

A photograph of a street in the Llandeilo Conservation Area. On the left, a grey building houses a 'ginhaus Deli' with a sign and a menu board. The menu lists items like 'Chickens', 'Cakes', 'Dishes', 'Pastries', 'Coffee', 'Acai bowls', 'Wine', 'Fresh juices', 'Oils & vinegars', and 'And lots more...'. On the right, a grand building with a classical facade and columns is visible. The street is lined with parked cars, including a blue car and a white van. The sky is clear and blue.

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Conservation Area Character Appraisal and Management Plan

Llandeilo Conservation Area

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For more information or advice please contact the Carmarthenshire County Council Built Heritage Team at:
BHConsultations@carmarthenshire.gov.uk

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Executive Summary

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

The area has a multi-layered history, derived from the Roman occupation of the town up to its 20th Century development. This historic evolution has left a legacy of architectural interest and character which it is desirable to preserve or enhance. The following are considered to be the key significant characteristics of the area:

1. The site of several historically significant structures; The Parish Church of St Teilo's, Newton House/ Plas Dinefwr, Dinefwr Castle
2. Largely surviving 19th Century street pattern
3. Variety of building uses, types, materials, and detailing which create interest and continually alter your perspective
4. The River Tysi and the landscape views out of the CA which contrast against the higher density street views from within
5. Tangible links with the historic uses which helped grow the town; that of inns and trade.

It is concluded that the areas' conservation area status should remain, but that three new character areas be created to reflect the distinct patterns of development within the CA as well as two boundary alterations to

reflect its current condition and include previously overlooked yet significant areas. It is also suggested that a separate conservation area be created for the Dinefwr Estate.

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



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1.0 Introduction

1.1 Purpose and Scope of the Report

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

The report is set out in 4 parts:

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

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

1.2 Defining Conservation Areas

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

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

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

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

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

1.3 Summary of Related Legislation, Policy, and Guidance

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

The Planning (Listed Buildings and Conservation Areas) Act

Well-being of Future Generations (Wales) Act 2015

Planning Policy Wales, Edition 11 February 2021

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

Managing Conservation Areas in Wales, Cadw, 2017

South West Wales Regional Economic Delivery Plan, September 2021

Carmarthenshire Economic Recovery and Delivery Plan, April 2021

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

1.4 Heritage Regeneration

Our built heritage is a huge resource which helps to shape how our towns and villages look and feel. Giving new life to these assets has been one of the cornerstones of the economic and social revival of our towns and the integration of heritage into regeneration projects has played an increasingly important and successful role in many major regeneration schemes, providing opportunities for conservation and development to work together to transform the built environment. Even when in a poor or vacant condition, our built heritage remains an 'asset' with the ability to enrich our experience of our surroundings through their fabric of their historic or community associations. Heritage assets are also a key component of sustainable development. Replacing buildings demands a considerable investment of energy and the reuse of buildings safeguards the embodied carbon emitted during the production of the materials used. Many energy conservation improvements can be carried out to older buildings, often at a relatively low cost, creating comfortable and energy efficient buildings.

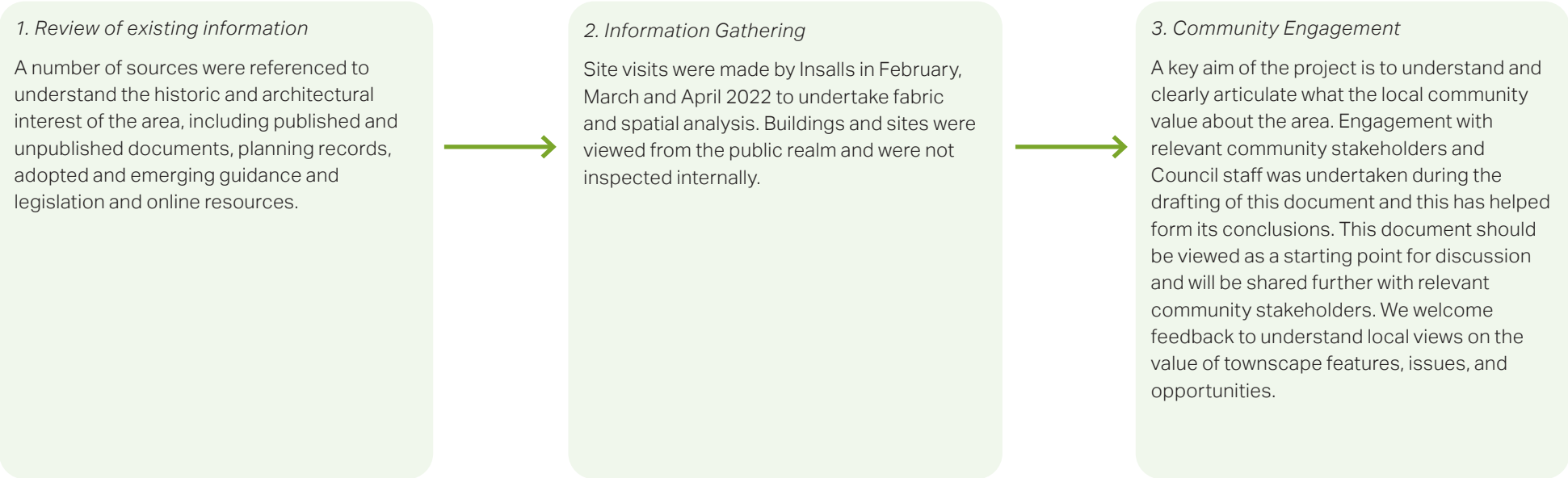
There is a strong economic case for regenerating historic buildings. These benefits relate not only to the individual building, but also to the wider area and community. This includes:

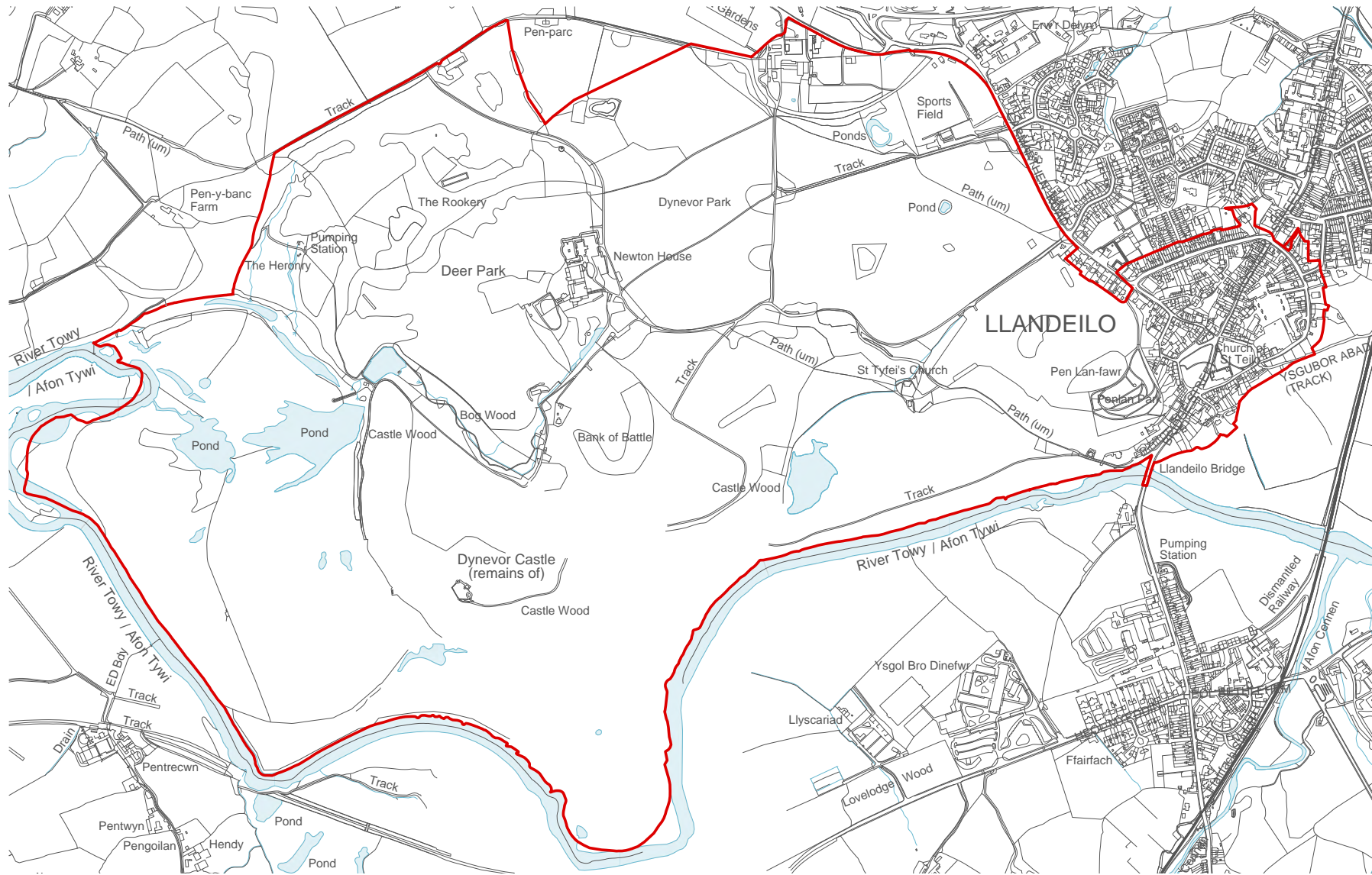
- improvement to the town and spaces around them
- improvements in personal safety and the reduction of crime
- increased community involvement and a sense of ownership which in turn helps to maintain spaces in good order and encourage further investment
- increased employment
- reversing population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

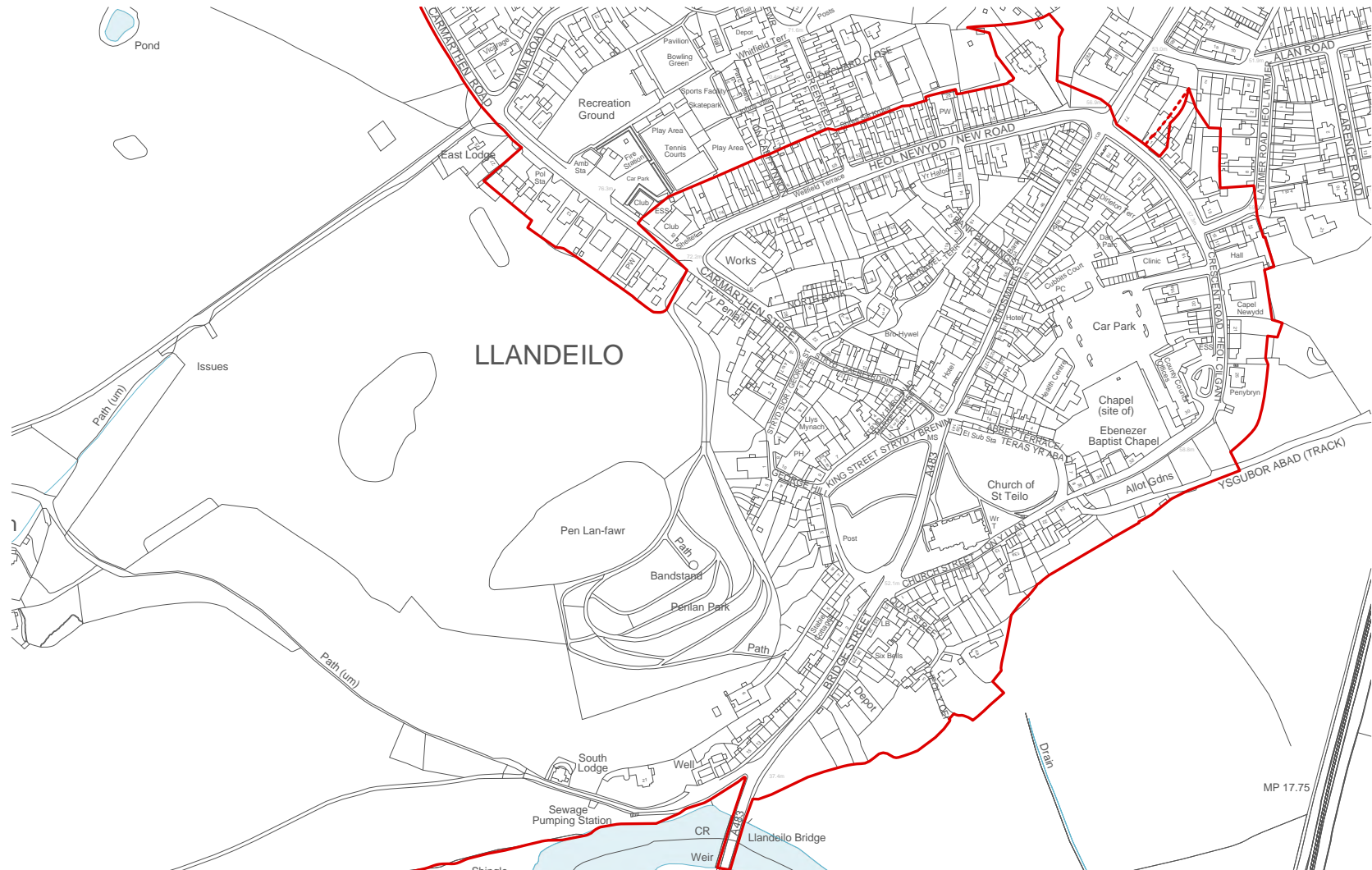
Heritage assets can sometimes be perceived as an obstacle to regeneration being considered too costly, unviable, lacking efficiency and unable to meet occupiers or developers wishes. Yet heritage is valued by people and communities; it forms part, or sometimes all, of the identity of a place. Historic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

1.5 Method Statement

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







- Llandeilo Conservation Area Boundary
- - - Unconfirmed boundary edge

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).

