

**Conservation Area Character Appraisal and Management Plan**

**Lammas Street Conservation Area**

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## Executive Summary

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

The area has a multi-layered history, derived from Roman occupation of the town up to its 19<sup>th</sup> 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. Two Scheduled monuments of national significance in the Friary and Bulwark Monument
2. A series of landmark buildings of national and local importance
3. Surviving examples of Medieval burgage plots
4. The Fusiliers Monument and public square it creates
5. Residential and commercial buildings interspersed with churches and chapels set back from the street edge

It is concluded that the areas' conservation area status should remain, but that five alterations should be made to the boundary to reflect its current condition.

The next step is to find out what people think of this analysis and the proposals to alter the conservation area boundary.





## 1.0 Introduction

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### 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 Lammas Street Conservation Area in Carmarthen Town. This report has been funded through a grant from the Community Renewal Fund. The aim of the project is to study and assess the existing Conservation Area to understand and articulate what makes it special, consider whether the existing boundaries are appropriate and to produce a robust appraisal document which will guide the future management, maintenance, and development of the area. This document is intended for use by building owners who wish to undertake work on their properties, by architects and developers when considering change to existing buildings and by Local Authority staff to aid them in making decisions.

The report is set out in 4 parts:

**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 and opportunities:** The report continues with observations around specific issues and opportunities that have been identified to inform the concluding section.

**Management of change:** This section elaborates on the issues and opportunities 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.

### 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 the National Planning Policy Framework (NPPF). The NPPF defines significance as 'the value of a heritage asset to this and future generations because

of its heritage interest'. This may be archaeological, architectural, artistic, or historic 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 February 2021

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

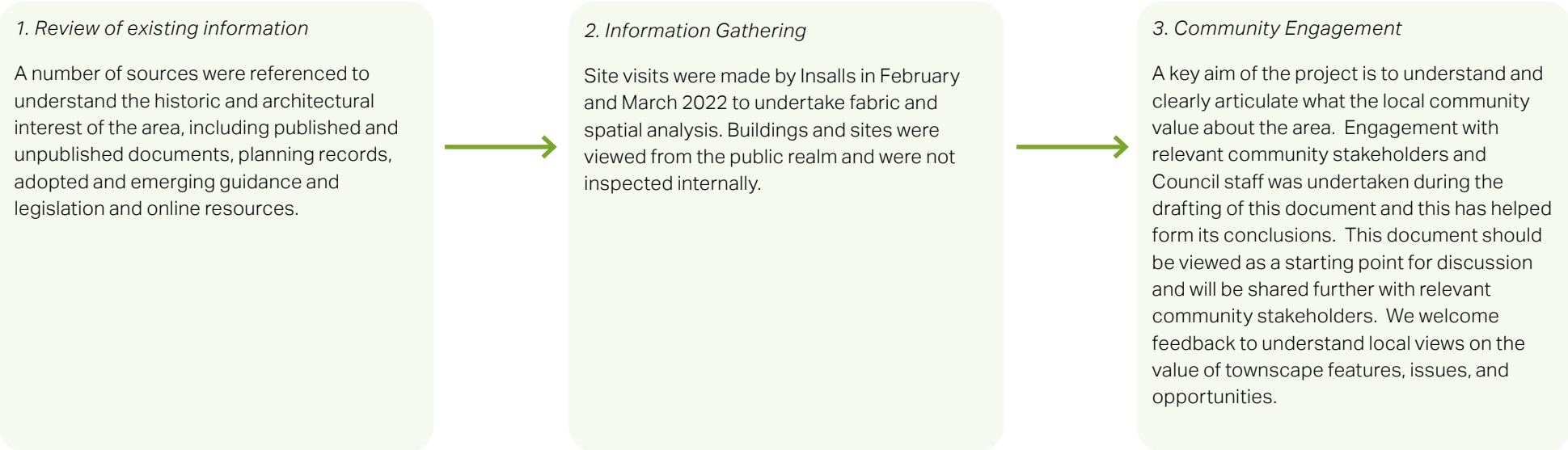
Managing Conservation Areas in Wales, Cadw, 2017

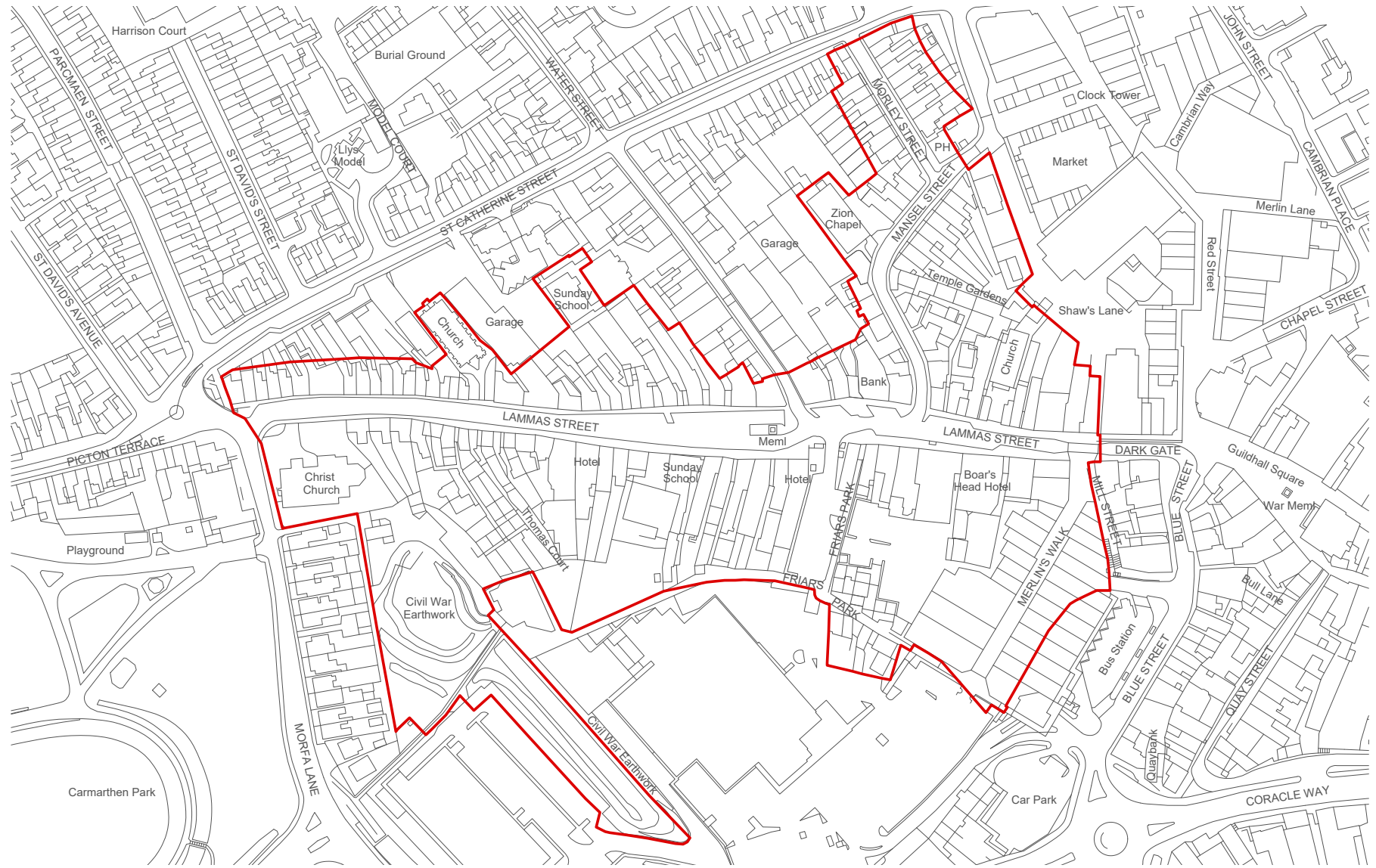
A summary and links to these documents can be found in an appendix to this document.

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### 1.4 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).

- Largely surviving historic street pattern from the Roman creation of the town through the growth seen within the 18-19<sup>th</sup> Centuries
- Historically associations with Greyfriars and Bulwarks Monument
- Retention of bugage plots
- Fusiliers Monument and the public square
- Several associations with notable events and people
- Development around the monument as an example of the development of social classes when contrasted against the 19<sup>th</sup> Century workers cottages
- A series of significant views to, from and through the area
- Local and national buildings of significance
- A strong feeling of enclosure interspersed with areas of glimpsed, and wider views
- Notable public realm and townscape features
- Illustrative of the 19<sup>th</sup> and early 20<sup>th</sup> Century growth of the town including commercial buildings and former inns
- A series of notable religious buildings set back from the street edge, breaking the street line and offering the majority of green space within the area
- Christ Church which celebrates the entrance into the CA from the west
- A series of prominent corner buildings marking junctions in the street
- Surviving historic boundaries including metalwork and rubble stone
- A series of high-quality 19<sup>th</sup> Century shopfronts





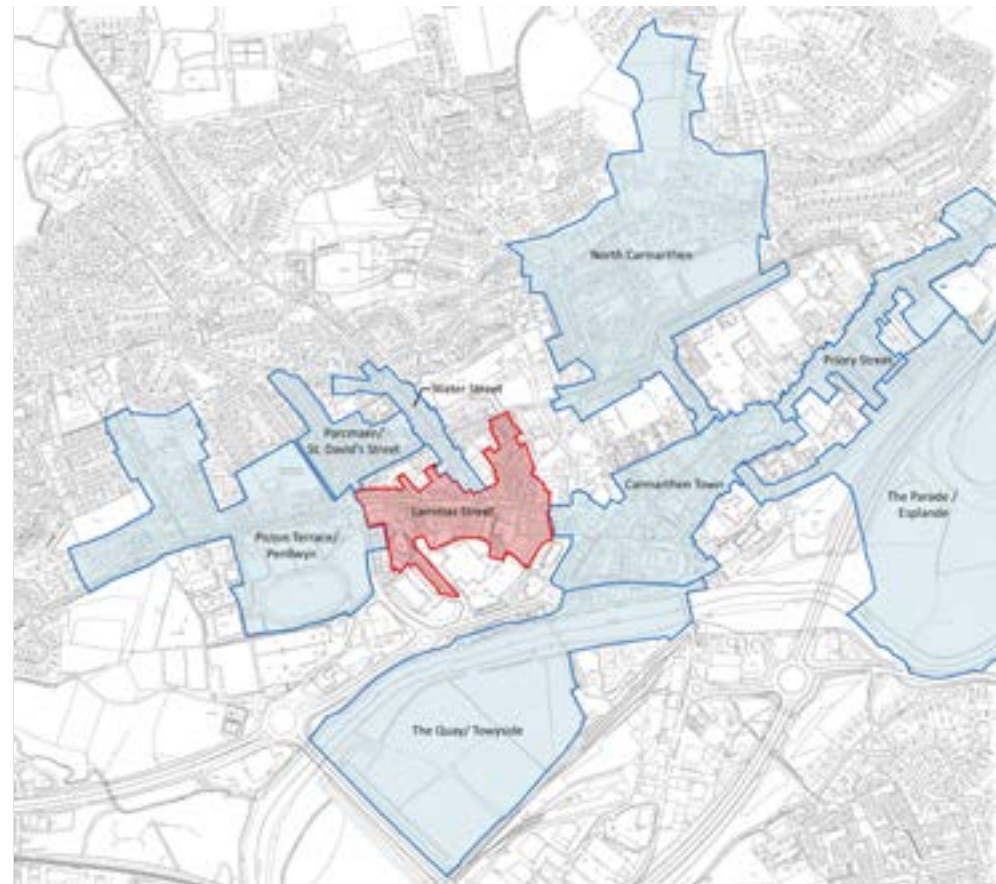
## 2.2 Location

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

## 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. Picton Terrace itself is relatively flat offering views from several locations between CAs and allowing you to see much of the area as a whole. Where developments interrupt these views, it can significantly impact the CA, including areas which are outside of the boundary but could have substantial impact on views to, from and through the area and as such need to be considered as part of the development process. An example of this is the contemporary retail development to the south of the CA which has levelled the ground at this point and screened views to the south until you reach the Bulwark Monument at which point the sloping landscape from south to north offers wider views out.

The only other area at which you get an indication of the topography is at junctions with Water Street and Morley Street where you get a sense of the landscape beyond. At the eastern end where Lammas Street joins the Dark Gate, the road slopes downwards allowing clear views towards the Guildhall Square, linking these two CAs together.





## 3.0 Historic Development

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### Summary of the Historic Development of Carmarthen Town

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

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

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

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

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

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

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

In 1648 Carmarthen Castle reverted to the parliament and was ordered by Cromwell to be dismantled in which state it remained until 1787 when the principal part was incorporated within the new county jail, completed in 1792 by John Nash. The Guildhall, established in 1767-7 was the location for all public business of the borough.

Notable residents of Carmarthen include; The Reverent Lewis Bailey, author of the 'Practice of Piety'; Walter D'Evereaux, the father of the Earl of Essex who suffered under the reign of Elizabeth I is buried here; Sir Richard Steele is said to have composed his play 'The Conscious Lovers' at his residence here. The town also played a major role in the emergence of Welsh non-conformity, with many leading personalities of the movement born here, eventually becoming the home of the Welsh book of trade in the late 19<sup>th</sup> Century.

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

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



Lammas Street Historic Boundary Overlay 1887 (Reproduced with the permission of the National Library of Scotland)

## Summary of the Historic Development of Lammas Street

From the 13<sup>th</sup> Century Lammas Street consisted of a series of burgage plots, with 21 plots running along the line of Lammas Street recorded in 1268. Indeed, its name is derived from 'Loaf-mass' day and Heowl Awst representing an annual freedom to use the open fields for common pasture from the 1<sup>st</sup> of August until the next planting season. Set outside of the medieval walls of the historic town of Carmarthen, the area was largely dominated by the Greyfriars Friary which was known to have existed from 1282, although its precise date of foundation is unknown. The main gate of the Friary would have opened onto Lammas Street where a preaching cross once stood and remained in place until the 17<sup>th</sup> Century. This is to the east of the existing Welsh Fusiliers Monument and on a similar line to the now redeveloped Friars Park road.

The Friary was dissolved in the early to mid-16<sup>th</sup> Century and in 1543 the partially demolished Friary was briefly the site of the towns first grammar school. A section of the 17<sup>th</sup> Century civil war defences cut through the middle of the site and in the late 17<sup>th</sup> Century, any remaining fragments were incorporated into the site of Park House, within Friars Park. The house can be seen on OS maps up until the late 20<sup>th</sup> Century when the site underwent large redevelopment and all remnants of Park House and the Friary, including the remaining sections of monastic wall were demolished.

In 1642-51, civil war defences, consisting of earthen banks and ditches interspersed with bastions to provide platforms for artillery and flanking musketry, were built



Lammas Street Historic Boundary Overlay 1905 (Reproduced with the permission of the National Library of Scotland)



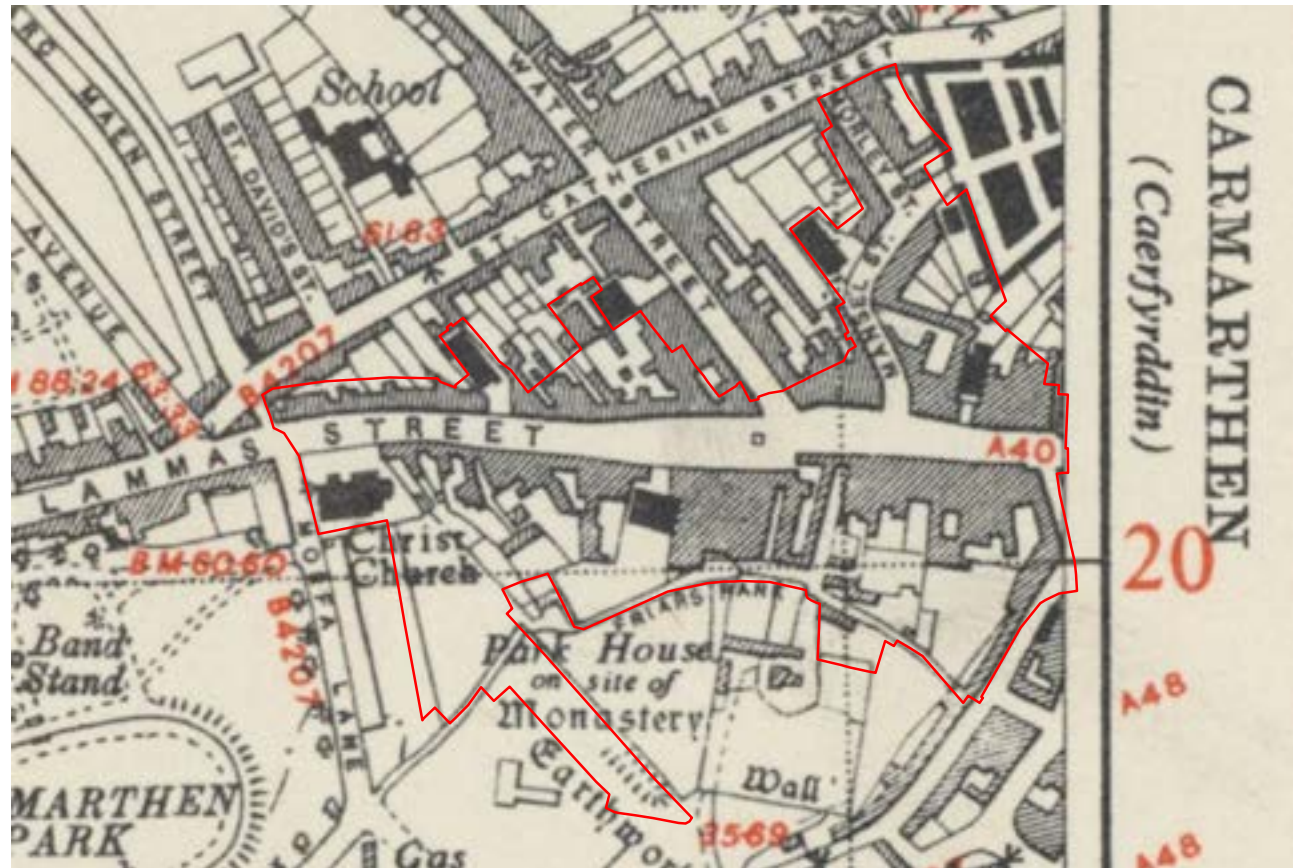
to the west and north of Lammas Street, cutting through the middle of Friars Park to the south. Considered to be one of the best examples of civil war defences the Bulwarks Scheduled Monument can still be seen behind the terraced houses on Morfa Road. A police station was constructed on the site in the mid-20<sup>th</sup> Century which caused considerable disturbance, further disturbed by the construction of Lidl's in 2019.

Based upon Speeds maps of 1810, Lammas Street was occupied by a number of burgage plots to the north and southern edges, with plots running north and south behind them, as well as a small number of houses on what is now Water Street. Open fields lay to the north of this with the Friary occupying the southern ground down to the river Tywi.

In the 18<sup>th</sup> Century as the town prospered, a number of notable buildings were constructed on Lammas Street, removing much of the former tenement plots, including the original Chapel Heol Awst which was rebuilt in the early 19<sup>th</sup> Century and enlarged in 1826-7 at which time it was thought to be the largest chapel in Wales.

The Royal Welsh Fusiliers Monument was erected in 1858 to the memory of the soldiers who fell in the Crimean War. A Russian gun from the war was placed in front of the monument in 1859, but later removed, as was a double-branched lamppost and water fountain.

The 19<sup>th</sup> Century road layout and remnants of burgage plots, as seen in OS maps, seems to have survived until the mid to late 20<sup>th</sup> Century, and the view north walking along Friars Park gives some impression of the former narrow plots which would have been characteristic of



Lammas Street Historic Boundary Overlay 1948 (Reproduced with the permission of the National Library of Scotland)

this view. The workers cottages to the west of Lammas Street differ from the larger town houses which were constructed in the late 18<sup>th</sup> and 19<sup>th</sup> Centuries as the town prospered and the town centre expanded eastwards. This also brought with it commercial uses, including shops, public houses, and inns. Mansel Street and Morley Street which lie to the north of Lammas Street and join this with St Catherine's Street was formed at some point in the early 19<sup>th</sup> Century, widening a previous route to St Catherine's woollen mill, sited to take advantage of the now hidden water course which lies on the north-eastern border of the CA. Tithe records show that a large portion of land behind what is not the Zion Chapel was held by Parc-y-Felfet.

Christ Church was built on the western entrance to Lammas Street in 1867, removing the western section of the terrace. The English Baptist Chapel was built shortly after in 1869 on the site of the former Black Horse inn and Zion Chapel and Parc-y-Felfet Unitarian Chapel shortly before in 1849. A small triangular island of 5 dwellings at the junction of Lammas Street and Picton Terrace was removed in the late 20<sup>th</sup> Century for the creation of a roundabout. In 1998 Merlin's Walk and Friars Park were constructed on the former Friars Park altering the network of streets and open lands which lay behind Lammas Street.





## 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.

#### Fusilliers Monument

The monument stands at a widened section of road where Lammas Street meets Water Lane, and close to the former location of the preaching cross associated with the entrance to the Friary. Its scale and location afford it long ranging views along Lammas Street, as well as from the Black Gate in the Camarthen Town CA to the east. Its location marks a destination along the road, although due to the high density of building to Lammas Street, it cannot be seen from secondary roads within the CA.

#### Street views

The long and relatively straight nature of Lammas Street creates long uninterrupted views and allows buildings to be read together, although a slight bend in the road distorts this to the western end. Smaller scale cumulative changes or large developments along this road could interrupt this characteristic. This includes developments which would terminate these views which are outside of the CA. Mansel Street in contrast offers a series of shorter deflected views being set over a serpentine layout with the Zion Chapel as a notable marker along this route. Friars Park road marks the southern boundary of the CA and provides vehicular access and a more informal walking route to

the Bulwarks Monument and Lidl. Set behind Lammas Street, it provides an interesting and varied view of the rear of the properties characterised by shorter and glimpsed views between buildings.



Fusilliers monuments



Lammas Street looking west from the Black Gate



Mansel Street looking North



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

Picton Terrace to Lammas Street

Black Gate to Lammas Street

Lammas Street to Zion Chapel

Mansel Street to St Catherine's Street

### **Spires and Towers**

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

Christ Church

English Congregational Church

St Davids Church (Picton Terrace CA)

Clock Tower (outside of CA within the Market Precinct)



View east to Market Precinct



View of Christ Church from the Bulwarks Monument

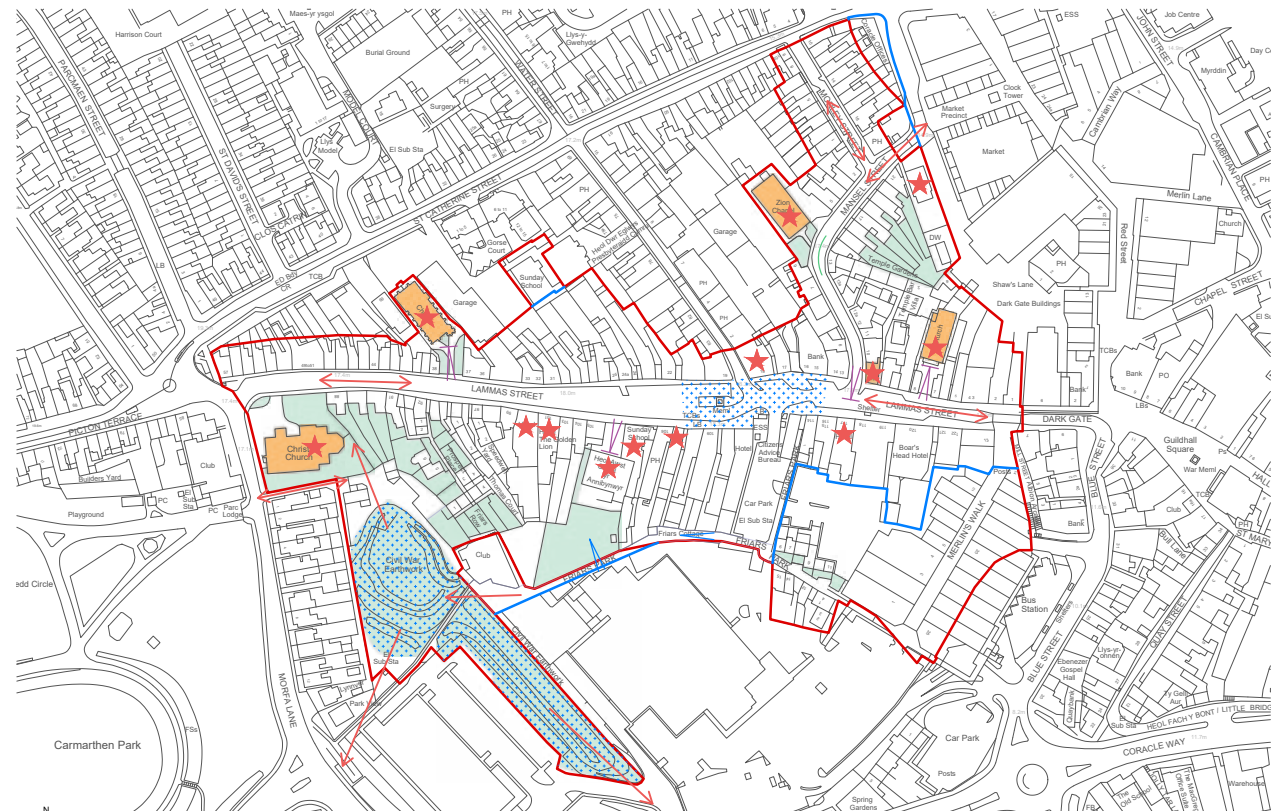
## Surrounding Landscape and open spaces

Due to the high density of buildings to the street edge, views to the River Tywi or landscaped beyond to the north are not common, other than at Mansel Street and Morley Street where there are glimpsed views of the landscape beyond.