- Associations with St Teilo, after whom the town is named, a major figure in the history of Christianity in Wales and rumoured to have been buried in Llandeilo
- The Parish Church of St Teilos, although largely rebuilt, but with Medieval origins
- Dinefwr is rumoured to have been the capital of Deheubarth, an early medieval Welsh kingdom
- Dinefwr Park
- Connection with Rhys ap Gruffudd, with Dinefwr the power base from which he controlled much of south-west Wales, and who may also have built the first Newton House
- Contains two scheduled monuments which relate to the Dinefwr Roman Fort and Old Castle
- Newton House/ Plas Dinefwr including the 18th Century landscape designed by Capability Brown
- Historic association with the drovers who were the lifeblood of the town's inns in the 18th Century
- A historic stop on the route between Brecon and West Wales, and South Wales with several inns created in support of this and still in use today
- Representative of the period of growth which dominated much of southwest Wales during the 18th and 19th Centuries
- Llandeilo bridge which provides a key route over the River Tywi
- Largely surviving 19th century street plan
- Notable listed structures including several surviving 19th century shopfronts
- Variety of building types, uses, detail and material which adjust street views
- Connection with nonconformity within southwest Wales
- A number of notable residents and events have lived in and occurred within the CA
- Views outwards to the surrounding landscape contrasted against shorter and longer street views
- Recognisable Medieval marketplace
- Designed corner buildings
- Commercial core of Llandeilo with good quality surviving 19th Century shopfronts



Dinefwr Castle



Llandeilo Bridge looking towards Bridge Street

2.2 Location

The Llandeilo Town CA constitutes the majority of the town centre as well as Llandyfeisant Church, Plas Dinefwr and Dinefwr Castle which lie in extensive grounds to the west of the town and are under the split ownership and custodianship of the National Trust, Cadw, The Church of Wales and the Wildlife Trust of South and West Wales. The CA is bordered by the River Tywi to the south east and west and lies approximately 15 miles from Carmarthen, the county town of Carmarthenshire. The A483 cuts through the centre of the town running north to south towards the Llandeilo bridge, crossing the river at the lowest point within the town and providing the principal southern access route.

2.3 Topography and setting

The town lies within the Tywi valley on the north bank of the River Tywi. The CA is broadly divided into two principal elements; the Dinefwr estate and the town, both of which have distinct characteristics. The town rises steeply from the banks of the river providing a series of panoramic views to the surrounding landscape with Castle Woods the highest point within the town itself. Dinefwr Castle is set at the highest point within the surrounding landscape, constructed upon a hilltop with a steep drop to the Tywi valley below. Generally, the town follows a south to north and east to west slope with the majority of streets set upon a gradient. The Dinefwr Estate is more consistent regarding levels, but with a high rise to the Castle on the southern slope and again to the north of Plas Dinefwr.



3.0 Historic Development

Summary of the Historic Development of Llandeilo

St Teilo, after whom the town is named, was a major figure in the history of Christianity in Wales, second only to his contemporary, St David. A number of churches dedicated to Teilo in South Wales, and in Brittany attest to the importance of his cult, but very little is known about his life.

All that is known for certain is that Teilo lived in the 6th century. It is thought that he was from Penally, near Tenby in Pembrokeshire and that he became Bishop of Llandaff. Llandeilo (meaning monastery or church of Teilo) is assumed to have founded a church (a 'clas' – mother church) or monastic community at Llandeilo, and this establishment may be the origin of the modern town. The 'Lichfield Gospels', one of the most important Celtic Christian books, created around 730, was in the possession of a religious community at Llandeilo Fawr by the 9th century – this is almost the only evidence we have for its existence. Teilo may have been buried in Llandeilo, in the late 6th (or very early 7th) century.

Dinefwr

The Christian settlement that became known as Llandeilo was not the first settlement in the vicinity. An Iron Age promontory fort has been recorded to the west, at Dinefwr, and recent archaeological investigations have found evidence of two successive Roman military settlements there, each with a fort and vicus, roads and (possibly) a bath house. The earlier, larger, settlement may date from soon after the arrival of the Romans in 74AD.

Late medieval texts describe Dinefwr as having been the capital of Deheubarth, an early medieval Welsh kingdom. However, there is (as yet) no archaeological evidence to support the claim, and there are no contemporary documents to verify this – Dinefwr is not mentioned in the Brut y Tywysogyon (Chronicle of the Princes), or in any other source written before the 12th century.

Dinefwr owes its significance in Welsh history to its connection with Rhys ap Gruffudd – who may have been responsible for efforts to give the impression that the castle had a longer, and more illustrious history than it really did. Rhys ap Gruffudd was one of the greatest leaders in Welsh history, pushing back the Anglo-Norman Lords. He was granted land at Dinefwr by Henry II in 1163, and it went on to become the power base from which he controlled much of south-west Wales. For a time in the late 12th century Deheubarth was revived, and Dinefwr was its centre.

Even before the death of Rhys ap Gruffudd in 1197 the territory was divided between his sons and grandsons, and the scene of sporadic internecine warfare. In 1216 it became – through the intervention of Llewelyn the Great of Gwynedd – the possession of Rhys Grug, fourth son of Rhys ap Gruffudd, who died at Llandeilo in 1234. The great circular keep of Dinefwr Castle may be his work.

The internecine warfare continued until Edward I's conquest of Wales in 1277. Rhys Wndod, great, great grandson of Rhys ap Gruffudd, submitted to Edward, and retained most of his estate. Dinefwr, however, was surrendered to the crown, and remained in the control of a royal constable until the 15th century, when the Owain

Glyndwr besieged the castle for a period of 10 days, in 1403; it was not restored to full royal control for three years.

The castle may never have been fully restored after the siege, and it was abandoned in the 16th century. It was partly rehabilitated in the 17th century, with one turret re-roofed, and a summerhouse added to the top of the keep, but by the 18th century it was ruinous once again.

New Settlements

In the 13th century a small township – Dinefwr (later known as Welsh Town) – was established outside the castle walls, and a second township – Newton – was built after 1277 to house English settlers, consolidating royal influence. Newton flourished, but no evidence of either town now persists above ground. Newton House is now assumed to sit within the former settlement, its grounds on the site of now-disappeared medieval dwellings.

Llandeilo in the Later Middle Ages

By the end of the ninth century, Llandeilo's importance as a religious centre waned, at the expense of the flourishing establishments at St David's and Llandaff, and in the years following the Norman Conquest each claimed Llandeilo as part of its respective diocese. By the early 12th Century, the town and church were under the patronage of the Bishop of St David's. In 1215 the church was appropriated by Talley Abbey, six miles to the north.

The medieval town would have had the church as its focus, and the large churchyard that survives today probably dates from the very earliest years of the settlement. It is also likely to have been in place by the post-Conquest period are the roads surrounding the church yard (King Street, Bank Terrace, Church Street and Abbey Terrace), as well as the main road (Rhosmaen Street), and Carmarthen Street, to the northwest. A fair was granted to the town by Edward I in 1290, and this was probably held in the marketplace, on the north-west side of the churchyard.

Strategically located on the main road from London to Pembrokeshire, Llandeilo found itself vulnerable to attack, and to strategic destruction by defenders of Welsh lands. In 1213 Rhys Gryg, recently defeated at Talley, set fire to the town to prevent it falling into enemy hands, and in 1277 Edward I's forces captured the town, before going on to subdue the whole of Wales.

In 1282, Llandeilo was the site of a great Welsh victory, when the English army led by Gilbert de Clare was ambushed by Welsh troops, en route from its successful sacking of Carreg Cennen Castle to English-held Dinefwr Castle.

Both Llandeilo and Dinefwr Castle were badly damaged during the Welsh revolt led by Llewelyn Bren in 1316, and in 1403 Llandeilo and Newton were both burned on Owain Glyndwr's march through the Tywi valley.

No buildings survive from the Middle Ages, however, thanks (in part) to turbulence of the period. The church was probably built after the destruction of 1403, but it did not survive the 19th century, being largely replaced in 1848. The tower is thought to date from circa 1600.

There was a bridge over the Tywi from very early on, but the predecessor of today's bridge – a seven-arched stone structure – was probably built at the end of the Middle Ages, perhaps by Rhys ap Thomas of Dinefwr, after the victory of Henry VII at Bosworth Field that his Welsh troops helped to achieve. Though his main residence was at Abermarlais, Sir Rhys may also have built the first Newton House at Dinefwr.

Llandeilo in the Early Modern Period

From the sixteenth century, the town of Llandeilo led a comparatively quiet existence, as a market centre (one of seven in Carmarthenshire) for its agricultural hinterland. Life was enlivened, however, by the occasional presence of privateers, travelling inland from the Bristol Channel. Bailiffs extracted tolls, the

magistrates dispensed justice, and peace was kept by the 'heddgeidwad'. Highlights of the calendar was election day when large crowds would assemble.

Key to the economy of the town in this period were the drovers, who drove livestock to market in the town, and beyond, from the south and west of the town to London. The drovers were key figures in the annual fair, and were the lifeblood of the town's inns. The business of banking in the district was also stimulated and enabled by the drovers, who brought further prosperity to the town.

By the 18th century coaching was another significant contributor to the town's economy, Llandeilo providing a convenient stop on the route between Brecon and West Wales, and South Wales. Several inns in the town provided stabling for horses, and accommodation and refreshment for travellers. These inns included the Six Bells, the Boot and Shoe, the White Lion, the Red Lion, the George Inn, and The Bear (now the Cawdor Arms).

The town was, apparently, not to the taste of all visitors. Sir Thomas Gray Cullum wrote in 1775 that 'the mud houses of the people of these parts are of the most wretched construction. The walls do not consist of mud and plaster, but are entirely of earth, and that not of straw wrought up with it, but with sometimes a layer of stones'. Writing in 1791, Mrs Morgan of Ely wrote as follows:

'I thought the town of Llandovery a miserable one but this of Llandeilo much worse. I never saw a place which had a more deplorable appearance. The streets, if so they may be called, are narrow and dirty and half-paved

with stones, the sharp ends upwards. The houses are built from a kind of stone; but it is of so crumbling nature that they appear to be falling into a decay’.

In these observations might be found some further insight into why the town is now dominated by buildings of the late 18th century, and especially the 19th.

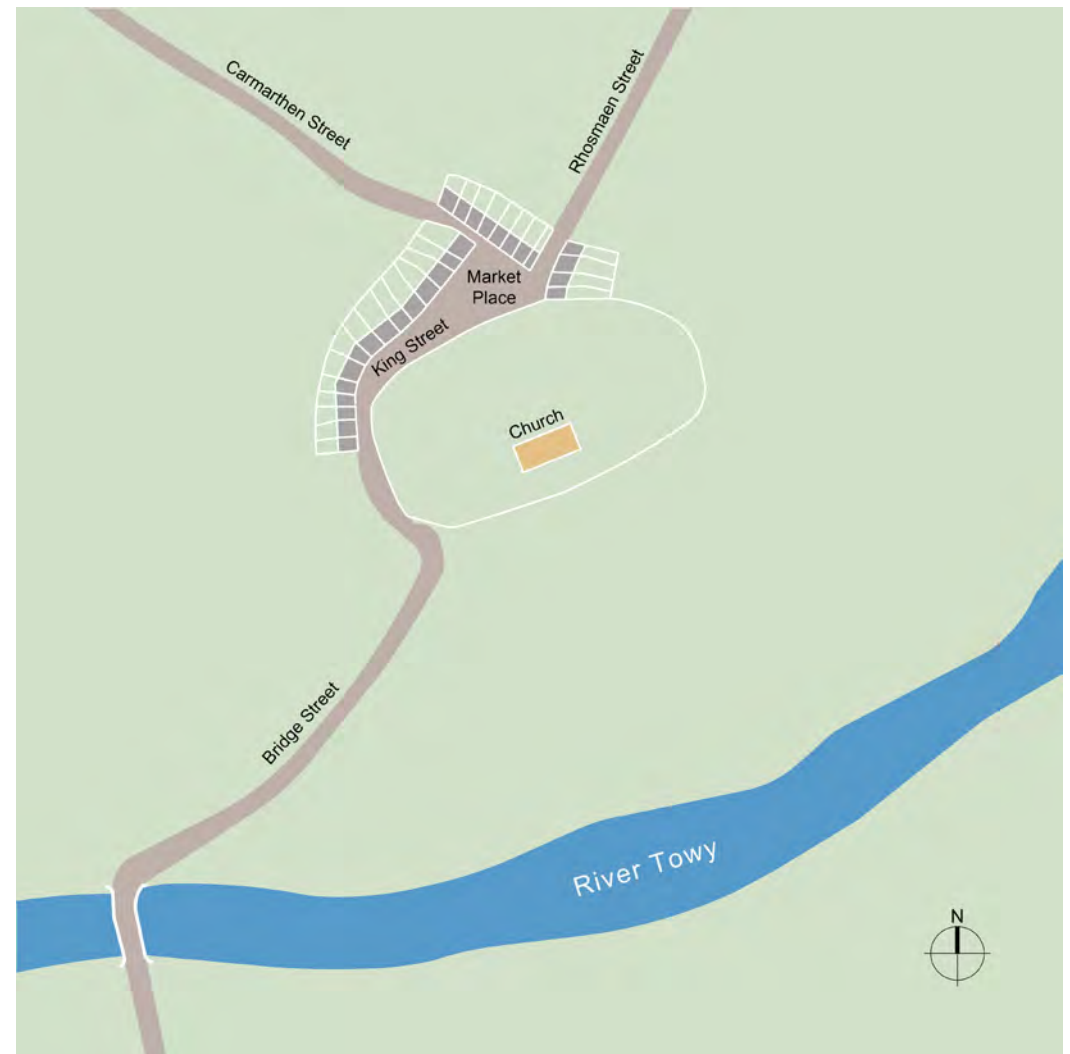
King George IV visited the town in the 1820s, and the names of King Street, George Hill and George Street commemorate this occasion. His opinion of the merits of the town is not recorded.

Newton House and Dinefwr in the 17th and 18th Centuries

In 1592 Dinefwr was inherited by Sir Walter Rice, and during the succeeding century the estate was expanded considerably by purchase. The road from Llandeilo to Carmarthen was rerouted to the east of the park, in preparation for the construction of a new Newton House, and the landscaping of its park. The new house dates from around 1660, but the landscape park – as it survives today – is the creation of famed 18th century landscape designer, Capability Brown, and was completed in 1775. Turrets and battlements were added to Newton House at around the same time.

Llandeilo in the Nineteenth Century

The 19th century was a time of expansion and improvement. Some time before 1840 Bridge Street was built, cutting the churchyard in two in the pursuit of making an easier approach to the town from the bridge over the Tywi. And in 1843 construction began on a



Suspected plan of the town in the 14th century

new bridge, to replace the remains of the late medieval structure, which had been patched up with timber section for many years. The new bridge, designed by William Williams of Llandeilo, was opened in 1848.

Around the middle of the century New Road was established linking Carmarthen Street and Rhosmaen Street (the intended road, on a slightly different alignment is shown on the tithe map of 1841) and allowing traffic on the A40 to avoid the town centre. Later in the century Crescent Road and Ebenezer Street were built to the south-east, running from the end of Church Street to the Rhosmaen Street, opposite the recently made junction with New Road.

The new roads of the early-mid 19th century were lined with new buildings, but this period also saw extensive rebuilding and replacement of the existing buildings of the town, giving Llandeilo a quite unified, early 19th century character, quite different from that noted by Cullum in the 1770s.