The Bulwark Monument and churchyard to Christ Church provide not only important places for rest and contemplation outside of the otherwise dense layout of the CA, but also spaces which can provide panoramic views of the surrounding landscape to the south.

## Terminated and enclosed views

Although many of the views within the CA are dominated by a few major thoroughfares, the glimpsed views down side streets, between buildings and along back streets are also an integral and important part of the character of the area and there are a number of such paths which join Lammas Street and Friars Park. These offer an interesting, if perhaps not currently a visually appealing view of the more informal elevations and the remnants of the burgage plots which were once characteristic of the area.



- |  |   |  |
|--|---|--|
|  Lammas Street Conservation Area Boundary |  Significant rooscapes         |  Enclosed views   |
|  Proposed boundary alterations            |  Main landmark / key buildings |  Terminated views |
|  Areas which offer a sense of place       |  Street views                  |  Deflected views  |
|  Positive green areas                     |   |  |

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## 4.2 Main Landmarks and key buildings

### Listed Buildings and Structures

#### *Fusiliers Monument*

A grade II listed memorial erected in 1858, designed and made by sculptor Edward Richardson, at the expense of Colonel Lysons and the officers of the regiment to the memory of soldiers of the 23<sup>rd</sup> Royal Welch Fusiliers who fell in the Crimean War. A Russian gun was placed in front of the monument in 1859 but later removed. The monument forms a prominent landmark within the street and views through Lammas Street and beyond, as well as creating a public square where the road widens.



#### *Bulwarks Scheduled Monument*

This series of earthwork defences were built in between 1642-51 to protect the west of Carmarthen for the Royalists during the civil war. Thought to be one of the best preserved examples of civil war defences in the UK, the monument forms an important element within the surrounding landscape and retains considerable archaeological potential



#### *Christ Church*

A grade II listed Anglican parish church built between 1867-9 to serve an English congregation to the west side of the town, St David's being the Welsh church. The tower was removed in 1965 and was replaced with battlements. The church is a good example of a mid-Victorian church with crossing tower and is a distinct landmark in the town, as well as marking the entrance into the CA.



#### *English Baptist Church*

Built in 1869 on the site of the former Black Horse Inn, this was the first major work of George Morgan, a leading 19<sup>th</sup> Century Carmarthen architect who was both contractor and architect and also acted as Deacon of the chapel. It has also been associated with Dr Gwilym Davies, a pioneer of social service in Wales and a leading figure in the founding of UNESCO. It is listed Grade II\* for being one of the most architecturally ambitious classical chapels in Wales and is certainly a highlight and unexpected landmark on Lammas Street. Its set back reduces its visual impact on the streetscape but it remains a noted building within the CA.





### *English Congregational Church*

Built in 1861 to the design of Poulton and Woodman in Reading the church remains a fine example of Gothic architecture and is grade II listed. Set back from Lammas Street behind a listed boundary wall, the spire is of particular note in the streetscape, being visible from a number of locations from within and out of the CA. As with a number of the churches within the CA, its set back reduces its visibility on the street but offers a welcome break to the high density terraces to either side.



### *Heol Awst Chapel and Sunday School*

The first chapel on this site was built in 1726, rebuilt larger in 1802 and again in 1826 at which time it was thought to be the largest chapel in Wales. Built as an independent chapel to designs by William Owen of Haverfordwest, later additions include the stucco render to the front, likely undertaken in the late 19<sup>th</sup> Century and is Grade II\* listed. The Sunday school and boundary wall to Lammas Street are Grade II listed in their own right and continue the aesthetic of the chapel. It represents an outstanding example of an early 19<sup>th</sup> Century chapel in Wales visible from both Lammas Street and Friars Park road. The Sunday school has a considerable impact on the street due to its mass and architectural detailing with the chapel itself set behind. The grounds and trees to the south of the chapel can be viewed from Friars Park road and offer an important open space within an otherwise dense area.



### *Zion Chapel*

This grade II listed Calvinistic Methodist church was built in 1849 for English speaking members of the Water Street chapel, with the schoolroom behind completed in 1862. The architect, R.G.Thomas, was a Welsh architect born in Newport who later served as chief Architect of South Australia and assistant architect at Trinity College upon his return to Carmarthen. It is listed as an example of a handsome mid-19<sup>th</sup> Century chapel in an Italianate style by a noted Welsh architect. Set on the corner of Mansel Street, it provides a landmark when walking from Lammas Street with the area of green to the front providing a restful break to the street edge.



### *Parc-y-Felfet Unitarian Chapel*

A simple mid 19<sup>th</sup> Century chapel of townscape value to the rear of the CA which is grade II listed. Built in 1849 for Dr David Lloyd who was the Principal of the Presbyterian College and contributed to the improvement of education in the town and the establishment of the infirmary and cemetery. Now in commercial use, the schoolroom was demolished in the early 21<sup>st</sup> Century. Situated on a rear road and to the boundary of the CA, the chapel has limited visual impact from within the CA, but marks one of its principal entrances.



### *12 Lammas Street*

A grade II listed building known as Walter Lloyd & Son Pharmacy who occupied the building in 1926 and again in 2002 up to the current day. Believed to have been constructed in 1892, the building occupies an important corner plot on Lammas Street and Mansel Street when the road was widened or realigned sometime in the mid-late 19<sup>th</sup> Century. The arcaded shop-front is particularly characterful and creates a strong entrance to this road.



### *18 Lammas Street*

The former Midland Bank was built in 1904 by George Morgan and is formed of 2 buildings which were amalgamated in 1908; the 3 bay block to the corner which was the Garden Hotel and then a 3 bay section of the east which was refronted to match the corner block, possibly in the 1930s. Designed in an English Baroque style, the building was listed as an ambitious commercial design, elaborately detailed on a prominent corner location. The red brick in and of itself is unusual for the town and adds to its distinction in the streetscape.



### *101 Lammas Street*

A Grade II listed building likely of early 19<sup>th</sup> Century origins, appearing in Wood's 1834 map, and reputedly on the site of an inn called the Bremenda Arms, but known as the Golden Lion since later in the 19<sup>th</sup> Century. The stuccoed elevation is from the late 19<sup>th</sup> Century. In a prominent location around the Fusilliers Monument, it retains much of its external character and the late 19<sup>th</sup> Century iron canopy adds to its distinctiveness on the street.



### *107 Lammas Street*

Possibly of late 18<sup>th</sup> Century origins, the building is grade II listed for possessing a good example of a late 19<sup>th</sup> Century commercial building and shopfront. The tripartite second floor windows and first floor canted oriel windows are particularly of note and provide not only a characterful building on the street, but an important part of the commercial development of the town centre within the mid to late 19<sup>th</sup> Century.



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### Unlisted Buildings and Structures of note

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

#### *100 Lamas Street*

Likely formed from the amalgamation of two early to mid-19<sup>th</sup> Century buildings, the building is notable not only for its mass, but also its late 19<sup>th</sup> century shopfront, external joinery, and coursed stucco façade.



#### *117 Lammas Street*

Likely mid-19<sup>th</sup> Century inn with decorative timber surrounds and canopy. Typical of the characteristics of the CA it forms a distinct landmark when travelling south from Mansel Street and terminates the views from this route through the CA.





### Shopfronts of note

Shopfronts can make an important contribution to the CA and represent an important period of development in the mid-late 19<sup>th</sup> Century when this part of Carmarthen saw considerable development. As there are relatively few examples with surviving historic fabric, remaining examples are of great importance and should be preserved. It can be presumed that further historic fabric may 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 19<sup>th</sup> Century shopfront and as such make a characterful addition to the streetscape.

5 Lammas Street (unlisted)

7 Lammas Street

8 Lammas Street

9 Lammas Street (unlisted)

10 Lammas Street (unlisted)

11 Lammas Street (unlisted)

13-14 Lammas Street (unlisted)

24a Lammas Street (unlisted)

31 Lammas Street

33 Lammas Street (unlisted)

104 Lammas Street (unlisted)

107 Lammas Street

110 Lammas Street (unlisted)

114 Lammas Street (unlisted)

1-2 Mangel Street (unlisted)

5 Mangel Street (unlisted)

9 Mangel Street (unlisted)

11 Mangel Street (unlisted)

12 Mangel Street (unlisted)

21 Mangel Street (unlisted)



104 Lammas Street



8 Lammas Street



24 Lammas Street

---

### 4.3 Important Green and Natural Spaces

There are limited areas of green space within the CA, often associated with chapels and churches which are set within their own grounds, as well as some street trees. These albeit brief moments provide important breaks to the high density of buildings to the street. Key features and spaces include;

St Bulwarks Monument

Christ Church grounds

English Congregational Chapel grounds to Lammas Street

Heol Awst Chapel grounds to Friars Park

Zion Chapel grounds to Mansel Street

Green spaces are shown on the following map.

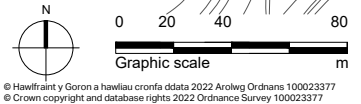
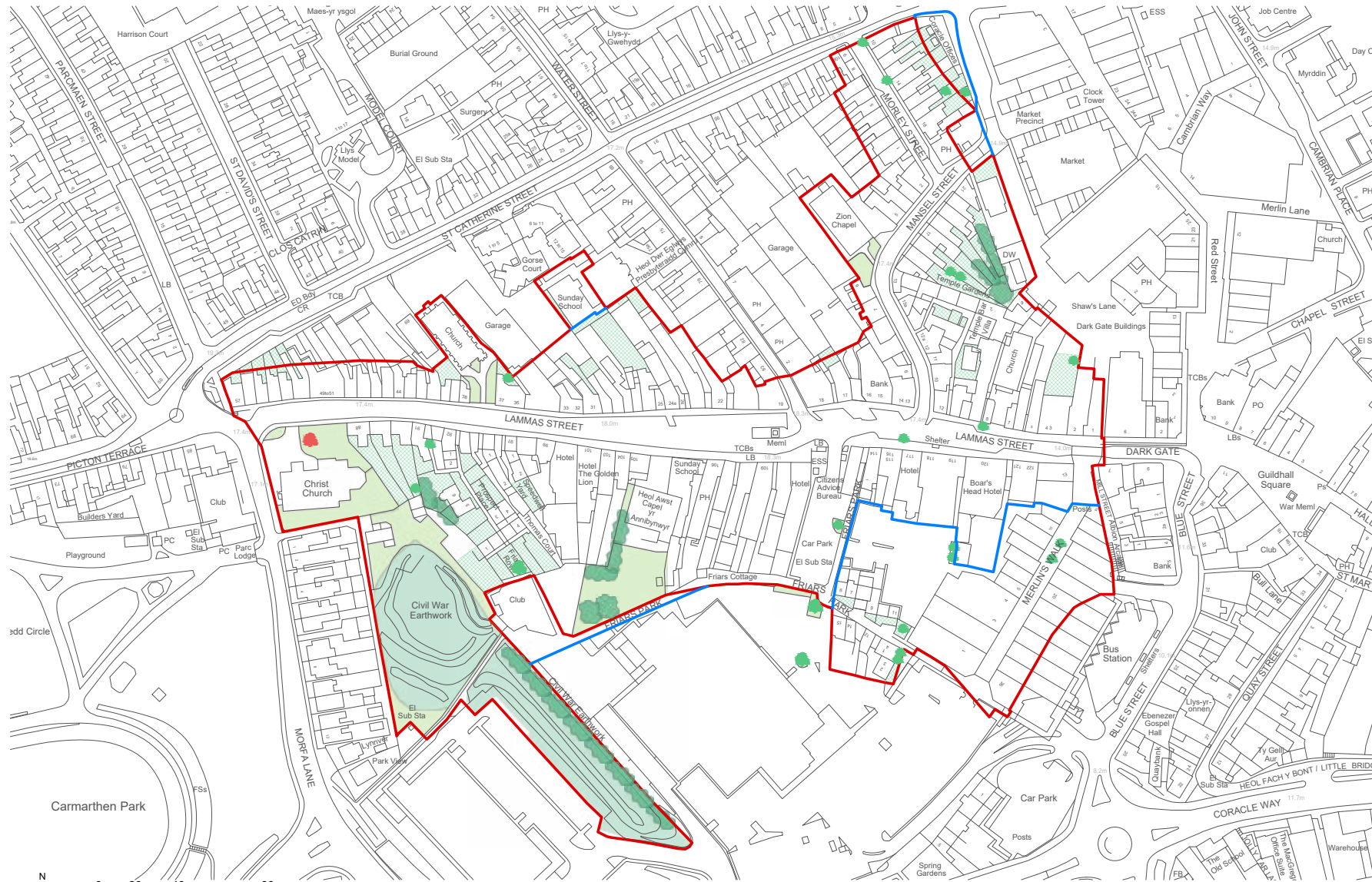


Christ Church grounds



Heol Awst Chapel grounds from Friars Park





- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Green spaces
  - Private / semi-private gardens
  - Scheduled Monument
  - Trees
  - Group of trees
  - Tree Preservation Order (TPO)

**Lammas Street Conservation Area**  
Trees, Green Spaces, Parks and Gardens

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## 5.0 Character and Appearance

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

### 5.1 Townscape Features

The CA is principally set out along a historic linear road with buildings set on or back from the street edge with secondary routes to the south and north which link Lammas Street with St Catherine's Way and Morfa Lane. The topography of the area is relatively flat which creates a feeling of enclosure throughout much of the CA. This is exaggerated by the rows of terraces of a similar scale and long straight views. The contribution of trees and green areas to the street, although limited, is an important feature as it helps alleviate some of this feeling. Friars Park is a clear exception to this offering more open views to the rear of the properties on Lammas Street.