In 1856 the railway came to Llandeilo, skirting the town on the east side. The line was part of a route from Shrewsbury to Swansea (via Craven Arms), backed by the London North Western Railway Co, to break the stranglehold over South Wales traffic held by the Great Western Railway, and associated companies. Later, a line from Carmarthen – built by the Llanelly Railway Company – arrived at Llandeilo, making the town a junction. The Vale of Tysi (part of what is now known as the Heart of Wales Line) was operated jointly by the GWR and LNWR (LMS, after 1923) – the branch to Carmarthen was operated by the LNWR/LMS. The railway gave the town new direct access to the rest of South Wales and



Llandeilo Historic Boundary Overlay 1885 (Reproduced with the permission of the National Library of Scotland)

England for agricultural produce, and permitted the town's citizens to travel further afield, for work and for leisure.

The main approach to the station was originally from the northwest, while a footpath led from the end of an existing short street running off Rhosmaen Street, just north of the Crescent Road/New Road/Rhosmaen Street crossroads. The main road to the north of the crossroads was renamed Railway Terrace, and the stretch to the north of that Station Road. The development of houses between the Railway Terrace and the station was established in the later 19th century, with Alan Road replacing the footpath to the station from the west, and Latimer, Clarence, and Stepney Roads extending to the south, and Thomas Street to the north.

Nonconformity

As elsewhere in Wales, the rise of 'chapel' was a significant theme in the 19th century. Between 1763 and 1765 John Wesley, founder of Methodism, made several visits to Carmarthenshire, sometimes staying at The Bear Inn, and in 1806 a Methodist Chapel was established close by. Even before that, the Calvinistic Methodist Chapel had been the first nonconformist place of worship to open in the town: the building on Rhosmaen Street opened in 1788. The Horeb Wesleyan Methodist Chapel followed in 1810, and was enlarged in 1849

The Ebeneser Baptist Chapel on Crescent Road was built in 1829, and rebuilt in 1877, by George Morgan. The Salem Calvinistic Methodist Chapel was built on New Road in 1873, replacing the earlier building on Rhosmaen



Llandeilo Historic Boundary Overlay 1907 (Reproduced with the permission of the National Library of Scotland)

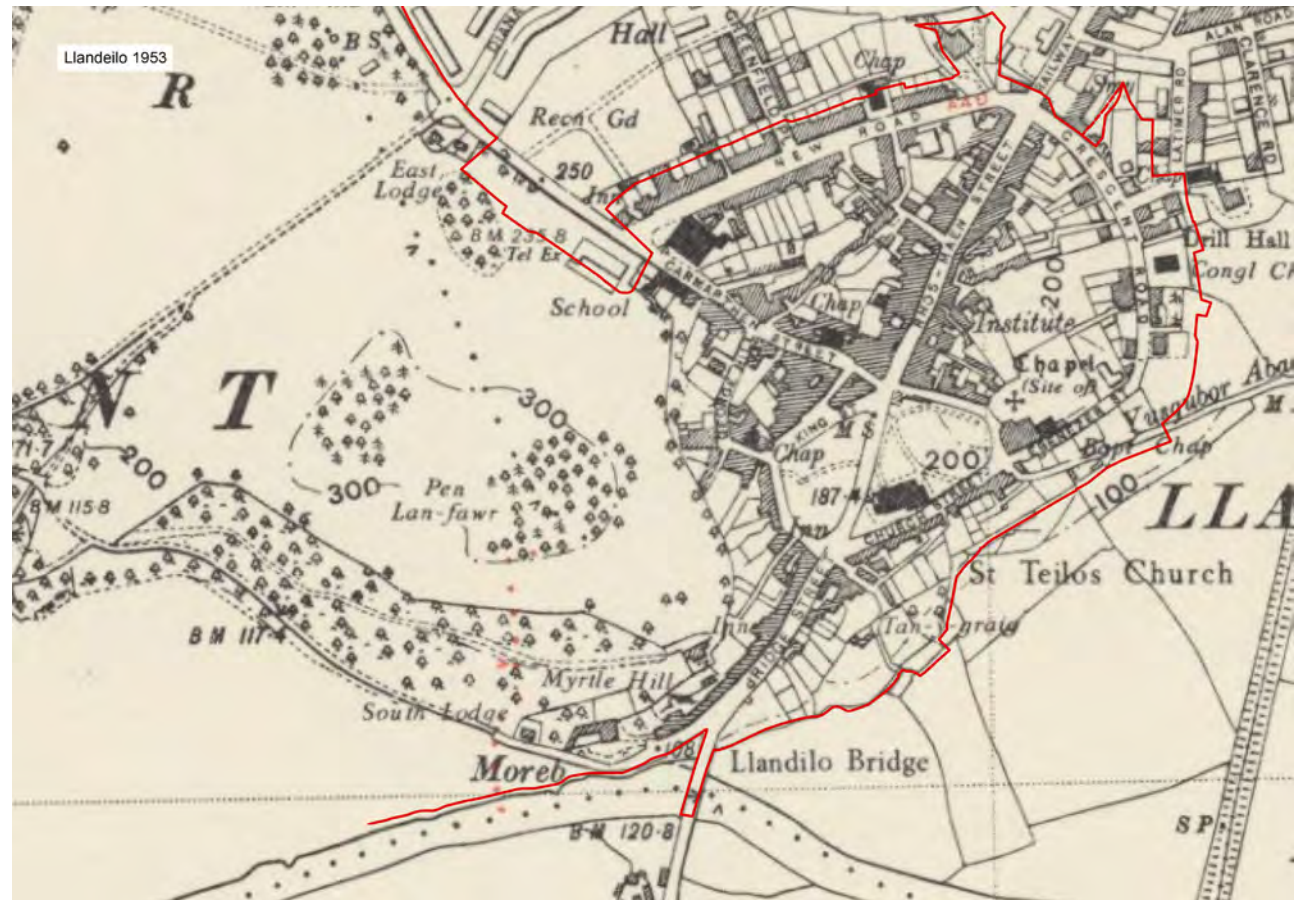
Street, which became a school, and was then adapted to be the Public Institute and Library. In 1900 The Wesleyan Methodist Chapel off Rhosmaen Street was replaced by a new building on Latimer Road (now converted for housing). Capel Newydd (Independent) chapel opened on Crescent Road in 1902.

To the west of Llandeilo, Newton House was extensively remodelled in the 1850s, to designs by R.K. Penson of Oswestry. The remodelling, which included a refacing in limestone, was carried out in a Venetian Gothic style, obscuring further the 17th century origins of the building. Fortunately, important Jacobean work survives inside.

Llandeilo in the 20th century

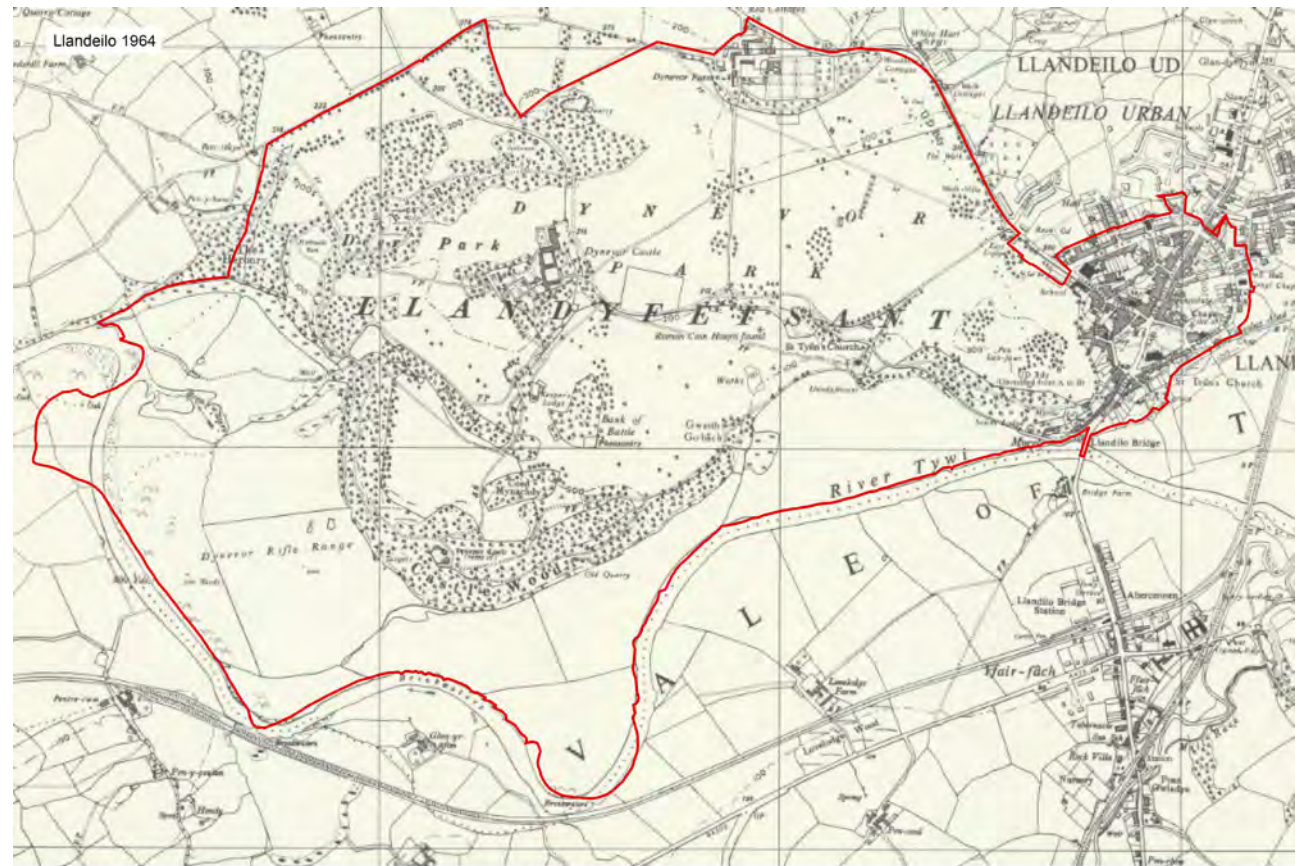
The street plan of the town altered remarkably little over the course of the 20th century. Development before the latter part of the century was largely confined to new building on the established roads between Station Road and the station, Diana Road, off Carmarthen Street, laid out in the 1930s, and a new development to the west side of Rhosmaen Street (Hoel Y Garreg Las), laid out just after the Second World War. Dynevor Avenue to the west of this was built in the late 20th century, and further housebuilding to the west of this, in the crook of Carmarthen Street and the A40 northern bypass dates from the early years of the 21st century.

A theme of the 20th century was increasing road traffic passing through the town on the A40 between London and Fishguard and the A483 trunk road between Swansea and Chester. The A40 through traffic had been diverted from the centre of the town by the building of New Road in the 19th Century, and an Act of Parliament



Llandeilo Historic Boundary Overlay 1953 (Reproduced with the permission of the National Library of Scotland)

of 1989 authorised the construction of a bypass, taking the A40 completely away from the town. This was constructed and opened in 1994. Llandeilo is still waiting for the long-promised bypass, which will additionally take the A483 through-traffic away from the town centre. The town retains its rail connection and station, though the branch to Carmarthen closed in 1963, as part of the Beeching cuts.



Llandeilo Historic Boundary Overlay 1964 (Reproduced with the permission of the National Library of Scotland)

4.0 Spatial Analysis

4.1 Views into, within and from the CA

The impact of proposed developments should include consideration of views into, within and from the CA. The following are noted without excluding other viewpoints and can be seen on the following map. The CA has three distinct elements, each with a distinct landmark as set out below:

St Telio's Parish Church – Llandeilo Town

St Telio's Church marks the origins of the Medieval centre of the town and still commands views from, to and through the southern half of the town, particularly when crossing the Llandeilo bridge, providing a landmark in the skyline. The topography of the town also creates a series of panoramic views of the church tower from the surrounding roads.

Newton House/ Plas Dinefwr – Dinefwr Estate

The relatively flat lying ground to the Dinefwr estate and serpentine approach road provide a series of long-distance views towards the house, marking it as the heart of the estate and providing a destination from several approaches.

Llandeilo band stand – Penlan Park

The listed band stand stands at the highest point in the town and Penlan Park and as such offers a distinct landmark from which to view the surrounding landscape and a focal point within the park.



The bandstand in Penlan Park



View of St Telio's from Bridge Street



The Dinefwr Estate looking towards Newton House

Street views

The town has three distinct street patterns which alter the way you view the streetscape. Rhosmaen and Bridge Street cut through the town centre and offer long and relatively straight uninterrupted views, allowing buildings to be read together. As such, both small and cumulative changes and large development along or which terminate these views could interrupt this characteristic. Church Road, Crescent Road, and New Road create a perimeter to the town centre, creating a ring around three sides of the CA. Like Rhosmaen and Bridge Streets they provide longer street views but with slight curves encouraging one to move through and explore each in turn. Set within are a series of shorter lanes, streets and alleys of shorter elevations and spaces, such as the former market space at King Street. Each has its own character and creates a series of set pieces enclosing and restricting the views outwards in their own unique manner. Like other areas, the alteration or removal of buildings along these routes could significantly affect the characteristic of these spaces, although the impact may be more limited to its immediate context.

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

Bridge Street to Rhosmaen Street

New Road junction to Rhosmaen Street

King Street to Bridge Street

Market Street to Bridge Street

Bank Terrace to George Hill

George Street to Carmarthen Street

Carmarthen Street to Bridge Street

Crescent Road to junction with Rhosmaen Street

Church Street to Bridge Street

Abbey Terrace to Bridge Street

Rhosmaen Street to Bank Buildings



Carmarthen Street looking east to Bridge Street



Carmarthen Street from Bridge Street



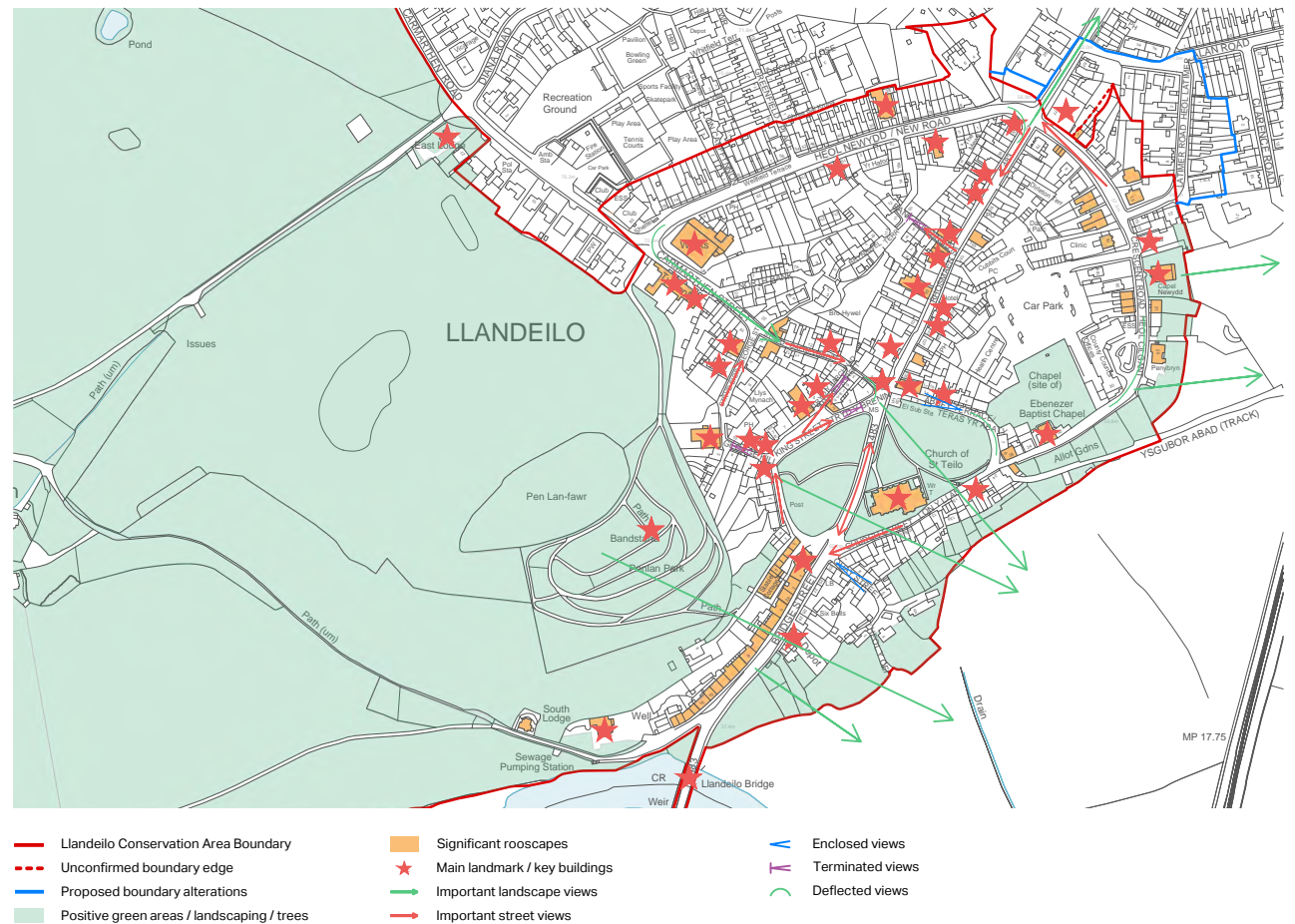
Crescent Road looking east

Surrounding Landscape and open spaces

Due to the topography of the area, there are numerous points at which you can view the surrounding landscape, as well as the River Tywi. These are important aspects of the CA which should be maintained. Within the town centre, these are typically on streets which border the CA as well as glimpsed views where there are breaks in the building line. There are views of note from Bank Terrace, Bridge Street, Church Street and Crescent Street, as well as from Penlan Park and Dinefwr Castle.

Terminated and enclosed views

The glimpsed views down historic side streets, between buildings and along back streets are an integral and important part of the character of the CA. This varies from archways behind former inns which historically led to stabling and outbuildings, to the shorter streets of residential and commercial buildings, such as Market Street and Abbey Terrace. These offer an idea of the smaller residential developments and service yards behind the more formal buildings fronting the streets. Due to their infrequent use the visual quality of these areas can be overlooked but should not be discounted when considering significance.



4.2 Main Landmarks and key buildings

Llandeilo CA holds 87 listed buildings and structures within the town which stands as a testament to its high quality of architecture and the historic associations and development which are an essential part of its character.

Listed Buildings and Structures

Dinefwr Castle

Listed as Old Dynevor Castle it is both Grade I listed and recognised as a scheduled monument of historic importance. The medieval castle was first built by the Welsh princes in the 13th Century and partly remodelled by King Edward I with later 15th Century additions by Sir Rhys ap Thomas. Set upon the highest point within the surrounding landscape, it commands panoramic views of the River Tywi beyond, although obscured from several views by the extensive woodland which surrounds it. Nevertheless, it is a key feature within the CA and a distinct landmark within in and looking back towards the area.



Plas Dinefwr

Previously known as Newton House, this Grade II* listed house was built between 1660-70 for Sir Edward Rice, and is suspected to have replaced an earlier Tudor house. A descendent of Lord Rhys, prince of the Welsh kingdom of Deheubarth, the house remained in the Rhys (or Rice) family for over three hundred years. The gothic façade was added in the 1850s. It remains one of the most important historic houses in south Wales and lies at the heart of the extensive Dinefwr estate.



No 21 Bridge Street

A grade II listed house set on the lower banks of the River Tywi below Penlan Park and visible from the Llandeilo Bridge as you cross into Bridge Street. Built around 1825 in a Tudor villa style, the gables, chimney stack and Tudor finials are noticeable parts of the skyline.



Llandeilo Bridge

Constructed in 1848 to designs of W Williams of Llandeilo to replace an earlier bridge which was downstream and depicted on a bronze plaque on the west parapet. As well as a key feature on the river, it marks the gateway into the CA and remains the principal axis into the town. It is Grade II listed.



Parish Church of St Telio

Listed Grade II and one of the most significant landmarks within the CA as well as marking the point from which the Medieval town grew. Largely rebuilt in a decorated style from 1848-51 by GG Scott the tower is likely 15th Century from its original construction. The churchyards in which the church stand also add considerably to views and the setting of the surrounding buildings.



The Kings Head

Standing opposite the church and at the junction of Bridge Street and Bank Terrace, this 18th Century Grade II listed mock Tudor inn is notable for its style as well as its contribution to the setting of St Telio, creating a positive junction at the intersection of several streets.



Prospect House

This Grade II listed house with adjoining shop has a distinct curved elevation which marks the junction between New Road, Church Road, and Rhosmaen Street. As a 3-storey building it is also a storey higher than its immediate neighbours which adds to the strength it provides this gateway into the CA.



Salem Calvinist Methodist Chapel

A substantial Grade II listed masonry building with ashlar dressings set within its own grounds on New Road. Its height, railings to the street edge, detailing and materiality make a distinct landmark on the street with the gable frontage visible along all of New Road.



Former Provision Market

Currently under renovation so a full assessment could not be undertaken, nevertheless it remains a substantial corner building which marks the gateway into the CA and creates a significant group alongside the former national school and schoolhouse opposite. Built in 1838, the building was formerly a covered market for local provisions, later used as a fire station and then foundry. It is currently being redeveloped as an events space, market hall and restaurant.



Former National School

Designed by WM Teulon for Lord Dynevor in a gothic style, this grade II listed building is now a private residence. Visible on all elevations with the main path to Penlan Park to the rear, its gable ends, roof, and tower are particularly noticeable in the streetscape exaggerated by being stepped up from the street edge.



Former School House

Possibly the precursor to the school before this was built, the grade II listed house was built around 1840 in rubble stone with half timber central bay which is of note and provides a distinctive and characterful addition to the street. Alongside the school and former market this creates a significant group to this gateway into the CA.



Cambrian House

A Grade II listed late 19th Century remodelling of a late 18th Century house with a good quality 19th Century shopfront to 3 bays. Still retaining much of its original fabric, it terminates the views from George Street as well as being a substantial building to Carmarthen Street.



No 1 George Street - Abbeyfield

Built as the George Inn in the 18th Century it became a vicarage in the 19th Century and was also host to troops during the Rebecca Riots in the mid 19th Century. As a substantial grade II listed building, it stands at the curve to George Street and terminates views from George Hill with its distinctive triangular dormers. The large open hardstanding to the north also allows the north elevation to be seen from George Street and as such is a considerable part of the character of this street.



Midland Bank

Standing at the junction of 5 roads, and although quite compact and of a single storey, it is a distinctive building built in the 1920s in a classic bank style in ashlar with rusticated ground floor, decorative balustraded parapet and chamfered entrance facing St Telio's. A highly decorative and individual building due to its materiality and detailing as well as its location at a key junction.



No 5 King Street - Peppercorn

Part of a handsome terrace on King Street but distinct for its bay windows and 19th Century shopfront. Likely an early 18th Century townhouse facing St Telio's but remodelled at the end of the 18th Century and listed grade II.



No 4 King Street

A mid 19th Century 3 storey former townhouse now a shop and listed grade II. At 3 storeys with parapet roof, it is distinct from its neighbours, but sits comfortably in its surroundings and creates a significant group with the other buildings to King Street as well as creating a positive backdrop to the churchyard onto which it faces.



The Cawdor Arms Hotel

A substantial building to Rhosmaen Street with 2 storey polygonal bay windows to the outer bays and first floor balcony made even more prominent through the bright red colourwash. The later crenelated extension to the north has not been included in its grade II listing as an unsympathetic addition to the original building.



120 Rhosmaen Street

Listed grade II and currently in use by NFU Mutual. Set back from the street edge behind a railed forecourt, this 2 storey masonry building was constructed around 1870. The classical portico, material, keystone surrounds to windows, dentilled eaves and quoins mark it out on the street.



No 115 Rhosmaen Street, including tunnel

Listed grade II for its group value within the street, this late 19th Century building is marked out by the first-floor oriel windows and good quality 19th Century shopfront with tunnel leading to the rear range.



Angel Hotel

A late 19th Century remodelling of an earlier 19th Century building with a colourwashed roughcast finish and listed Grade II. It is notable on the street for several reasons, including its distinctive gabled roofs with decorative barge boards and first floor oriel window.



National Westminster Bank

An early 20th Century purpose-built bank in a Renaissance style by FCR Palmer constructed in red brick with ashlar dressings, which is one of several red brick buildings of note within the CA. Its classical style including balustraded parapet and stone carving are also a distinct characteristic. Its position at the junction of Bank Buildings and Rhosmaen Street exaggerate its size and create a notable corner building.



Bandstand

The bandstand within Penlan Park was constructed in the early 20th Century at the highest point within the town and is the only structure within the park. As such it is a distinct landmark within the landscape, a destination, and a place from which to view the landscape beyond. It is grade II listed.



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 Llandeilo'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.

Gerwyns Fruit and Veg

Located on Bridge Street and the first structure to the eastern side of the street when crossing the Llandeilo bridge. Possibly utilising an earlier 19th Century outbuilding but with a late 19th or early 20th Century frontage which is a distinctive landmark on the street located at a gateway into the core of the town.



Ebenezer Baptist Chapel

Built in 1829 and rebuilt in 1877 by George Morgan in an Italian Romanesque style masonry with ashlar details and a stained glass rose window. Its tall gable end is visible within the skyline as you navigate Crescent Road, and its material and detailing are distinct elements to the street.



Nos 21 and 22 Church Street

A pair of houses, likely late 19th Century, noted for their decorative gables with ornamental barge boards and canopies which stand apart from the more uniform 19th Century houses within the terrace.



Capel Newydd

A Welsh Independent Chapel built between 1901-2 in a Gothic style to the design of Henry Herbert of Ammanford. Constructed in sandstone with tall ashlar shafts, it is set within its own grounds with decorative railings, stone piers, and lantern to the street. Its size, architectural style and set back from the road create a distinct landmark to the street.



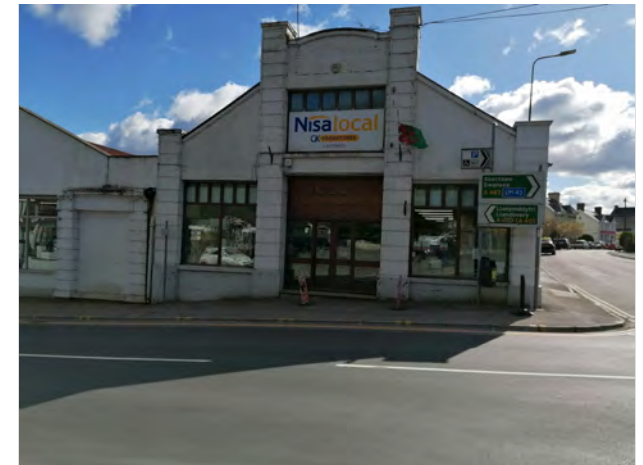
Victoria Jubilee Civic Hall

Built in 1887 to commemorate the Golden Jubilee of Queen Victoria and initially used as a Territorial Army Drill Hall. In the 1970's it was taken over by the local council and is run by the Trustees of Llandeilo Civic Hall as a community space. Its tall proportions, gable end and decorative inscription mark it out on the street.



CKs supermarket, 77 Rhosmaen Street

Constructed in the early 20th Century to replace a former smithy, it is now a supermarket which sits on a key junction between Rhosmaen Street, Crescent Road and New Road creating a strong landmark to this entrance into the CA. Its style is quite distinct and the repair of its façade and introduction of more sympathetic windows and doors could increase its stature further.



Canolfan Lles, 5 New Road

A large, detached villa set behind decorative railings to the street. It is particularly of note for its projecting bay windows with slate roofs and decorative detailing. A dormer has been added at some point which has removed some of its original proportions and character.



15-19 New Road

A terrace of three houses with 2 good quality shopfronts at ground floor level. Built in yellow brick with red and black brick details with projecting first floor windows which all create a characterful addition to the street.



Llys Morfa

A particularly detailed and distinct pair of houses with red and yellow brick banded decoration with terracotta details. Its character is further increased by the projecting bays, first floor balconies and timber framed gables with decorative finials which increase its height and stature to the streetscape.



2 George Street

A handsome detached house in red brick with yellow brick and terracotta detailing. Although only two storeys, it is raised up from the street edge which ensures that it is not overshadowed by its taller neighbour. A railing to the rubble stone wall may help integrate it more strongly on the street.



Davies Memorial Hall

Built in 1874 as a Sunday school with church services beginning in 1882. Of modest proportions and seemingly vacant, its materiality, gable end and spire increase its prominence to the street and a landmark in the roofscape when viewed from the churchyard.



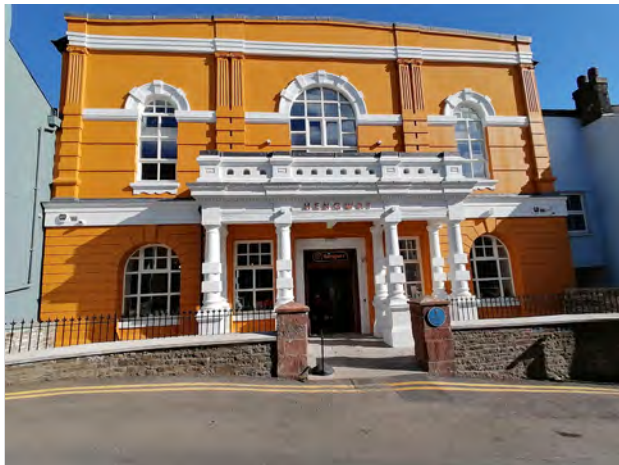
9 King Street

A large 19th Century corner building to George Hill and King Street with simple timber shopfront to King Street and a chamfered recessed entrance to George Hill which provides access to the residence at the rear. Its location increases its distinction and with the Davies Memorial Hall next door, create a strong entrance to George Hill.