Christ Church marks and celebrates the entrance to the CA at Picton Terrace, whilst that to the eastern end is somewhat less defined, transitioning into the Carmarthen Town CA at the historic location of the medieval wall and Black Gate. Prominent corner buildings to Water Lane and Mansel Street clearly define these junctions and create landmarks in the street. In comparison, that to Friars Park is less celebrated, at both the eastern and western junctions, which does not encourage exploration or movement through. This may be a contributing factor in its current poorer condition. Alleyways historically linked Lammas Street with Friars Park, but these now appear to be in private use as secondary means of escape from upper floors and infill development. There is a marked difference between the 19<sup>th</sup> Century workers cottages to the western end of



Junction with Friars Park



Junction at Picton Terrace



Historic alleyways from Lammas Street to Friars Park

Lammas Street, Morley Road and Mansel Street and the large town houses and commercial buildings around the monument.

The junction of Mansel Street and Market Way sits opposite an entrance to the Market Precinct on the former site of the town market. This encourages people to move between these two areas and the clock tower situated within the market provides a landmark when moving through the CA. The Parc-y-Felfet Unitarian Chapel with its high boundary wall defines one corner block, whilst a low boundary wall with large hardstanding behind is opposite. This is currently occupied by the Farmyard Nursery who use the space for plants for sale and creates a green and attractive display to the street. If this was to be reused by an alternative commercial outfit for parking this would be to the detriment of the CA and should be resisted.

Although dominated in the main by long rows of buildings, there are glimpsed views through and between buildings, as well as to the rears of buildings from the secondary roads, 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 Fuseliers Monument and the spire of the English Congregational Church offer continued visual landmarks in the roofscape which allow you to orientate yourself, with surviving chimneys and pitched roofs adding to this variety. The Heol Awst Chapel and English Baptist Church provide breaks to the terracing and moments of interest on the street, although green areas all sit behind

stone boundary walls which keeps a consistent edge to the pavement. The introduction of some greenery or street trees may help break up the high density of the urban realm.

Traffic dominates much of the CA, which can perhaps be expected due to its layout following a main thoroughfare. On street parking can be seen throughout Lammas Street, particular at the Fuseliers Monument where there are spaces on both sides of the road. The open carpark to the entrance of Friars Park adds to this dominance. This is beginning to erode the visual character of the area and it would be of benefit to remove some or all if alternative parking can be found without impacting existing plots. Traffic can also impact movement through the area as you tend to walk on one side of the road only. Friars Park walk could offer a pleasant and interesting cut through if made more prominent and attractive.

The monument defines a widening of the road and a key junction, both currently and in relation to its historic development and the former location of the Preaching Cross which signified the entrance to Greyfriars from Lammas Street. Some of this character has been lost through the asymmetrical paving and parking, making it difficult to cross the road and view the monument. This space could be significantly enhanced to the wider benefit of the CA.

Bulwarks Monument is an important part of the story of Carmarthen and Lammas Street but is isolated and overlooked to its and the CAs detriment.



Junction at the Market Precinct



Friars Park looking west



## 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 typically of a religious nature or those defining corners*

Rubble stone, including to boundary walls

Rock faced stone

Stone – details and ashlar

Stucco (coursed and uncoursed)

*Common materials*

Painted render

Slate roof coverings

Leadwork

Painted timber joinery

Cast iron rainwater goods

*Boundary treatments*

Cast/ wrought ironwork

Rubble stone





### 5.3 Building heights and relationships to plots

Buildings are predominantly 2 - 3 storeys in height. Where this has been exceeded it creates a noticeable change in the street elevation and has negatively impacted the consistency which characterises much of the CA. The exceptions to this are the churches and chapels which stand within their own grounds and act as landmarks. The prominent corner plots to Water Street and Mansel Street have high storey heights which provide these buildings with increased stature, creating landmarks, but not overshadowing their neighbours.

The rear elevations seen from Friars Park and Shaws Lane provide much more variety, with extensions and alterations of single storeys as well as differing mass and form. To Friars Park, the street is defined on one side by a low boundary wall to the new retail park, and rear driveways, garages and extensions create a varied and blurred street edge to the other. The exception to this is at the Heol Awst Chapel which has a stone boundary wall to its perimeter. This is also the case at Shaws Lane where the boundary wall to the Parc-y-Felfet Unitarian Chapel defines much of the street edge before this is blurred by the rear driveways to the rear of Lammas Street.

Due to the topography of the area, and the curve to Mansel Street, the more varied street elevations and the breaks created by driveways do not adversely affect the streetscape to Lammas Street, but rather have their own character derived from a break in formality. However, additional breaks in the streetscape should be resisted as this could adversely affect the similarities between Lammas Street and these secondary rows of terraces.

Throughout the CA buildings are situated directly on the street edge with breaks in the streetscape where the chapels and churches offer some green space to the road. To the south edge of Mansel Street and the east edge of Morley Street low boundary walls with railings above provide narrow boundaries between the street and the houses here.

The only pedestrianised area within the CA can be found at Merlin's Walk, a contemporary retail development and small terrace of housing which defines the eastern edge of the area. The buildings are of a similar height as others within the CA, but the increased ground floor storey height sets them apart.

There are no green verges to the street and areas of landscape are set behind boundaries which keep a hard edge to the street.

The burgage plots which once defined this area are now lost, although the narrow building plots retain some of this historic character. The boundary walls to Friars Park which run north to south, although typically of contemporary materials, illustrate what these rear plots may have once looked like and are an interesting part of the CA which should be maintained and could be enhanced to the benefit of the area.



#### 5.4 Typical or significant details

*To larger buildings including those of a religious character*

Towers and spires

Arch headed windows, including some stained glass

Raised parapets

Decorative fascia boards

Timber bay windows

Decorative stone carving

Rustication

Expressed quoins

*Consistent details throughout the CA*

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

Expressed window surrounds

Stone bands – Plain and decorative

Panelled timber doors

Colourfully painted renders

Door canopies

Plinth detail

Pitched roofs

Chimneys

Decorative ironwork gates and railings

Rubble stone boundary walls

Features and monuments within the public realm

*To commercial buildings*

Arch headed shopfront windows

Hanging signs

Timber shopfronts







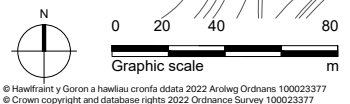
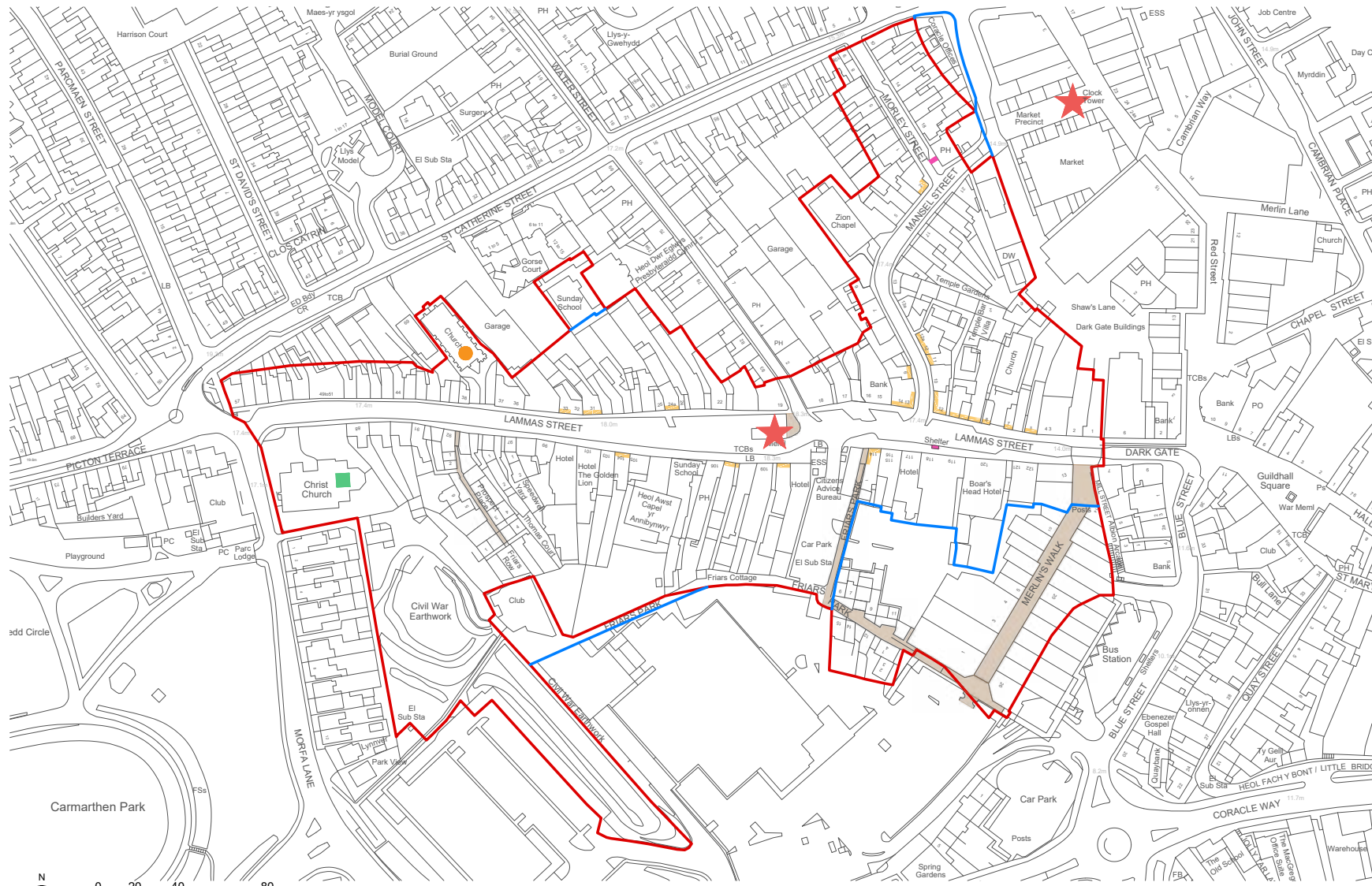


## 5.5 Public realm; surfacing, street furniture and signage

The roads and pavements are tarmacked. To the east of the Fussilliers Monument on Lammas Street, pavements change to stone setts, as well as to the eastern edge of Shaws Lane up to the Parc-y-Felfet Unitarian Chapel. Throughout raised patterned slabs are set within dropped sections of pavement to provide access between the northern and southern edges. These are particularly conspicuous when integrated into the stone setts. Roadside features are limited to contemporary insertions such as road signs, traffic lights and bollards which prevent cars driving on pavements. It is expected that a level of infrastructure is required for safety and navigation and the current level does not have a detrimental impact, although the insertion of further items needs careful consideration so that they do not obscure key buildings or views.

The Fusilliers Monument occupies an island where the road widens. Stone setts mark the northern edge as no access and removes the symmetry which once defined this space. On street parking can be seen throughout the CA which interrupts the streetscape and increases the dominance of the traffic network which cuts through the area.





- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Pedestrianised areas
  - Historic shopfronts
  - ★ Townscape feature
  - Street furniture
  - Spire
  - Tower

**Lammas Street Conservation Area  
Public Realm**

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## 5.6 Boundary materials and treatments

Boundary walls and/or railings are typically reserved to the secondary roads, with Lammas Street defined by long rows of terraced housing direct to the street edge. Where chapels and churches are set within the terrace, low stone walls with railings above keep the street edge and are all listed in their own right. The gates and railings to the English Baptist Church are particularly of note. To Christ Church, a low boundary wall defines the entrance to the CA. The rear of the church has a rubble stone wall which separates it from the Bulwark Monument beyond, although is currently in a poor condition.