The Shire Hall, Carmarthen Street

The Shire Hall was built in 1802 to designs by Thomas Humphreys of Carmarthen as a hall for Quarter Sessions over an open market below. The front elevation was remodelled by David Jenkins in 1901 with rusticated ground floor, projecting porch and engaged columns. In the early 20th Century, it became the headquarters of the Carmarthenshire County Constabulary with a court room at first floor and is now the headquarters of Menter Bro Dinefwr. Although set back from the street edge, its prominence is retained through its mass and detailing.



9-10 Abbey Terrace

Forming a distinct pair of ashlar bank buildings with the former National Westminster Bank opposite at the junction of Bridge Street and Rhosmaen Street. Alongside its elaborate carved detailing, the domed cupola is a distinct landmark in the roofscape and a characterful corner building to this junction.



Former Post Office

Built in 1897 as the Llandeilo post office, this distinct red and yellow brick corner building with terracotta details is located at the junction of Rhosmaen Street and Bank Buildings and has checkerboard gables to both streets which increases its height and prominence.



Nos 42-44 Rhosmaen Street

A semi detached 3 storey building to Rhosmaen Street, each with a good quality 19th Century shopfront. Their height and distinctive window surrounds with diamond detail mark them out on the street.



No 2 Abbey Terrace

Abbey Terrace was built around 1840 opposite St Telio's churchyard as a fashionable series of large townhouses. No 2 was owned by the architect David Jenkins around 1900 who increased the prominence of the front elevation by adding a parapet with red terracotta urns. It is currently in disrepair and at risk, but it still retains a large amount of its original fabric.



Lodge House, Dinewfr Park

A detached Victorian masonry building with gables, bays windows and red tiled roof which mark the entrance into the estate and create a strong point of arrival. The chimneys are also a noted element within the skyline.



Shopfronts of note

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

The Kings Head

25 Bridge Street

6 King Street

7 King Street

9 King Street

1 Carmarthen Street

4 Carmarthen Street

5 Carmarthen Street

10 Carmarthen Street

18 Carmarthen Street

20 Carmarthen Street (now a house)

22 Carmarthen Street

23 Carmarthen Street

27 Carmarthen Street

9-10 Abbey Terrace

42 Rhosmaen Street

44 Rhosmaen Street

50 Rhosmaen Street

60 Rhosmaen Street

64 Rhosmaen Street

66 Rhosmaen Street

83 Rhosmaen Street

87 Rhosmaen Street

99 Rhosmaen Street

101 Rhosmaen Street

107 Rhosmaen Street

115 Rhosmaen Street

123 Rhosmaen Street

127 Rhosmaen Street

129 Rhosmaen Street

1 New Road

15 New Road

18 New Road



5 Carmarthen Street



5 King Street



18 New Road



64 Rhosmaen Street

4.3 Important Green and Natural Spaces

There are a series of green spaces throughout the CA which provide breaks to the higher density of buildings within the town and in regard to the Dinefwr estate and Penlan Park are unique spaces in their own right. Key features and spaces include:

- Dinefwr Estate including the Castle woods
- Penlan Park
- Castle Woods
- St Telio's churchyard
- Ebenezer Chapel grounds
- Capel Newydd grounds
- Front gardens, particularly to Crescent Road and New Road

Green spaces are shown on the following map.



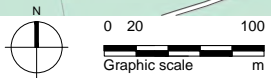
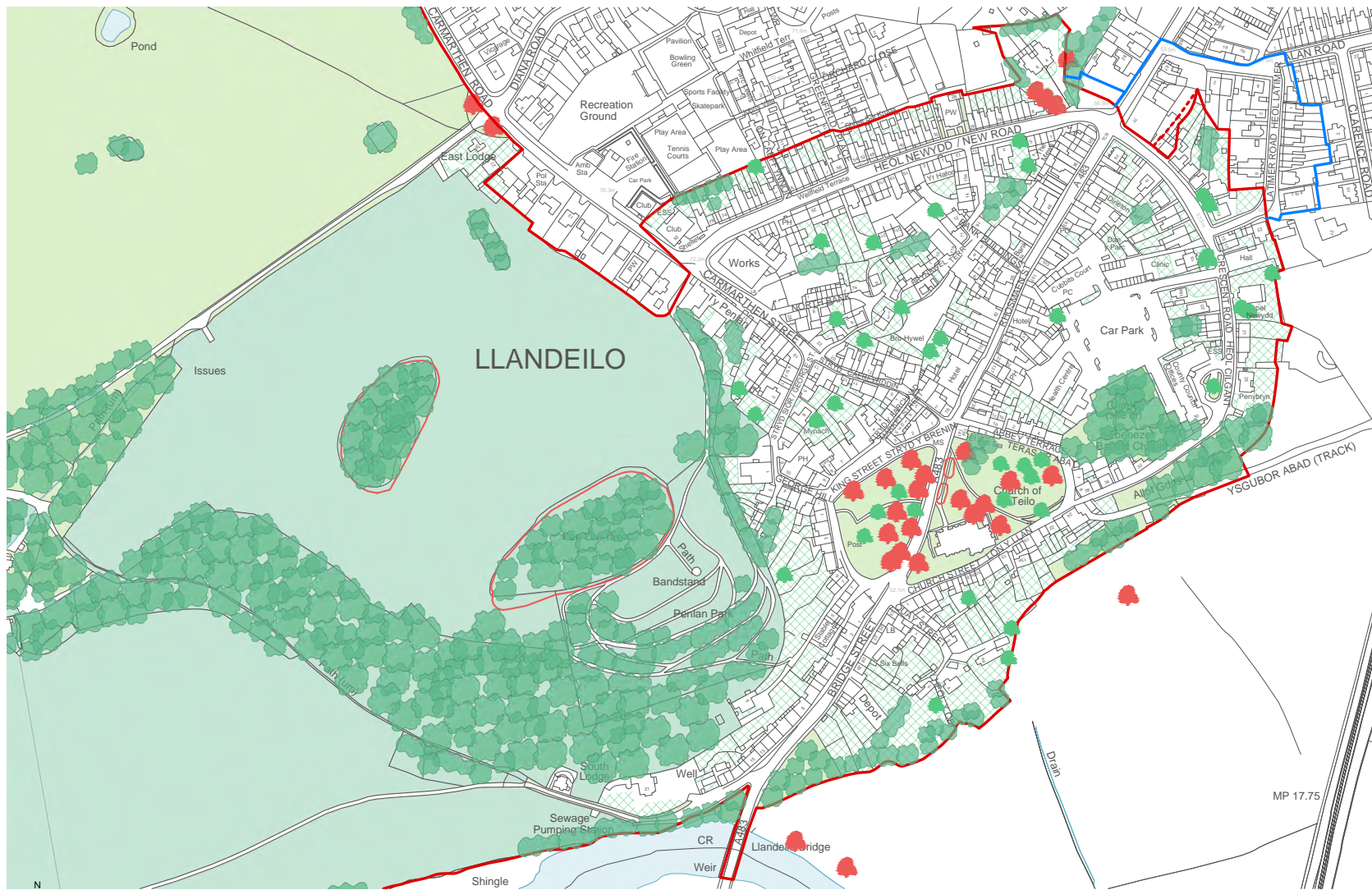
Front gardens on Crescent Road



Penlan Park



St Telio's churchyard



- KEY:
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations

- Green spaces
- Parks
- ▨ Private / semi-private gardens

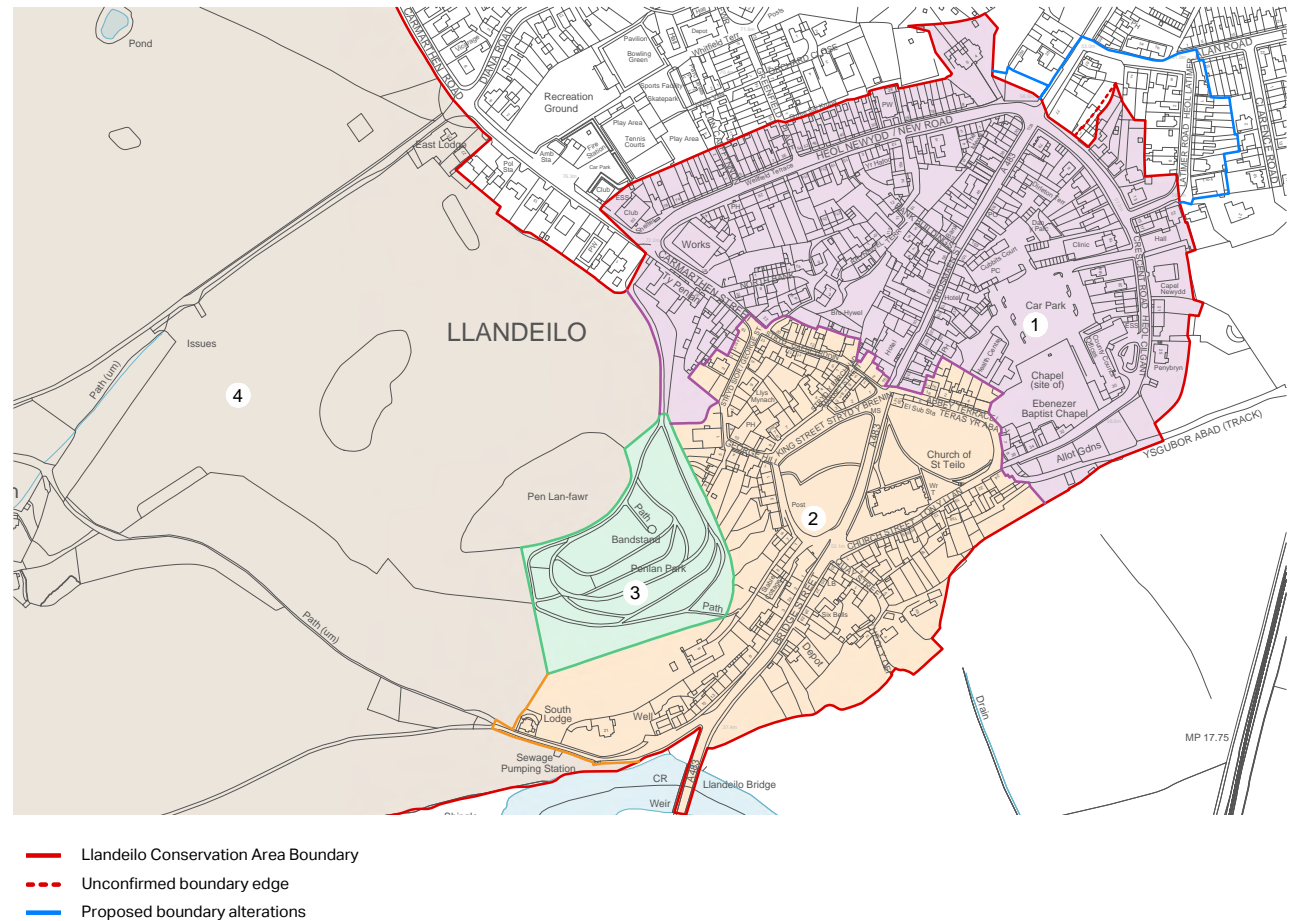
- Trees
- Group of trees
- Tree Preservation Order (TPO)

Llandeilo 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. The CA has four distinct parts: the southern area of the town centre which includes St Teilo's Church, the northern section of the town centre bounded by New Road and Crescent Road, Penlan Park and the Dinefwr Estate. Penlan Park and the Dinefwr Estate are characterised by a few buildings and structures within landscaped grounds and as such are typified in the main by green space. Within the town there is much consistency of architectural design, but the differing patterns of street layout between the northern and southern areas alter the way people move through and view these areas and as such create distinct characteristics. It is therefore proposed that Dinefwr Estate becomes its own Conservation Area and that three-character areas be defined which respond to these unique qualities, helping to preserve, manage and enhance the differences as well as similarities between them.



5.1 Townscape Features

St Telio Character Area

Distinct from the more linear street network to the upper part of the town centre, this area of the CA consists of shorter streets or more serpentine routes around the church and churchyard with the former marketplace one of the largest urban areas within the CA. The exception to this is Bridge Street which cuts through the churchyard and provides access over the river via Llandeilo Bridge. The churchyard and marketplace are distinct elements within the CA and provide destinations and moments of pause where people can consider their environment, but with the church a near constant landmark. Where terraces face these, the churchyard adds significantly to their setting, with views over the churchyard to the landscape beyond. Alterations which could potentially disrupt this characteristic should be avoided. Unlike the upper town character area, landscape is an important feature, both through the trees within the churchyard, but also the wider views outwards.

This layout also creates more enclosed views and junctions. As such, views are often defined by the buildings which are at the end of streets. The exception to this is Bridge Street which, as a linear road, allows you to view the elevation as a whole. Due to this, you continually alternate between a feeling of enclosure and openness which is part of the charm of the area. This variety is maintained by the differences in building styles, roofscape, and the relationship the buildings have with each other and to the street line. This is contrasted against Church Street and Bridge Street where the styles are more consistent, and there are the shorter terraces

of Abbey Terrace and Bank Terrace which are conceived as a whole. As such, alterations and developments need to consider their immediate context, as well as the impact upon the wider characteristics of the area.

Llandeilo Bridge provides the principal gateway into the CA from the south with views along the river Tywi and towards the church and Penlan Park creating a characterful and positive first impression of the town. A number of side streets from Quay Street provide access to the surrounding landscape but the introduction of contemporary developments has disrupted some of these views, for example the late 20th Century houses to the bottom of Quay Street. The eastern edge of Bridge Street is currently undeveloped which creates a gradual transition from the landscape to the denser town centre. If buildings are to ever be introduced here, their positioning, mass and height need careful consideration to maintain this quality and the views outwards.



Market Street looking north



Bridge Street looking south, cutting through the churchyard



Southern entrance into the CA looking towards Bridge Street

Although much of the area is positive, traffic has a constant and negative impact on how you move through and experience the area. On street parking has also impacted Church Street and King Street. The reduction of traffic by diverting through traffic away from the town who be of huge benefit to the CA. The removal of cars to King Street, either permanently or for events, would allow the former use of this space to again be appreciated.

Upper town Character Area

This area in the main is made up of three principal roads: Crescent Road, New Road, and Rhosmaen Street each possessing their own unique characteristics. The topography is also flatter than the lower part of town which creates a feeling of enclosure to these routes, exaggerated at Rhosmaen and New Road by the higher urban density of buildings and long straight views. Glimpsed views to the landscape between buildings and at junctions breaks this movement and offers moments of pause. Crescent Street is the clear exception to this, with the south-eastern side open to the landscape beyond and a higher degree of detached buildings increasing glimpsed views in, out and through the area.

This area contains two key gateways into the CA at either end of New Road. That at Carmarthen Road is particularly characterful, with the former provisions market and school significant and distinctive buildings. This entrance could be further enhanced by introducing high quality elements of hard or soft landscaping and public realm furniture to the increased pavement widths on either side. This would also help to improve the setting of the Yr Hen Vic public house which has a large area of hardstanding to the road and an unsympathetic

contemporary extension which is quite pronounced to the street due to this openness. The junction of New Road and Carmarthen Road is slightly weaker due to the open carpark on one side, the poorer condition of the supermarket and boundary wall and the introduction of contemporary boundary treatments to the north end of Rhosmaen Street. To each end of Rhosmaen Street are conceived corner buildings which create positive entrances to this route through. However, contemporary development to the eastern side of the north end have diluted this characteristic.

Contemporary development and alterations have also impacted New Road, with several developments out of character with their surroundings and are noticeably at odds with the relatively consistent style to much of the road.

Each street has its own unique character which is set out in further detail within this section, although in summary, New Road is the most consistent in style, with longer terraces of 19th Century houses, Crescent Road has larger detached residences presumed to support the wealthier residents of the town in the late 19th and early 20th Centuries. Carmarthen Street and George Street have fewer buildings but almost all are unique and notable landmarks, and Rhosmaen Street, as a retail focused street, has the most variety in architectural style, with alleyways, recessed entrances, hanging signs, canopies and a number of projecting bay windows continually altering the views through. As such, this feels the busiest of all four due to its public facing use and its architecture



Looking south along Rhosmaen Street



Entrance into the CA at New Road and Carmarthen Road

Set between Rhosmean Street, Carmarthen Street and New Road are a number of developments which have been infilled within former rear gardens. Many of these are poorer contemporary buildings but with some 19th century terraces on North Bank and Bank Buildings. As these developments are set back from the road edge, they do not necessarily impact the area and do not provide cut throughs which are used by visitors or other residents. However, the introduction of further buildings which are out of character could disrupt views from the main thoroughfares and their impact on these views should be considered.

The largest contemporary insertion has been the car park set between Crescent Road and Rhosmaen Street. Although a contemporary necessity which can often not be avoided, it has encouraged development to its edges which are poorer in their relationship to the CA and as such do not provide a positive impression of the CA as a point of arrival.



Views to the surrounding landscape from Crescent Road

Penlan Park Character Area

The park is relatively removed from the town centre and offers a large open space outside of the denser core of the town centre. The only structure within it is the bandstand which stands at its core at the highest point. The views out to the landscape beyond are the defining characteristic of the park, with views back in from the town hidden due to Castle Woods, exaggerating its separation. The entrance into the park is via Carmarthen Street and a metal gate and boundary wall which are of high quality provide a celebrated and strong arrival.

Dinefwr Estate

In a similar manner to the park, landscape and the river Tywi which defines its borders, are the defining features of the estate. Plas Dinefwr is at the heart of the estate, due to its status as well as the layout of the approach road which naturally delivers you to the house. The church and castle, although noted structures are more secluded and therefore require discovery. Home Farm is the largest concentration of buildings within the estate and retain their agricultural associations. The arrival into the park is marked by the decorative stone piers, gates, stone markers and trees which encourage you to enter the park, offering occasional views of the house as you circumnavigate the bends in the roads. This is a delightful characteristic of your arrival and inspires you to discover more about your surroundings.



Entrance into Penlan Park



View to the south from Penlan Park



Home Farm



The river Tywi from Dinefwr Castle

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.

Llandeilo Town

To larger landmark buildings

- Rubble stone
- Rock faced stone
- Red, yellow, and black brick
- Stone – details and ashlar
- Timber framing
- Terracotta details
- Stucco (coursed and uncoursed)
- Copper to spires and cupolas

Common materials

- Painted render
- Roughcast
- Colourwashed plaster
- Painted rubble stone
- Unpainted rubble stone to rear or side elevations
- Grey brick for chimneys
- Slate roof coverings
- Leadwork
- Red tile ridges
- Painted timber joinery
- Cast iron rainwater goods
- Timber shopfronts

Boundary treatments

- Rubble stone – coursed and uncoursed
- Cast/ wrought ironwork
- Stone piers





Dinefwr Estate

To larger landmark buildings

Rock faced stone

Rubble stone

Ashlar dressing and details

Common materials including agricultural buildings

Rubble stone

Slate roofs

Red tile roofs

Leadwork

Timber joinery

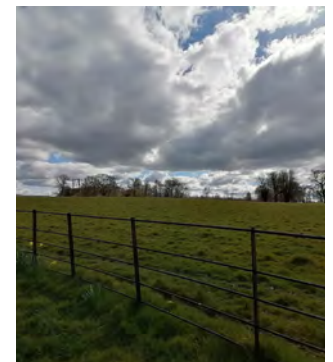
Cast iron rainwater goods

Boundary treatments

Coursed rubble stone

Timber fences and gates

Metal fences and gates



5.3 Building heights and relationships to plots

Llandeilo Town

St Telio's Character Area

Bridge Street, Church Street, George Street, Abbey Terrace, and Carmarthen Street are all typically of two storeys with three storey buildings often marking junctions into adjoining streets. King Street has more variety, with two and three storey buildings, but with lower storey buildings having gables and dormers which increase their height, ensuring they are not overshadowed by their neighbours. They also have more variety regarding bay widths ranging from two to five bays. Due to the variety in architectural detailing this further adds to the creation of a characterful street scene and a notable group. Bank Terrace is of three storeys with its higher position and open views to the east over the churchyard increasing its height and prominence. The former Midland bank, Gerwyns Fruit and Veg Market and St Telio's are notable exceptions being single storey, but each maintain their individuality and stature through their architectural detailing and location, being either detached or at key junctions. All buildings within the area are of three bay widths with some two bay widths to the eastern end of Church Street.

The predominant make up of the area is that of a series of terraces of varying length, from Bridge Street and Church Street which have evolved and grown, to the designed terraces of Bank Terrace and Abbey Terrace. The exceptions to this are the few detached domestic buildings on George Street and St Telio Church. The majority of these are directly on the street edge with some front gardens to Church Street.



Bank Terrace



Abbey Terrace looking east



Church Road looking towards Bridge Street

Upper Llandeilo Character Area

Typically, buildings are of two to three storeys but with variety in regard to bay widths, the relationship they have with the street edge and the consistency between each street. As such, the following commentary discusses each street in turn.

Crescent Street is made up of a series of detached, semi detached and shorter terraces of residential buildings, all of two storeys and of two to three bays often with gables which increase their height and prominence. Notable exceptions to this are a large single storey domestic extension which is uncharacteristic due to its height and width, as well as the Municipal Offices which is of a noticeably larger mass. Its set back from the street edge also sets it apart, with all buildings having a low boundary wall which keeps a continuous line to the street views. The other exception to this is the Victoria Civic Hall, but its stature and architectural quality ensure that it does not detract. The junction to Rhosmaen Street has a single storey supermarket which again is able to hold its stature due to its style and detail. A high boundary wall opposite this keeps the hard edge to the street, although its repair would be of benefit to this junction.

New Road also contains in the main residential buildings, typically two storeys of two bays plus several larger buildings of note. Unlike the residential buildings to Crescent Street, these form terraces with breaks at side streets, as well as several arched routes through to buildings set behind the road. Nearly all buildings are set behind low boundary walls. Several newer developments disrupt this rhythm, being of increased width or set

directly on the street edge. An example of this is the introduction of a shopfront to a former domestic building which projects into the pavement and disrupts the street elevation.

Carmarthen Road has a great deal of variety between two to three storeys of varying storey height, and of two to three bays. Higher buildings or those of increased mass are typically at street junctions which create a series of positive corners. A series of gables, particularly at the northern end also adds to the variety within the roofscape. There are both terraced and detached buildings to the street, with the density increasing toward Bridge Street. There is also variety in the relationship of the buildings to the street line, with most directly to the street edge at the south end of the street, but with some low boundary walls. To the north this varies between a raised section of pavement to the former School and schoolroom, low boundary wall with front garden and those directly to the street.



Carmarthen Road looking east



Crescent Road looking west with the Municipal Offices to the left

Rhosmaen Street is entirely comprised of commercial buildings, other than one single domestic building to Crescent Road which is noticeably different in style and detail. Buildings are two to three storeys with the more level street level allowing gable ends to be more conspicuous than in other streets. Bay widths vary between two to four bays with a series of larger landmark buildings of stature due to their architectural quality dispersed along the length of the street. There are also a number of archways and side streets which provide breaks in the otherwise consistent terrace. The Cawdor Hotel is noted for its mass, with the colour exaggerating its scale. Breaking the building down by using altering colours but which still retain its overall boundary, may help reduce its dominance. All buildings are directly on the street edge but with traditional shopfronts having recessed entrances which create a characterful street scene which varies as you walk. This alters to the northern end where the shops are set back from the street edge on a raised section of pavement. This weakens the arrival into the street from this end. The introduction of boundaries to the street which continue the street line may help alleviate some of this unease.



New Road looking west



Northern entrance into Rhosmaen Street

Dinefwr Estate

Other than Plas Dinefwr, Dinefwr Castle and Llandyfeisant Church, which are unique buildings and structures in regard to their mass, storey height and relationship to their surroundings, the relatively limited number of other buildings are consistently two storeys, with service buildings such as WCs as single storey. Unlike Llandeilo Town, the landscape is the defining feature of the estate and as such the buildings are mostly viewed as structures within this. Their relationship to this differs, but most have a designed area of landscaping to their immediate boundary, often with a boundary wall around this, before the more open landscape beyond.



Penparc holiday cottage



Plas Dinefwr



WC and store on route to the castle

5.4 Typical or significant details

Llandeilo Town

To larger landmark buildings

- Expressed quoins
- Rusticated ground floors
- Timber framing with rendered panels
- Carved stone details
- Engaged columns
- Decorative brick detailing
- Dentilled cornices
- Raised parapets - plain and balustraded
- Spires and cupolas
- Projecting porches on columns
- Arched headed windows
- Stained glass
- Decorative metalwork gates, often with lanterns

Consistent details throughout the town

- Corner buildings – rounded and chamfered
- Gables – decorative and plain often with finials
- Archways leading to rear buildings
- Colourfully painted renders
- Decorative fascia boards
- Decorative barge boards
- Decorative ridge tiles



Pitched roofs

Chimneys

Carved and painted building names

Stone bands – Plain and decorative

Timber bay windows – oriel and two storeys

Timber sash windows

Expressed window surrounds

Arched doorways

Panelled timber doors often with fanlights above

Door canopies

Recessed entrances

Mosaics to recessed entrances

Timber shopfronts

Rubble stone boundary walls

Decorative railings and gates, often on a low stone wall

Hanging signs



Dinefwr Estate

To larger landmark buildings

Carved stone details

Towers

Parapet roofs

Expressed quoins

Arched and curved heads to windows

Decorative metal gates



Consistent details throughout the estate

Pitched roofs

Chimneys

Dormers

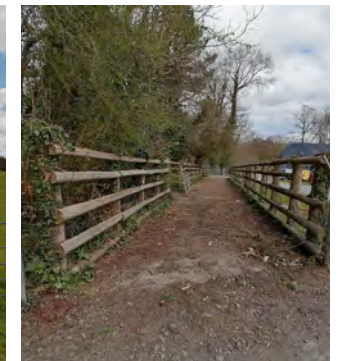
Timber sash windows

Vertically boarded timber doors

Rubble stone boundary walls

Metal railings

Timber fences



5.5 Public realm; surfacing, street furniture and signage

Llandelio Town

Roads and pavements throughout the town centre are almost universally tarmac with profiled slabs at dropped kerbs. The only locations where this alters is at George Hill and King Street where concrete slabs have been used for pavements. The dropped pavement to Bridge Street still contains historic stone slabs and should be protected as the only surviving example in the CA. Stone slabs have also been used to the rear courtyard at the White Horse, however, these are of a random pattern in multiple colours which are not historically sympathetic and are out of character with the surrounding tarmac street and pavements.

All streets within the CA are navigable by road, other than Bank Terrace and Market Street which are too narrow for cars to pass. Bank Terrace has a chipped tarmac surface which is of a poorer condition and difficult to navigate on foot. Due to the topography of the area, many streets have raised entrances which step up or down from the street edge, exaggerating the slope of these streets. This is particularly evident at Carmarthen Street and Bank Terrace and are a key characteristic of these street elevations.

Traffic dominates much of the CA but the infrastructure which tends to accompany this, such as traffic signs, bollards and traffic lights has thankfully been resisted. If the opportunity exists, the relocation or replacement of no through road signs to Church Road and Abbey Terrace would help improve views into these streets.



Chipped tarmac to Bank Buildings



Former market place at King Street



Listed well at Church Street



On street parking to Church Street

Further integration of such furniture needs to be carefully considered in relation to key views to avoid unnecessary harm.

There are few urban areas for stopping within the CA, the main space being King Street, although the introduction of parking has removed the potential for this area to be used for its original purpose, or for people to stop and consider their surroundings. The integration of some outdoor seating has helped retain some of the urban feel of this space. The pavement to Crescent Road which overlooks the landscape to the north-eastern border of the CA has several benches along its length providing wide panoramic views out. As this pavement is away from the main core of the town and has fewer dwellings, these do not interrupt pedestrian movement. There are two increased pavement widths to the south-eastern elevation of the Council offices and to the junction of New Road and Carmarthen Street. The integration of soft landscape or high-quality public realm furniture, such as benches, planters, signs, or lanterns, would help to make more of these spaces.

Off street parking is evident at Church Street and Carmarthen Street. As narrower streets, this can make it difficult to navigate on foot, often taking up the pavement width and increasing the impact of traffic.

There are few townscape features of note within the CA, other than a listed well to church street and two listed mile markers to the churchyard at the junction of Bridge Street and King Street.



Stone slabs to Bridge Street



Traffic signs at Abbey Terrace

Penlan Park

The main route to the park is tarmac, which also circumnavigates the perimeter of the park, providing a circular walk which leads up to the bandstand. Other than this, a series of grass terraces with benches offer numerous places to sit and look out at the panoramic views across the town and river Tywi.

Dinefwr Estate

The main approach road and path to Plas Dinefwr are of tarmac with surrounding paths which cross the landscape a mixture of mud and chippings. A series of benches, interpretation boards, signs, and structures such as WC blocks provide visitors with information, facilities, and directions. These are all a simple design using materials which are sympathetic to the more agricultural nature of the landscape.