Where there are front areas to housing off Mansel Street and Morley Street these are defined by low stone walls, often rendered, and painted, with a common pattern of arched heads to the railings above.

High boundary walls, in a mixture of contemporary brick and block, and historic rubble stone can be seen to Friars Park, defining the plots but typically in a poorer condition to the detriment of the CA. A high historic boundary wall can also be found at the Parc-y-Felfet Unitarian Chapel.

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

As the CA is primarily defined by a high density of built environment, the open nature of the Bulwark Monument which is not defined by boundaries is both a welcome but somewhat uncharacteristic element.





## 6.0 Building analysis

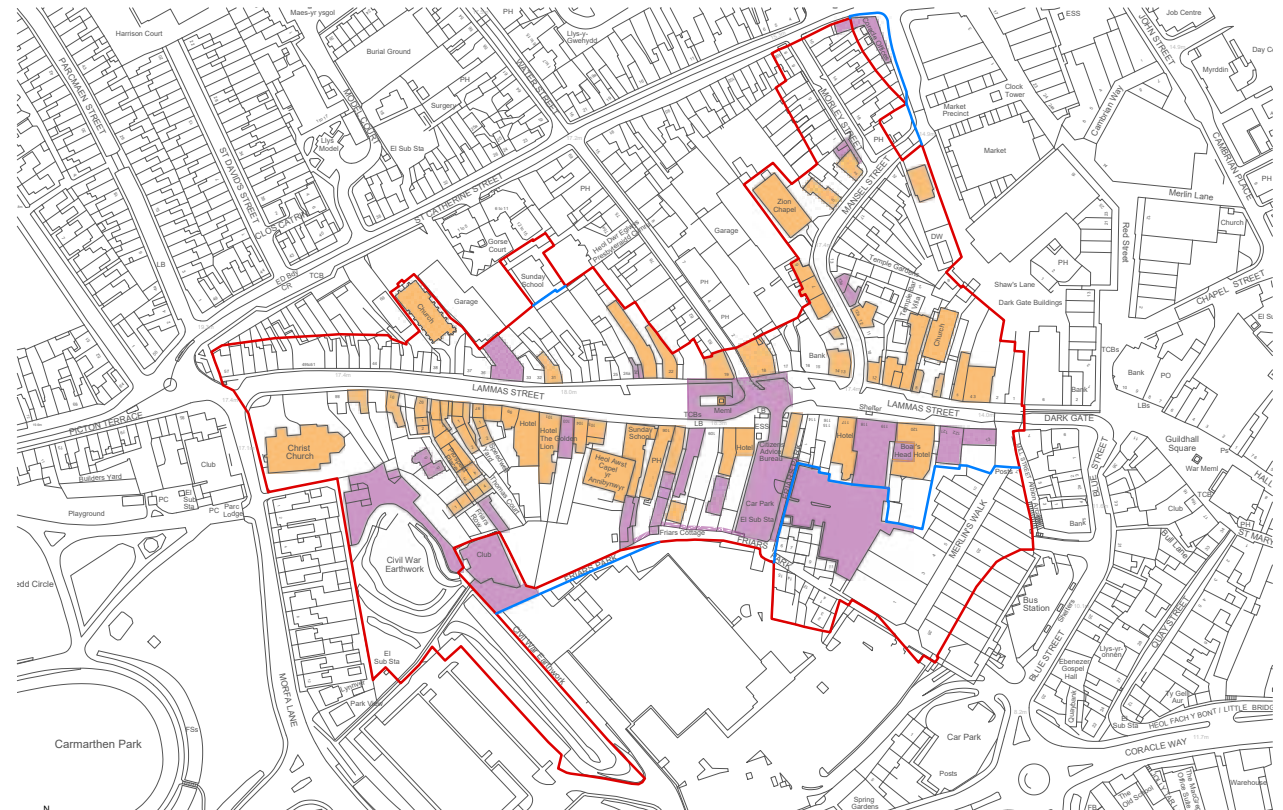
### 6.1 Buildings which make a positive contribution to the Conservation Area

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.



- Lammas Street Conservation Area Boundary
- Proposed boundary alterations
- Positive buildings / spaces
- Detracting buildings / spaces

## 7.0 Significance

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

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

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

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

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

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

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

- Largely surviving historic street pattern from the Roman creation of the town through the growth seen within the 18-19<sup>th</sup> Centuries
- Historically associations with Greyfriars and Bulwarks Monument
- Retention of burgage plots
- Fusiliers Monument and the public square
- Several associations with notable events and people
- Development around the monument as an example of the development of social classes when contrasted against the 19<sup>th</sup> Century workers cottages
- A series of significant views to, from and through the area
- Local and national buildings of significance
- A strong feeling of enclosure interspersed with areas of glimpsed, and wider views
- Illustrative of the 19<sup>th</sup> and early 20<sup>th</sup> Century growth of the town including commercial buildings and former inns
- A series of notable religious buildings set back from the street edge, breaking the street line and offering the majority of green space within the area
- Christ Church which celebrates the entrance into the CA from the west
- A series of prominent corner buildings marking junctions in the street
- Surviving historic boundaries including metalwork and rubble stone
- A series of high-quality 19<sup>th</sup> Century shopfronts

### *Historic street pattern*

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

### *Greyfriars and Bulwarks Monument*

Both Greyfriars and the Bulwarks scheduled monuments are recognised sites of significant historic value due to what they can teach us about the development of Carmarthen as well as examples of historic developments which can inform our wider knowledge of these periods in history. Both also inhabit large archaeological potential. Greyfriars has now almost universally been lost to redevelopment and the Bulwark monument similarly has been much reduced and obscured. Even so, they retain their historic significance.

### *Retention of burgage plots*

Much of the earlier Medieval development of the town both within this CA and throughout Carmarthen was plotted out around burgage plots; a long-walled plot, garden or yard, behind a building, the front of which faces the street in a town. The majority of these plots have been redeveloped but can often still be recognised in narrower building plots. To the rear of Lammas Street there exist a number of historic boundary walls which, although often constructed from contemporary materials, retain the divisions in plots which would have once characterised this area, allowing us to gain some insight into the former layout of the CA.

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### *Fusiliers Monument and the public square*

The Fusiliers monument is a listed structure in its own right but also stands within a widened area of the road which historically is close to the former preachers cross which would have marked the entrance to the friary. It's height and prominence in the street create a landmark from a number of views along Lammas Steet and creates a natural core to the CA and destination point. Although currently negatively impacted by on street parking and an asymmetric approach to surfacing, it still retains its prominence which could be further enhanced.

### *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; Edmund Tudor, the father of Henry VII was buried at the Friary; George Morgan a leading 19<sup>th</sup> Century Carmarthen architect who designed the English Baptist Church as one of his first major works as well as the former Midland Bank; associations with Dr Gwilym Davies, a pioneer of social service in Wales and a leading figure in the founding of UNESCO; the architect R.G.Thomas who was a Welsh architect born in Newport who later served as chief Architect of South Australia and assistant architect at Trinity College who, upon his return, designed the Zion Chapel; and Dr David Lloyd who was the Principal of the Presbyterian College and contributed to the improvement of education in the town and the establishment of the infirmary and cemetery for whom the Parc-y-Felfet Unitarian Chapel was built.

### *Development of social classes*

There are three quite distinctive architectural styles within the area; the workers cottages to the west of Lammas Street, Mansel Street and Morley Street, the larger town houses for a rising middle class within the town and commercial buildings, inns and public houses to support the growing town. This distinction is strengthened by the cottages being set on narrower streets with larger buildings facing onto the widened section of road to the core of the CA.

### *Significant views*

The topography of the area and its roofscape create a series of significant views to, from and through the CA, including long street views contrasted against the shorter deflected serpentine views to Mansel street and wider views outwards at the Bulwarks monuments as well as to the rear of buildings. 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. The spires of Christ Church, the English Congregational Church, St David's Church within Picton Terrace and clock tower within the Market Precinct, as well as the Fusiliers Monument are also significant landmarks within the streetscape.

### *Local and national buildings of significance*

There are a series of listed buildings throughout the CA which are listed due to their architectural quality and their surviving historic fabric. As such they not only present a high-quality aesthetic but also allow one to understand how you may have experienced the area in the past. Where there is surviving historic fabric, this can also guide the reinstatement of lost details and inspire future development which is derived from the high-quality character of the area.

### *Enclosure and views out and between*

The area is made up of a mixture of terraces but with gaps at street junctions and where larger building are set back from the street edge. This creates a series of long enclosed street views but dispersed with glimpses between buildings, wider panoramic views at breaks, and views of the roofscape and gable ends which creates variety and interest as you walk through and experience the area.

### *19<sup>th</sup> and 20<sup>th</sup> Century growth*

Carmarthen grew rapidly from the 18<sup>th</sup> to early 20<sup>th</sup> Centuries, with growth radiating east and west from the main town core. Lying directly to the west of the town, Lammas Street grew quickly from the late 18<sup>th</sup> century to support the growing population and is a visual connection to this development and an important part of the history of the town, including the development of commercial buildings outside of the town core.



*Notable series of religious buildings*

The street elevation is notably broken by a series of listed churches which you discover whilst walking through the CA as a result of them all being set back from the street edge. They are all of high architectural quality and invite exploration as well as maintaining a tangible connection to the historic development of religious communities within the town. They also provide the majority of green spaces within the CA and as such are valued public spaces away from the harder urban public realm.

*Christ Church*

Christ Church is a grade II listed church which marks the western entrance to the CA. As well as its architectural quality, the landscape in which it sits, in particular the tree to the street is a handsome and important contributor to views into the CA and allow one to understand that you are entering a place of special character.

*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 streets. These are high quality buildings in their own right, but their contribution to views and street scape is also significant.

*Historic boundaries*

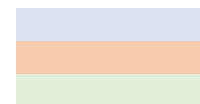
Although a number of historic boundaries have been lost, the churches which stand in their own grounds retain a series of stone walls and decorative railings which are all listed in their own right and significantly add to the street view whilst providing breaks within the street elevation.

*Shopfronts*

The eastern end of the CA is marked by a series of surviving 19<sup>th</sup> Century shopfronts which illustrate the commercial development of the town centre during this period. As well as offering characterful additions to the street they retain historic fabric and details which demonstrate commercial design during this period.

	Evidential Value	Historical Value	Aesthetic Value	Communal Value
Historic street pattern	High Value	Low Value		
The Friary		High Value	Low Value	Low Value
Bulwarks monuments	Medium Value	High Value	Low Value	Medium Value
Retention of burgage plots	Medium Value	Medium Value	Low Value	
Fusiliers monument and public square	High Value	High Value	Medium Value	High Value
Notable events and people	Medium Value	High Value		
Development of social classes	High Value	High Value		
Significant views			High Value	High Value
Local and national buildings of significance	High Value	Medium Value	High Value	
Enclosure and views out and between			Medium Value	
19 <sup>th</sup> and 20 <sup>th</sup> Century growth	High Value	High Value		
Notable series of religious buildings	High Value	High Value	High Value	High Value
Christ Church	High Value	High Value	High Value	High Value
Corner buildings	High Value	Medium Value	High Value	
Historic boundaries	Medium Value	Low Value	High Value	
Shopfronts	Medium Value	Medium Value	Medium Value	

Low Value  
 Medium Value  
 High Value



## 8.0 Issues, Threats, Opportunities and Management

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### Strategic overview

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

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

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

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

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

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

Item	Issue	Management
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**1.0 Views and setting**

1.1 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 Friars Park whose general deterioration, lack of routine maintenance and unsympathetic alternations now has a negative impact on the setting of the CA.

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.



**2.0 Demolition of Buildings**

2.1 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. For example, where buildings have been removed to create car access through to Friars Park, this has caused a long blank elevation to be visible from the road which detracts from this junction.

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.





### 3.0 Redevelopment

3.1 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 19<sup>th</sup> and early 20<sup>th</sup> 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 and Design Guidance 2016.



3.2 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 junctions with Water Street and Mansel Street create visual landmarks and celebrate these entrances. In comparison, that to Friars Park is considerably weaker, dominated in the main by an area of hardstanding with the buildings to either side stepping away from each other.

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.



3.3 The two most recent areas of redevelopment at Merlin's Walk and to Bulwarks Scheduled Monument have substantially impacted the archaeological heritage of these areas and removed any visual connection to these significant historic sites.

Development within the conservation area and its setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful.



New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others.

Proposals which have the potential to affect and fall within important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting. 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.

3.4 The pressure for housing has led to infilling of historic plots to the south of Lammas Street, often with those of uncharacteristic design which do not respond to the character of the CA. It has also eroded the burgage plots and historic alleyways which led from Lammas Street to Friars Park.

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.



3.5 The visibility of the rear elevations at Friars Park 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.



#### 4.0 Inappropriate alterations and loss of original features

4.1 The topography of the area means that roofs can impact significantly on views and the insertion of items such as aerials and satellite dishes to the roofscape can erode character, particularly in terraces of a uniform style.

The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.



4.2 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:  
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"

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.





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4.3 Unauthorised works to buildings appears to be a common problem, including works such as the replacement of historic features such as windows and doors. This has led to a steady erosion of the character of some parts of the CA, particularly seen at the western end of Lammas Street. Where unauthorised works have occurred, this can encourage other property owners to undertake similar works and can result in a cumulative effect on a larger scale.

Where appropriate the council should seek enforcement action to remediate unauthorised works. Detailed design guidance should be developed including information on the typical colours, architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations which at present do not require permission.



4.4 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.



## 5.0 Street furniture, signage, roads

5.1 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 to the western end of Lammas Street where on street parking creates a large number of vehicle movements.

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.



5.2 Roads, pavements and contemporary boundary treatments are typically of modern materials and can detract from the setting of buildings and public realm. Several key public realm spaces are also now dominated by parking, hardstanding's and highways furniture which can weaken key gateways in, around and through the CA. For example, timber fences and blockwork walls to Friar's Park and the junction of Lammas Street and Friars Park.

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.



5.3 The road network currently creates an island around the Fusilliers Monument. Historically this has always been an island within the road, but the introduction of a no through route on one side has removed its symmetry and breaks apart the idea of a 'town square' at this point.

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



5.4 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 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.



5.5 Throughout the CA there is a lack of high quality and consistent design to street furniture, including modern street lighting and planting beds. 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. The introduction of further items within the public realm to offer points for people to rest and consider their surroundings would also be of benefit.

Signage and furniture and should be sensitively designed and integrated into the street scene. A coordinated approach would help to unify the character of the area and uplift the quality of the public realm. Further guidance could be produced on the design of signage and street furniture in the conservation area, to ensure a consistent and high-quality approach is achieved.



There is scope for introducing more traditional streetlights, traditional paving materials, and greater street planting throughout the conservation area.

## 6.0 Boundary treatments and parking

6.1 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 dilute the hard street edge which is characteristic of the area and interrupt views through, in and out of the CA. An example of this is to the east of the monument where the street line varies in a serpentine manner to create parking bays.

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 and front gardens which make a positive contribution to the area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations to historic boundary walls, irrespective of height.





6.2 Street parking lines most of Lammas Street, and to both sides of the widened area around the Fusilliers Monument. This dominates many of the views through the CA to its detriment.

Produce and implement a strategy for opportunities for increased pedestrianisation of key spaces, improved road layouts and parking.



6.3 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.

The use of stone setts should be supported and encouraged through the production of design guidance.



6.4 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.

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. 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.



## 7.0 Shopfront design

7.1 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:

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.

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.

Large fasciae which are not in proportion with neighbouring buildings, or which overwhelm the building frontage and cover surviving historic details.

The use of inappropriate signage, including illuminated signs.

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.

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.

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.

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 that does not respond to the traditional character and appearance of the area, including illuminated signs.



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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.

Two-dimensional elevations, including large areas of plate glass, which dominate the façade and bear little relationship to the treatment of the elevations above.

The loss of stallrisers which provide a base to the shopfront above and ground it within the streetscape.

The installation of external security shutters which can materially affect the external appearance of a building and add to a perceived lack of security.

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.

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.

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 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, including how to increase security in a suitable way.



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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.

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**Item      Threat**

**Management**

## 8.0 Views and setting

8.1 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, whilst much of the CA's setting is protected by terracing which encloses many of the principal road frontages, the topography of the land allows for panoramic and far-reaching views at key junctions within the CA. The far-reaching views of spires which follow the Roman road through Carmarthen Town also adds significantly to the area.

Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful.

New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others.

Proposals which have the potential to affect and fall within important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting.



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8.2 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 boundary trees can significantly alter key views along the length of 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.



8.3 The impact of development on the setting of Bulwarks Monument is potentially very significant in consideration of the importance of the area. Any development to the fringes of the monument, or which has a visible connection across or from it, needs to be carefully considered and managed. The site would benefit from management as well as the integration of interpretation, wayfinding, and protection to preserve and enhance its importance.

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, 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.



## 9.0 Demolition of buildings and structures

9.1 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.



9.2 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.

## 10.0 Redevelopment

10.1 The consistency regarding storey height, mass, material, architectural detailing, plot size and relationship to the street causes any deviations from this to have an immediate impact, particularly where there are long ranging views. Where these details vary between the location of 19<sup>th</sup> Century workers cottages, the larger town houses and commercial buildings and the landmark and religious buildings, this should also be acknowledged.

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 and Design Guidance 2016.



## 11.0 Inappropriate alterations and loss of original features

11.1 The loss of features such as chimneys and the introduction of dormers can fundamentally change the roof-scape and have a detrimental impact on views, particularly in light of the topography of the area which provides long-ranging views of buildings within the CA.

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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## 12.0 Street furniture, signage and roads

- 12.1 Street 'clutter' created by large amounts of public signage, bollards, 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.

## 13.0 Boundary treatments and parking

- 13.1 The corner plot to the entrance into the CA from the marketplace is currently occupied by the Farmyard Nursery who use the space for plants for sale and creates a green and attractive display to the street. If this was to be reused by an alternative commercial outfit for parking this would be to the detriment of the CA.



## 14.0 Landscaping

- 14.1 The loss of street trees or those to the boundaries of plots result in planting gaps and disharmony with the surrounding area. Green fringes and space provide important breaks in an otherwise hard urban area and their loss 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.



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## 15.0 Shopfront design

15.1 The introduction of commercial activities within former residential buildings can cause harm through the following;

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. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.



15.2 Introduction of signage which does not respond to the proportions or layout of the building.

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

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

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## 16.0 General

- 16.1 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.
- 16.2 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.
- 16.3 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.
- 16.4 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. Bulwarks Monument is an important part of the story of Carmarthen and Lammas Street but is isolated and overlooked to its and the CAs detriment. The site would benefit from management as well as the integration of interpretation, wayfinding, and protection to preserve and enhance its importance.
2. The Fusiliers monument is a significant part of the townscape as well as an important historic monument in its own right. Through redevelopment and introduction of high-quality public realm design, the reduction of parking and by bringing back symmetry it could provide a centrepiece to a new town square and an attractive area of public realm.
3. The junction of Lammas Street and Friar's Park does not currently provide an attractive or appealing route to explore or celebrate this junction as strongly as those to Water Street and Morley Street. The redevelopment of the public realm to this gateway may help strengthen this corner and encourage people to move through the CA at this point.

4. Friars Park walk could offer a pleasant and interesting cut through if made more prominent and attractive. This could be though wayfinding, interpretation, or landscaping.
5. A number of historic alleyways between Lammas Street and Friars Park have been closed to provide secondary means of escape from first floor flats. As and when the opportunity presents itself, the reinstatement of these routes would help promote through movement and in turn uplift the area behind Lammas Street.
6. The introduction of some greenery or street trees may help break up the high density of the urban realm, although these would need to be carefully considered in relation to pedestrian movement and views.
7. The preparation of a maintenance guide to help building owners care for their buildings may encourage and help people to undertake regular maintenance, preventing the potential avoidable loss of heritage fabric and help protect views through the area.









## Appendix I: Bibliography

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### Publications

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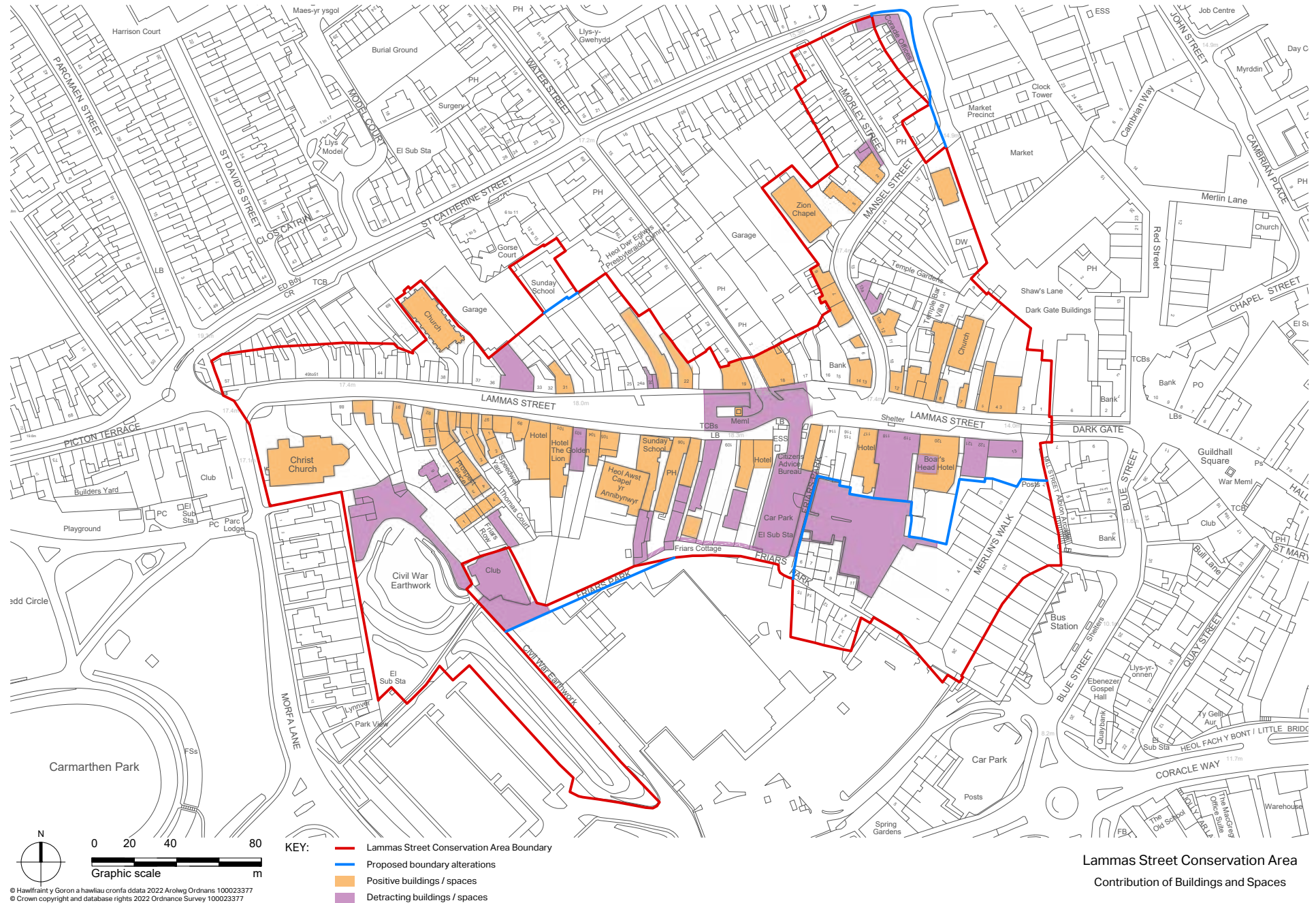
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## Appendix II: Glossary

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 Historic England. The building will be graded – grade 1 for the most important, Grade 2* for the next most important or grade 2 for the remainder which comprises about 95% of the total
CA	Conservation Area	An area, designated by the local authority, the character of which it is desirable to preserve of enhance			
CAA	Conservation Area Appraisal	A report which assesses the character and effectiveness of the CA at a particular time			
CPO	Compulsory Purchase Order	A legal instrument for the compulsory purchase of land by a local authority of government agency for a defined purpose and at a fair rate		Burgage Plot	A burgage plot is usually characterised as a long walled plot, garden or yard, behind a building, the front of which faces one of the older streets in a town or city with medieval origins
	Fascia	The space in which a sign is displayed, typically above a shop			