Access path to Penlan Park



Penlan Park



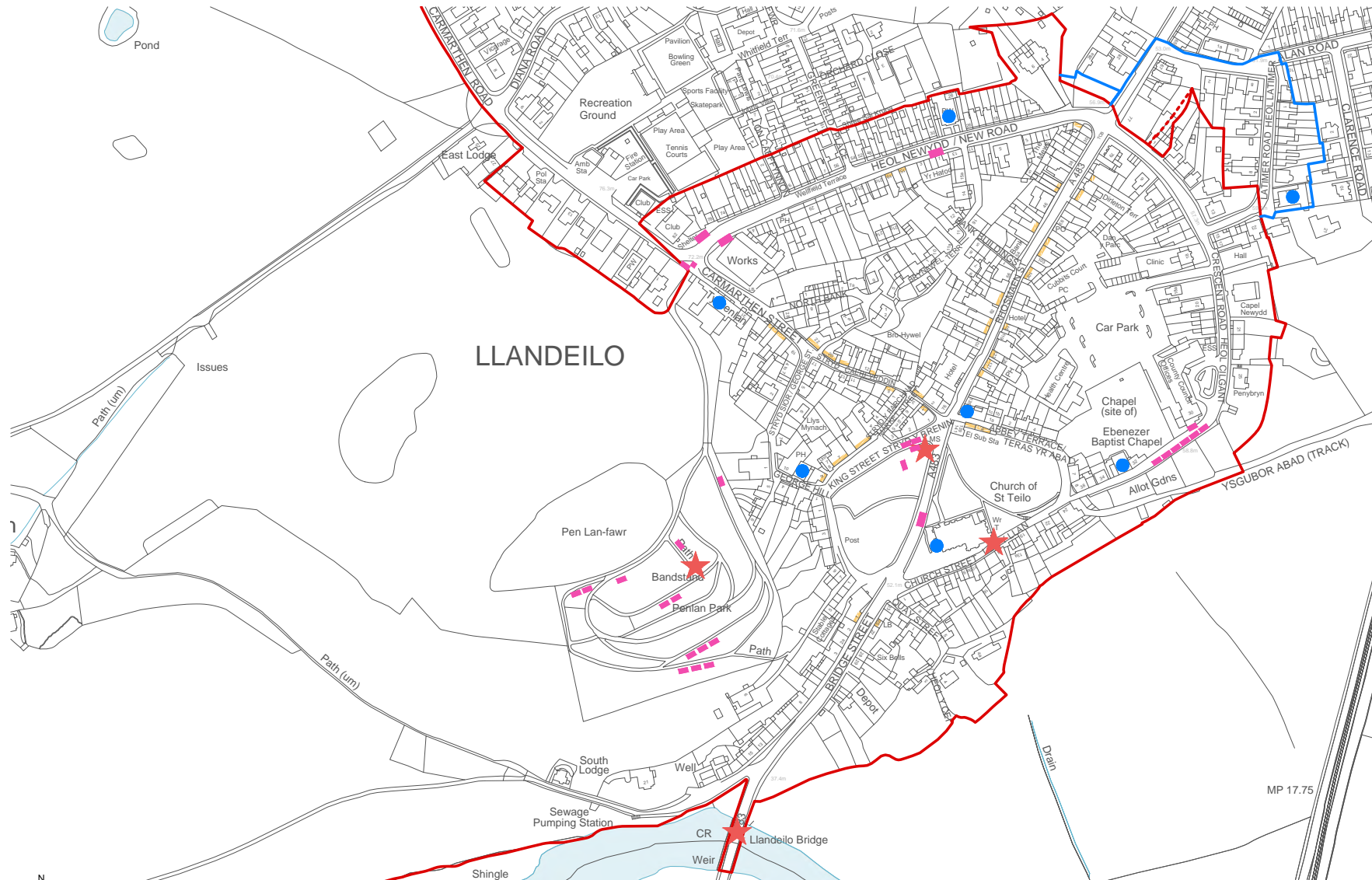
Access road to the northern boundary of Dinefwr Estate



Informal pedestrian tracks through the estate



Interpretation board



- KEY:**
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - ★ Townscape feature
 - Street furniture
 - Tower / spire

Llandeilo Conservation Area
Public Realm

5.6 Boundary materials and treatments

Llandeilo Town

There are two principal patterns of boundary treatments within the CA: buildings directly on the street edge at the main commercial core to Rhosmaen Street and rubble stone walls and front gardens to the surrounding residential roads.

Front gardens are typically narrow with low boundary walls with railings above. These vary in style and material throughout the CA and are most concentrated to Crescent Road and New Road, with a few examples also at Church Road and Carmarthen Street. Traditionally these would have been low rubble stone with metal railings above, but modern interventions and alterations include replacements in red brick, concrete block, timber and render as well as numerous patterns of railings. This has removed the former consistency of these street views and impacted the views through these streets. A number of hardstandings and contemporary boundaries including walls and railings are evident at the northern end of Rhosmaen Street and weaken this key junction into the CA. The reintroduction of historic boundaries here or replacement of contemporary materials with those which are more historically sensitive would greatly uplift this area. The most prominent example of contemporary boundary treatments is at the Council offices which are of brown brick with orange railings, both of which are uncharacteristic and noticeably at odds with the rest of the CA.

Stone boundary walls vary in height and style, with rubble stone and rock faced coursed stone utilised. Capping materials also vary with mortar, slate, and stone caps, often with a triangular point. The green landscape to the churchyard has hidden much of the boundary wall and removed the former hard edge to the street, although this is not necessarily a detracting feature.

Historic railings also differ in style from open horizontal railings seen at the former Schoolroom and Bridge Street, to more traditional vertical railings to Crescent Road and New Road.

Boundaries of note include, but are not limited to the following:

- The rock faced masonry wall with decorative metal railings, gates, and finials to the Welsh Calvinistic Church on New Road
- The random rubble masonry wall with crenelations to Abbey Terrace
- Rubble masonry boundary wall to St Telio
- Curved rubble stone boundary wall with decorative railings to the former Shire Hall
- High rubble stone walls with decorative gates to St Georges Street
- High rubble stone wall and raised pavement with open metal railings to the National School and former schoolhouse on Carmarthen Street
- Sloped rubble stone retaining wall to the Kings Head
- Metal railings to Crescent Road



Boundary wall and gates to St Georges Street



Crenelated masonry wall to Abbey Terrace



Raised pavement and metal railings to the National School and former schoolhouse

Penland Park

The Park is mostly comprised of open ground with terraced grass banks. The bandstand railings are of note. The open fence and lower boundary wall to the route from Carmarthen Road to the park allows the rear and roofs of the buildings here to take on a prominence which they otherwise would not have and as such have an impact on views.

Dinefwr Estate

There is a variety to boundary treatments within the estate with coursed rubble stone walls and decorative gates to Plas Dinefwr with rubble stone walls, timber fences and gates, timber bollards, wire fencing and metal gates used within the wider estate. These are all agricultural in nature which is appropriate for their location.



Rubble stone wall and open metal fencing



The bandstand



Metal railings



Rubble stone wall



Timber and post and wire fences

6.0 Building analysis

6.1 Buildings which make a positive contribution to the Conservation Area

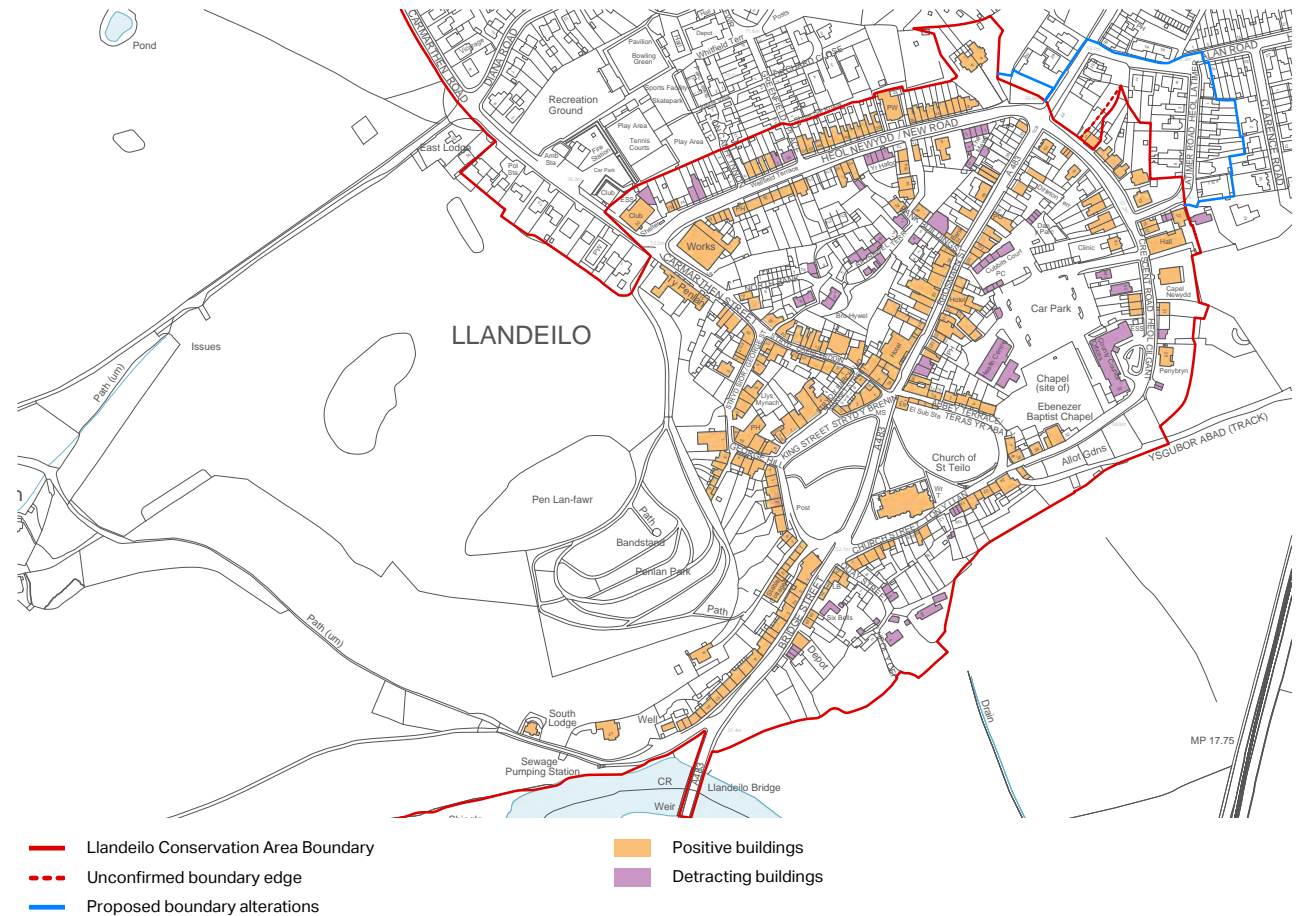
In addition to those buildings of note set out in section 4.1, many more modest buildings make a positive contribution to the character and quality of the conservation area; this may be for several different reasons. These include their townscape contribution, architectural quality, decorative features,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

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

6.2 Buildings which detract from the Conservation Area

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

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



7.0 Significance

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

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

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

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

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

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

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

- Associations with St Teilo, after whom the town is named, a major figure in the history of Christianity in Wales and rumoured to have been buried in Llandeilo
- The Parish Church of St Teilos, although largely rebuilt, but with Medieval origins
- Dinefwr is rumoured to have been the capital of Deheubarth, an early medieval Welsh kingdom
- Dinefwr Park
- Connection with Rhys ap Gruffudd, with Dinefwr the power base from which he controlled much of south-west Wales, and who may also have built the first Newton House
- Contains two scheduled monuments which relate to the Dinefwr Roman Fort and Old Castle
- Newton House/ Plas Dinefwr including the 18th Century landscape designed by Capability Brown
- Historic association with the drovers who were the lifeblood of the town's inns in the 18th Century
- A historic stop on the route between Brecon and West Wales, and South Wales with several inns created in support of this and still in use today
- Representative of the period of growth which dominated much of southwest Wales during the 18th and 19th Centuries
- Llandeilo bridge which provides a key route over the River Tywi
- Largely surviving 19th century street plan
- Notable listed structures including several surviving 19th century shopfronts
- Variety of building types, uses, detail and material which adjust street views

- Connection with nonconformity within southwest Wales
- A number of notable residents and events have lived in and occurred within the CA
- Views outwards to the surrounding landscape contrasted against shorter and longer street views
- Recognisable Medieval marketplace
- Designed corner buildings
- Commercial core of Llandeilo with good quality surviving 19th Century shopfronts

St Telio

St Telio is a major Christian figure in Welsh history, with churches dedicated to him throughout South Wales and Brittany. Although little is known with certainty about his life, Llandeilo seems to be at the centre of his cult, being located on the Roman road with good east to west connections. He founded a community in Llandeilo and is also assumed to be buried here. The parish church still retains his name and the town's connection to this significant historic figure remains.

Parish Church of St Telio

The church building we can see today is mostly the result of an 1850's rebuilding, although the tower is likely late Medieval from its original construction. The churchyard and church have been at the centre of Llandeilo from its Medieval origins and still define much of the way you move through, view, and experience the town. The green space the churchyard offers is the largest open space within the town and is also an

important part of the character of the town and a space for contemplation, rest, and acknowledgment of one's surroundings outside of the urban core of the town.

Dinefwr

Deheubarth was the name for the realms of South Wales united under the House of Dinefwr around 920 with Dinefwr as its base. Dinefwr was repeatedly overrun in the 10th and 11th Centuries but was further consolidated by Rhys ap Gruffydd who ruled Deheubarth from 1155-1197. As such it became the main base of power until the south was divided by Edward I into the historic counties of Cardiganshire, Carmarthenshire, and Pembrokeshire.

Dinefwr Park

Dinefwr Park is of exceptional significance for its archaeology, history, landscape, ecology, and buildings. Within the park are the below ground remains of two Roman forts, the castle, Plas Dinefwr, Llandyfeisant Church, as well as an ancient wood pasture, Capability Brown designed landscape and a number of flora, fauna, lichens, insects and animals. After five centuries of continuous ownership by the Dynevor family, the estate was dispersed in the middle of the 20th Century, with the National Trust, Wildlife Trust South and West Wales and Cadw sharing the majority of the ownership, with some small parcels in private ownership.

Rhys ap Gruffudd

One of the most historically important figures associated with Llandeilo was the medieval warrior-prince Rhys ap Gruffudd. In the late twelfth century he was the most powerful of the several native princes, with his rule extending over the Principedom of Deheubarth, the area of south-west Wales approximating to modern Carmarthenshire, Pembrokeshire, and Cardiganshire, over which he was the last native prince to exercise unitary rule. He was also responsible for the building of Dinefwr Castle and possibly the original house which was the precursor to Plas Dinefwr.