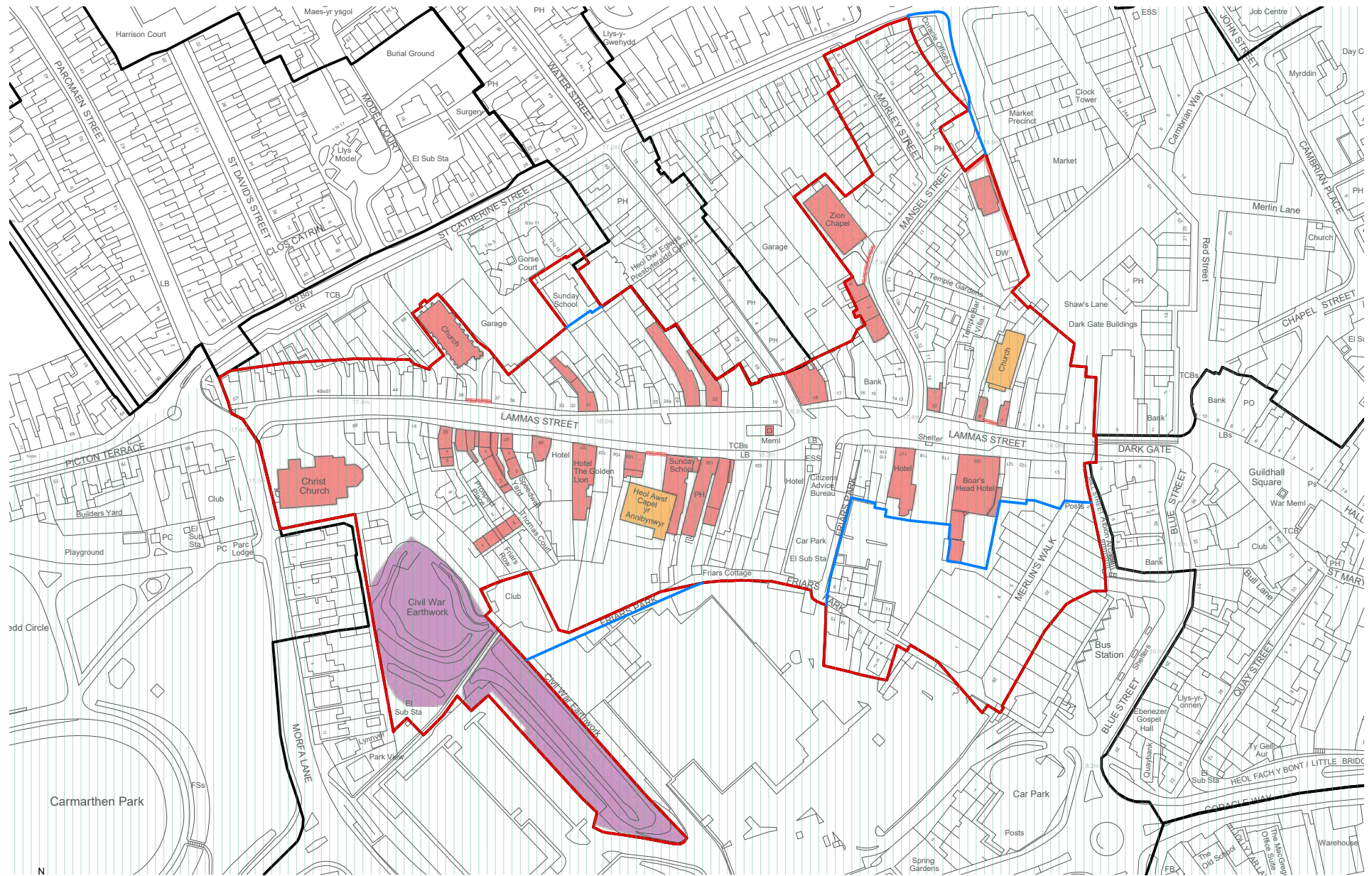
<b>Abbreviation</b>	<b>Formal term</b>	<b>Definition</b>	<b>Abbreviation</b>	<b>Formal term</b>	<b>Definition</b>
LBC	Listed Building Consent	An approval for the carrying out of works to a listed building (which would otherwise constitute a criminal offence) issued by the local authority and following 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.	SPD	Supplementary Planning Document	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 England 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



Llamas Street Conservation Area  
Contribution of Buildings and Spaces

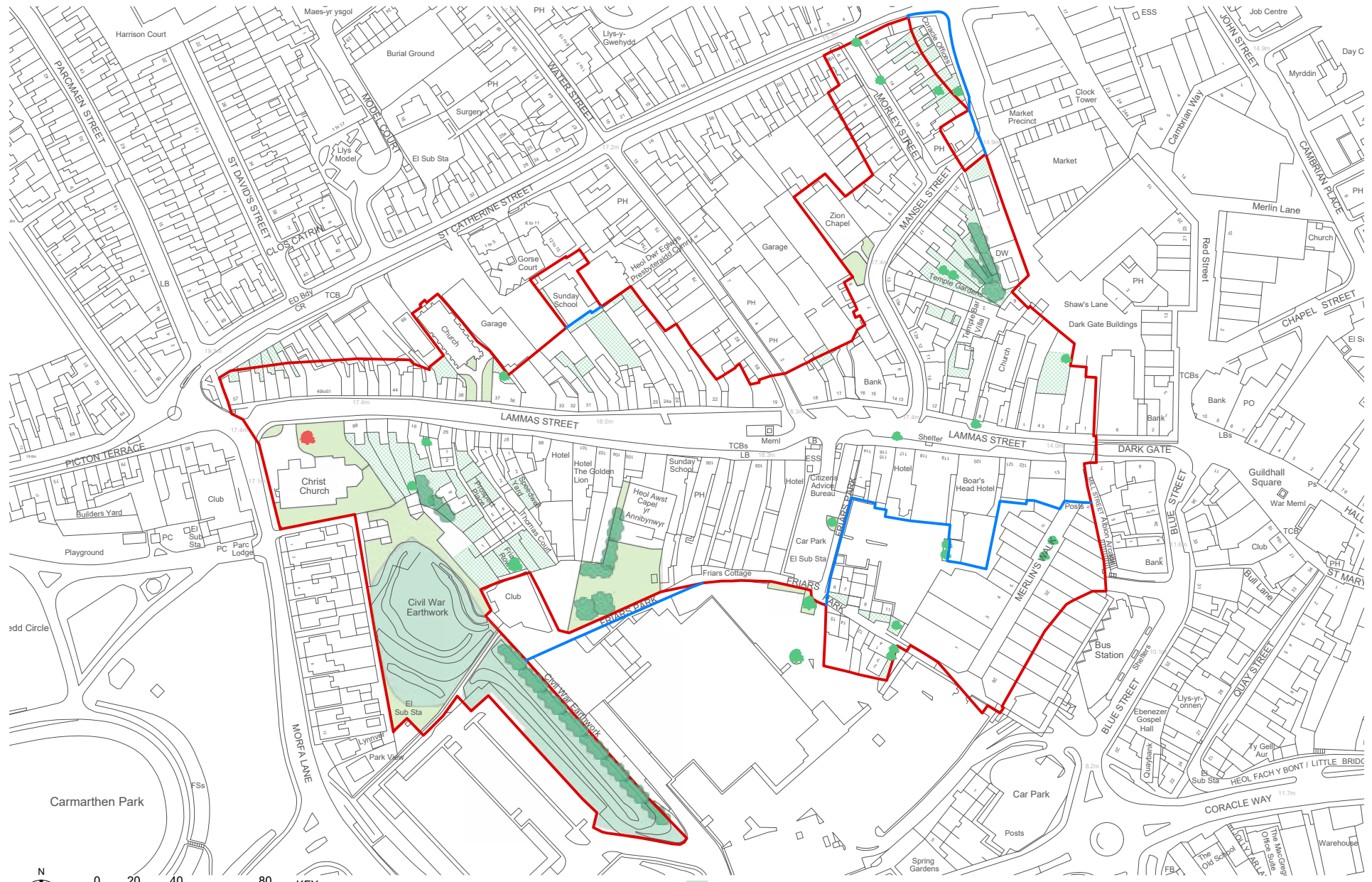




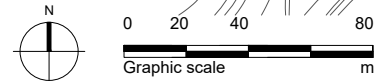
- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Adjacent Conservation Areas
  - Listed buildings Grade II
  - Scheduled Monuments
  - Registered Landscapes of Outstanding and of Special Interest in Wales
  - Listed buildings Grade II\*

**Lammas Street Conservation Area  
Designations Map**

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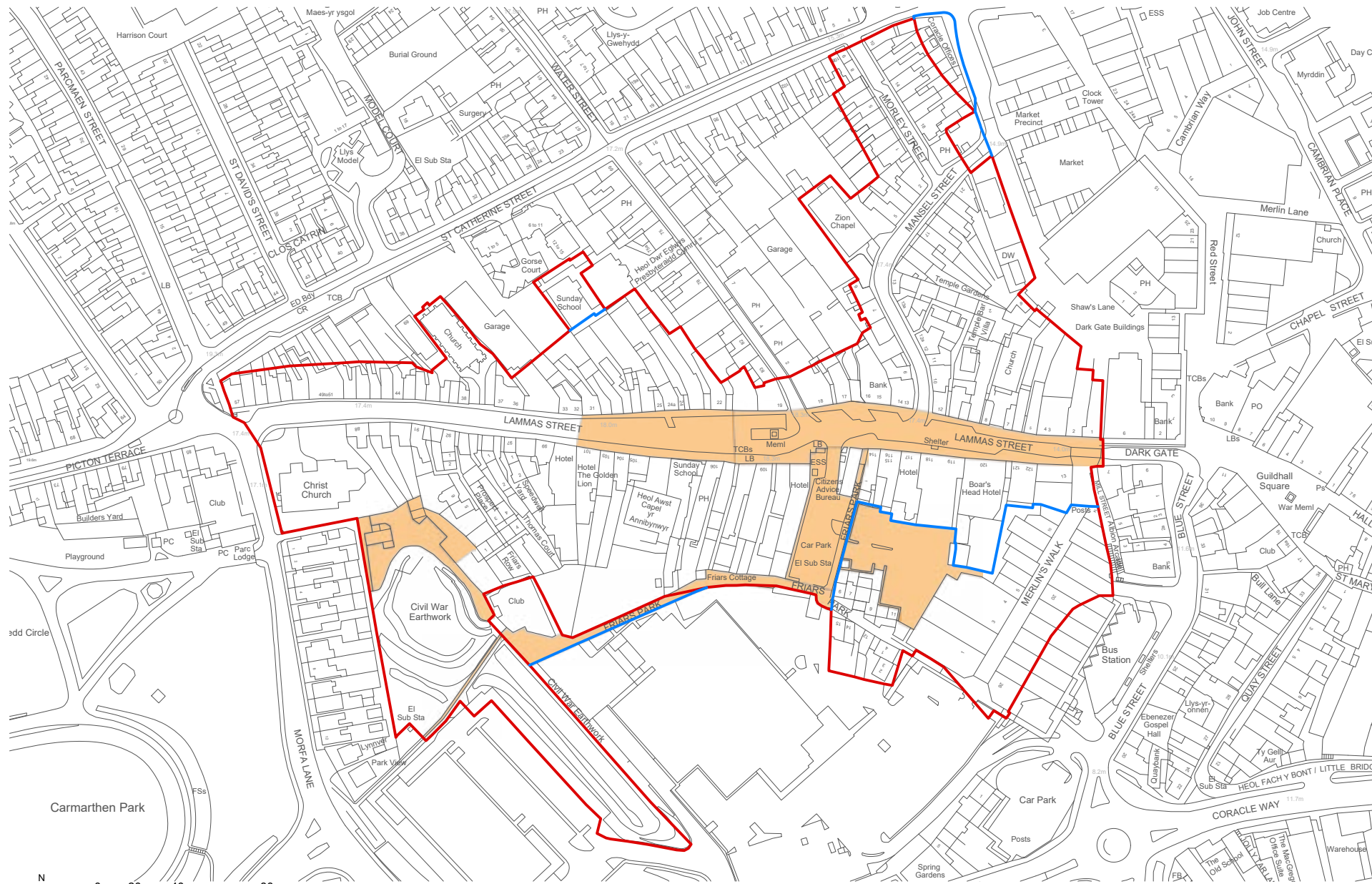
**Lammas Street Conservation Area**  
Trees, Green Spaces, Parks and Gardens



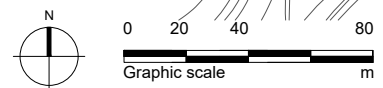
- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Green spaces
  - Private / semi-private gardens
  - Scheduled Monument
  - Trees
  - Group of trees
  - Tree Preservation Order (TPO)

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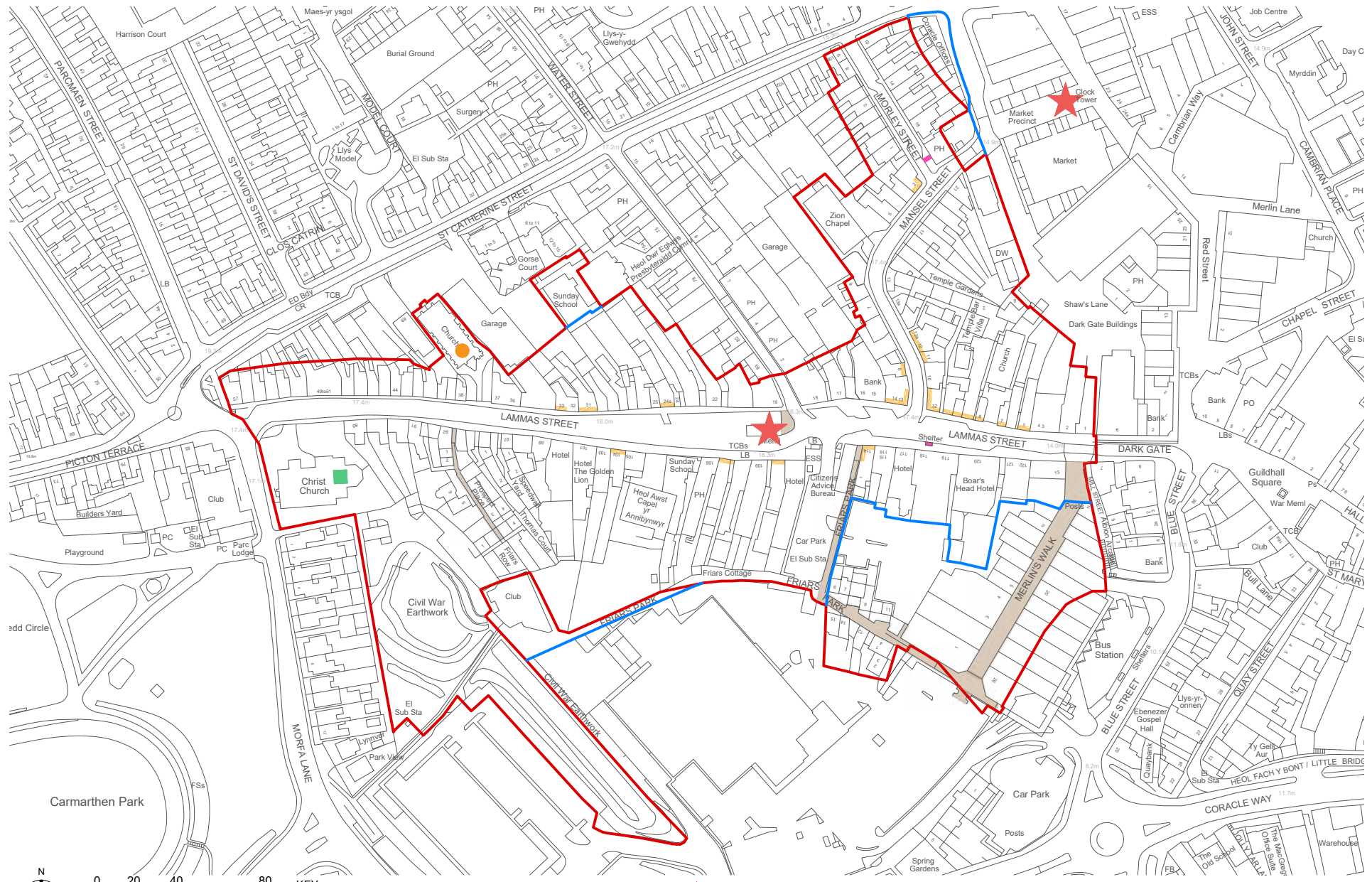


Lammas Street Conservation Area  
Opportunities Map

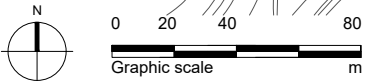


- KEY:
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Area of opportunity

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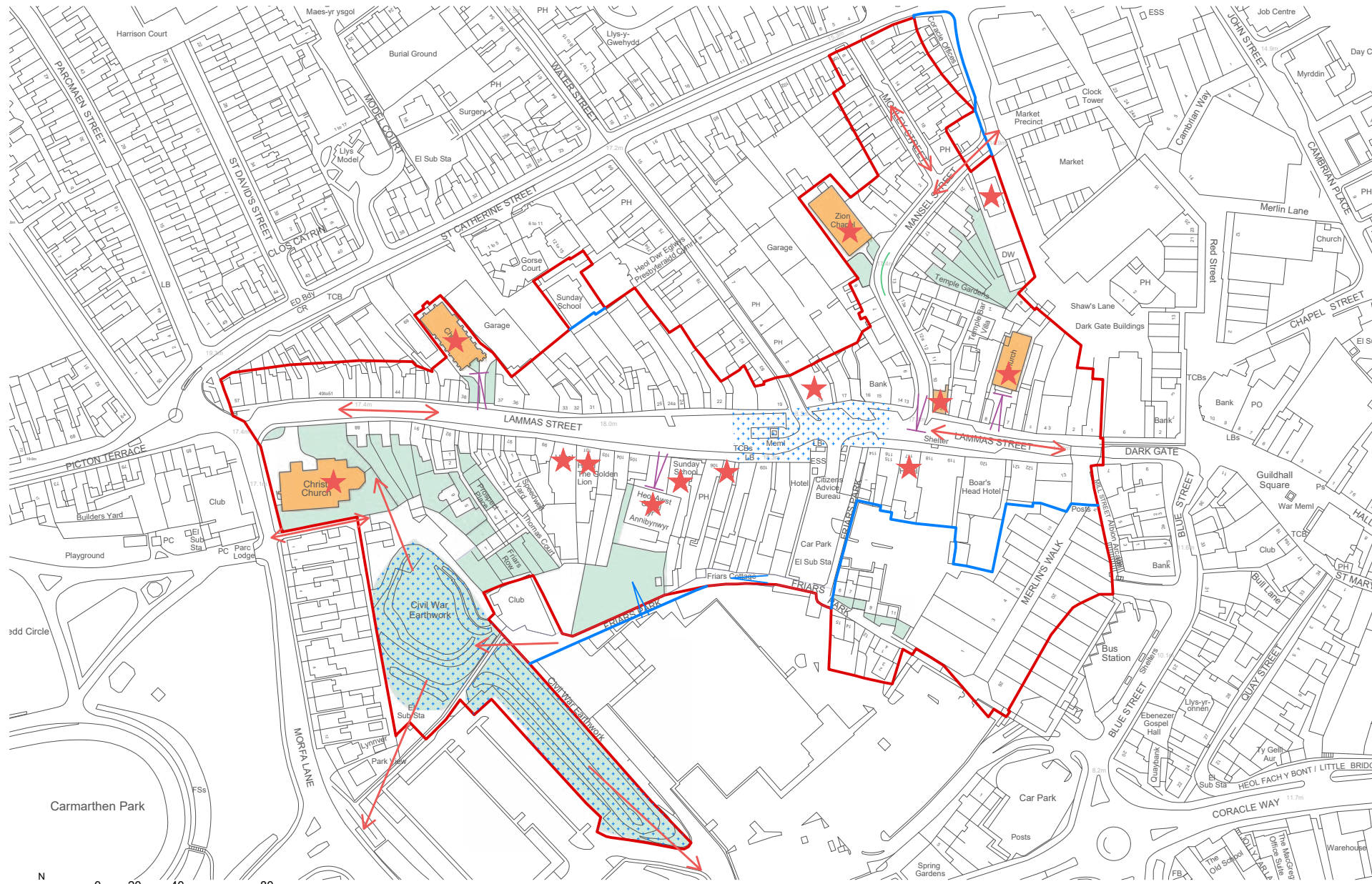
Lammas Street Conservation Area  
Public Realm



- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Pedestrianised areas
  - Historic shopfronts
- ★ Townscape feature
  - Street furniture
  - Spire
  - Tower

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Lammas Street Conservation Area  
Spatial Analysis

- KEY:**
- Lammas Street Conservation Area Boundary
  - Proposed boundary alterations
  - Areas which offer a sense of place
  - Positive green areas
  - Significant rooscapes
  - ★ Main landmark / key buildings
  - Street views
  - Enclosed views
  - Terminated views
  - Deflected views

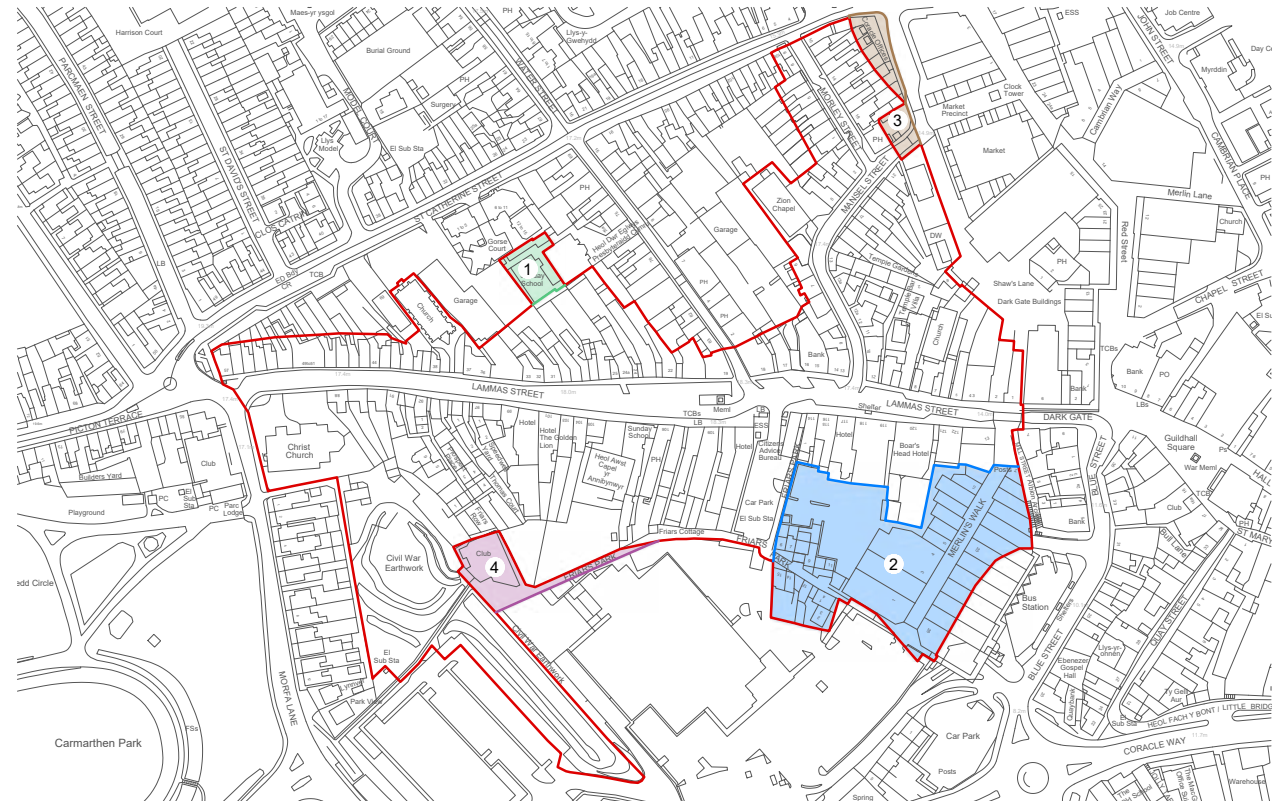
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## Appendix IV: Boundary Review

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

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



- Lammas Street Conservation Area Boundary
- Proposed alteration 1
- Proposed alteration 2
- Proposed alteration 3
- Proposed alteration 4



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### Area 1 - Morley Street

#### *Removal of Morley Street from the CA*

We suggest that Morley Street is removed from the CA as its character relates more closely to St Catherine's Way, as a rear residential terrace set back from Lammas Street. As such, it has little impact on the CA, other than limited influence on the setting of Mansel Street.



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## Area 2 – Merlins Walk

*Removal of Merlins Walk, associated rear service yard and contemporary residential terrace*

This area relates to contemporary redevelopment on the eastern boundary of the CA and does not relate to the character or previous historic layout of this area. We would therefore suggest it is removed from the CA as it no longer holds architectural or historic significance.





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### Area 3 – Market Way

#### *Addition of corner junction*

Junctions into Conservation Areas provide key moments which can celebrate and enhance people's movement through and understanding of a space. The inclusion of these corners will help protect any potential future development to ensure that it will enhance and preserve the characteristics which make the CA special.



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#### Area 4 – Friars Park

##### *Addition of junction to Bulwarks Monument*

This small addition brings the southern edge of Friars Park walk into the CA as well as the junction and entrance into the Bulwarks Monument site. The enhancement of the entrance into this important site will help protect its significance to the benefit of the CA and hoped lead to its enhancement.



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## Area 5 – Capel Heol Dwr

### *Removal of Sunday School*

The Capel Heol Dwr is a Grade II\* listed Calvinistic chapel built in 1831 and is part of the Water Street Conservation Area. The Sunday school associated with the chapel is set behind and is accessible from the listed gate and piers on Water Street. It is recommended that the Sunday school be removed from the Lammas Street CA and incorporated into the Water Street CA so that the chapel and church are under the same area designation.





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

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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,<sup>7</sup> and the general duty to promote and protect

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

Planning Policy Wales February 2021

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

interest grounds.

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



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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.

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- 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.
  - 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.
  - 6.11 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 grant 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 take into account the visual, historic and amenity contribution of trees. In some instances, new or re-plantings may

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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<sup>1</sup> 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.

Donald Insall Associates