Dinefwr Roman Fort

In 2003, the remains of two Roman forts were discovered in Dinefwr Park, as well as a civilian settlement and other related features, including a Roman Road and possible bathhouse. It is thought to have dated to about AD74 and around 3.9 hectares in size, making it one of the largest Roman campaign forts in Wales. The second smaller fort appears to have been built on the same site after the Norman conquest with a settlement growing outside of its gates. The site has been designated a scheduled monument for its national importance to enhance our knowledge of Roman military organisation, as well as the artefactual evidence, including organic remains, which are thought to survive below ground.

Dinefwr Castle

The original castle was likely built by Rhys ap Gruffudd with his son Rhys Gryg modifying and then later dismantling the castle. It was however restored, coming into English hands in 1316. Upon the construction of Plas Dinefwr in 1660 the castle keep was modified as a summer house but was burned down in the 18th Century. Now in a ruinous state but still comprising areas of the towers, battlements, castle keep and circular walkway from which exceptional views of the surrounding landscape and the River Tywi can be seen. The castle was designated a scheduled monument for its potential to enhance our knowledge of medieval social, domestic, and political life and warfare. It is also a significant landmark in the landscape.

Newton House/ Plas Dinefwr

Originally built in 1660 by the Rhys family, descendants of Lord Rhys. Over the years, the house has undergone a number of redesigns, including the creation of a Gothic façade in the 1850s, although many of the original 17th Century features can still be seen within the house. The name Newton House was taken from the 'New Town' built for English settlers in the medieval period, with Plas Dinefwr the Welsh name adopted by the National Trust when it took on ownership of the house. It remains as one of the most significant houses in South Wales, both for its architectural quality, as well as its historic connection with one of the most prominent families in Welsh history.

The drovers

Drovers were men who took cattle long distances, driving them to livestock markets or to summer pastures. By the end of the 18th Century the practice of driving livestock was well established, and drovers were regarded with fear and awe in most of the towns and villages that they passed. Llandeilo was a centre for trade within the 18th and 19th Centuries and the drovers were an essential part of this system. Many of the inns were established in support of these trade routes and the droving trade also helped promote banking in the town. The Black Ox Bank in Bank Buildings was founded by the drovers in 1842 and rebuilt in 1887, incorporated into Lloyds Bank in 1909.

Inns

By the 18th century, coaching was a significant contributor to the town's economy, providing a convenient stop on the route between Brecon and West Wales, and South Wales. Several inns in the town provided stabling for horses, and accommodation and refreshment for travellers. These inns included the Six Bells, the Boot and Shoe, the White Lion, the Red Lion, the George Inn, and The Bear, which is now the Cawdor Arms. Many of these buildings can still be recognised and are in their original use, maintaining this important part of the history of the town.

18th and 19th Century growth

Much of what we see within the town today is the product of the 18th and 19th Centuries, when the town, and much of southwest Wales saw considerable

development due to the expansion of trade, industry, and the railways. This brought not only commercial buildings, but fashionable townhouses, inns, coffee houses, workers cottages, chapels, churches, public buildings and industrial buildings and the residents, workers, traders, and travellers with them.

Llandeilo bridge

Before 1730, only two major stone bridges spanned the Tywi - one at Carmarthen of six arches, and another at Llandeilo of seven arches. As such, it was historically, and remains to this day, a strategic crossing point across the River Tywi. The current bridge was constructed in 1843 and remains the main route into the town from the south as well as a key feature within the landscape.

Surviving historic street pattern

The 18th Century street pattern is still largely intact and continues to inform development and the way one moves through and experiences the area.

Variety of building styles

A variety of building types, ages, uses, architectural detailing and material, often of a high quality, continually adjust street views and create spaces of interest and discovery. This is further exaggerated by the varied roofscape, shopfronts and alleyways which encourage people to move through the area and recognises the continued development and evolution of the town.

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.

Nonconformity

As elsewhere in Wales, the rise of 'chapel' was a significant theme in Llandeilo in the 19th century. Between 1763 and 1765 John Wesley made several visits to Carmarthenshire, sometimes staying at The Bear Inn, and in 1806 a Methodist Chapel was established close by. Even before that, The Calvinistic Methodist Chapel had been the first nonconformist place of worship to open in the town, followed by the Horeb Wesleyan Methodist Chapel, The Ebeneser Baptist Chapel, the Salem Calvinistic Methodist Chapel, the Wesleyan Methodist Chapel, and Capel Newydd. These chapels remain an integral part of the character of most of the streets within the town and are all significant landmarks in their own right.

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 those already mentioned above as well as; King George IV visited the town in the 1820s, and the names of King Street, George Hill and George Street commemorate this occasion; Richard Vaughan, 2nd Earl of Carbery, was a resident of Llandeilo as well as the 6th Earl of Cawdor, Hugh John Vaughan Campbell, and George Rice-Trevor, the 4th Baron Dynevore; Thomas Edwards, the writer, resided in the town in the 18th Century; and the best-known artist to have come from Llandilo was Carey Morris.

Significant views

The topography of the area creates a series of significant views to, from and through the CA, including long street views contrasted against shorter street views, deflected views around the serpentine routes around the town, enclosed views through side streets and the wider views outwards to the landscape beyond. Each of these views provides a different perspective of the area by altering the way one moves and experiences each part.

Medieval marketplace

The Medieval town plan had a town square at its core facing St Telio, which is still recognisable in its form and location. It not only holds historic value but also

provides a place of rest, is a destination and townscape feature which impacts views, movement and is a unique component of the town.

Prominent corner buildings

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

Main commercial core

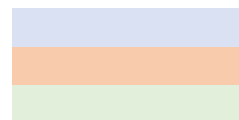
The CA is the main retail core of Llandeilo and as such the contribution of shopfronts, as well as the activity and people this brings, is an important part of the character of the area. There are also a number of surviving 19th Century shopfronts which can tell us about the commercial development of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

	Evidential Value	Historical Value	Aesthetic Value	Communal Value
St Telio	Low Value	Medium Value		
Parish Church of St Telio	Medium Value	Medium Value	Medium Value	Medium Value
Dinefwr	Low Value	Medium Value		
Dinefwr Park	High Value	High Value	High Value	High Value
Rhys ap Gruffudd	Low Value	Medium Value		
Dinefwr Roman Fort	Low Value	High Value		
Dinefwr Castle	Medium Value	High Value	High Value	Medium Value
Newton House/ Plas Dinefwr	High Value	High Value	High Value	Medium Value
The drovers	Medium Value	Medium Value		
Inns	High Value	Medium Value	Medium Value	Medium Value
18 th and 19 th Century growth	High Value	Medium Value		
Llandeilo Bridge	High Value	Medium Value	High Value	Medium Value
Historic street pattern	Medium Value	Medium Value	Medium Value	Low Value
Variety of building styles	High Value	Medium Value	High Value	Medium Value
Local and national buildings of significance	High Value	High Value	High Value	
Nonconformity	High Value	High Value	High Value	Medium Value
Notable events and people	Medium Value	High Value		
Significant views			High Value	High Value
Medieval marketplace	Medium Value	Medium Value	Low Value	Low Value
Prominent corner buildings	Medium Value	Medium Value	High Value	
Main commercial core	High Value	Medium Value	Medium Value	High Value

Low Value

Medium Value

High Value



8.0 Issues, Threats, and Management Proposals

Strategic overview

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

The following table summarises the key issues and threats which have been identified through the preparation of the Character Area Appraisal for Llandeilo. 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 Redevelopment		
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1.1	In areas where there is consistency regarding storey height, mass, material, architectural detailing, plot size and/or relationship to the street, deviations from this to have an immediate impact, particularly where there are long ranging views. As an example, new developments on New Road on increased width has negatively impacted the buildings around it as well as the street views along the road.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.
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2.0 Inappropriate alterations and loss of original features		
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2.1	The loss of features such as chimneys and the introduction of dormers can fundamentally change the roof-scape and have a detrimental impact on views, particularly in light of the topography of the area which provides wide views of buildings within the CA.	Detailed design guidance should be developed to include information on the architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations where appropriate. There will be a presumption against the loss of traditional features which contribute to the conservation area's character and appearance.
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Item	Issue	Management	
2.2	<p>The introduction of seemingly minor works can have a cumulative effect on the building as a whole and the setting of the CA. This includes the following examples:</p> <ul style="list-style-type: none"> Changing windows to PVC replacements The introduction of new services which are prominently positioned Loss of cast iron rainwater goods Replacement of slate with red tile and concrete tiles Loss of timber panelled front doors with canopies and door sets Loss of historic boundaries such as railings and rubble stone walls 	<p>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.</p> <p>The wider use of Article 4 Directions could be considered so that planning permission is required for alterations listed where appropriate.</p>	
2.3	<p>The replacement of traditional lime render with pebble dash has had a considerable impact on buildings and views through the CA.</p>	<p>The use of traditional materials such as lime render should be encouraged and applications for the introduction of inappropriate plasters and renders should be refused.</p>	

Item	Issue	Management	
2.4	<p>Unauthorised works to buildings appears to be a common problem, including works such as the replacement of historic features such as windows and doors or the removal of canopies and chimneys. This has led to a steady erosion of the character of some parts of the CA, particularly seen at New Road and the northern end of Rhosmaen 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.</p>	<p>The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.</p>	
2.5	<p>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.</p>	<p>Publish guidance on appropriate maintenance and repair of buildings and structures within the Conservation Area.</p>	

Item	Issue	Management
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3.0 Street furniture, signage, roads

3.1	Roads, pavements and contemporary boundary treatments are typically of modern materials and detract from the setting of the buildings and public realm. For example, the metal railings to the north of Rhosmaen Street.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture.
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3.2	Traffic has a detrimental impact on the overall character of the area, causing a loss of stopping points, and areas to congregate which would otherwise allow for moments of reflection and appreciation. Limited crossing points and narrow pavements also cause streets to be divorced from each other and a limited appreciation of buildings due to the density of traffic obscuring lower storeys.	Produce and implement a strategy for opportunities for increased pedestrianisation and improved road layouts. Encourage and support major new development which would improve cycle and pedestrian connectivity and incorporate public space.
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Item

Issue

3.3 Throughout the CA there should be a high quality and consistent design to street furniture, including modern street lighting, benches, bins, wayfinding boards, street signs and planting beds. There has been some effort to introduce common elements with interpretation boards but this has not been consistent throughout the town centre or CA. A coordinated approach to street furniture of a high quality design would help to unify the character of the area and substantially uplift the quality of the public realm.

Management

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.





4.0 Boundary Treatments and Parking

4.1 The increase in demand for onsite and on street parking has led to the loss of historic boundary treatments to incorporate hard standings, particularly to New Road and Church Road

Reinstatement of traditional boundary walls should be supported. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of historic boundary walls which make a positive contribution to the area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations to historic boundary walls, irrespective of height.



Item	Issue	Management	
4.2	The use of King Street for parking has eroded the former character of the historic market place and impacted the use of the largest urban space within the CA.	A masterplan which considers the future of this important urban space should be considered, including consideration of its management, use (occasional and permanent) surfacing and furniture	
4.3	There are a large amount of surviving historic boundary treatments throughout the CA, including rubble stone walls and metal railings and gates. Where modern materials have replaced historic boundaries, these are noticeably out of place, particularly where there is consistency and longer street views, for example at North Road and Crescent Road	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.	

Item	Issue	Management
5.0 Shopfront design		

5.1 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.

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.

The use of inappropriate contemporary materials, or colours, such as Perspex, PVC or aluminium, whose reflective nature typically does not respect the palette of materials within the CA or neighbouring buildings.

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 and awnings which do not respond to the traditional character and appearance of the area, including illuminated signs.

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.



Item	Issue	Management
	Two-dimensional elevations, including large areas of plate glass, which dominate the façade and bear little relationship to the treatment of the elevations above.	Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.
	The loss of stallrisers which provide a base to the shopfront above and ground it within the streetscape.	Where an existing shopfront represents a good example of an earlier style appropriate to the character of the area and the host building it should be retained and refurbished rather than replaced, including all features such as stallrisers.
	The installation of external security shutters which can materially affect the external appearance of a building and add to a perceived lack of security.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate security shutters that do not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.
	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 awnings 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 incorporate awnings and canopies.
	The pressure of branding associated with the introduction of chain stores which often follows a one-size-fits-all approach without consideration of the individual characteristics of a building.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage that does not respond to the traditional character and appearance of the area.
	The loss of traditional hanging signs.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of traditional hanging signs. The introduction of hanging signs should be encouraged as they can greatly benefit the character of street elevations and reduce pressure to provide overly large or additional signage elsewhere.

Item	Issue	Management
	The unifying of buildings through an extended shopfront which does not respect the separation of the buildings above.	Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.

Item	Threat	Management
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6.0 Views and setting

6.1	The existing green spaces and trees within the CA 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.
6.2	Side streets and the rear of buildings are a 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 damage to buildings and the public realm. These areas can also suffer from a lack of general maintenance in both the public realm and boundary treatments, which erode the character of these areas.	Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of side streets and of rear buildings, as well as key views and main thoroughfares. The council will pay special attention to the desirability of preserving the conservation area and there will be a presumption against development which is considered to cause harm.

Item	Threat	Management
6.3	The topography of the land allows for panoramic and far-reaching views at key junctions within the CA, between buildings and where there is no development to the eastern and southern borders. Buildings which interrupt this characteristic could have a negative impact on the CA.	Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful. New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others. Proposals which have the potential to affect and fall within the important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting.
6.4	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 in particular to the introduction of tall buildings outside of the CA, or those on higher ground which affect long distance views of the landscape beyond.	Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful. New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others. Proposals which have the potential to affect and fall within the important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting.

Item	Threat	Management
7.0 Redevelopment		
7.1	There two large breaks in the building line to the eastern and south-eastern boundary where panoramic views of the surrounding landscape can be seen. The insertion of buildings to these boundaries could impact this significant part of the character of the area and therefore require careful siting and design.	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 boundary buildings are developed, an understanding of their impact is required.
7.2	Due to the mainly open land within Dinefwr Park and Penland Park, any buildings which are developed within these areas require careful siting and design so as not to interrupt the character of these areas and the long landscape 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.
7.3	Where streets are predominantly residential, the introduction of new uses, such as commercial activity could put pressure on these streets in regard to refuse collection and storage, deliveries and the loss of historic fabric to introduce shopfronts.	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 boundary buildings are developed, an understanding of their impact is required.
7.4	Terraces form a significant feature of the CA. Split ownership or the insertion of ground floor retail units could lead to a disjointed approach to maintenance and alterations between otherwise unified buildings.	The impact of the change of use of buildings needs to be fully understood to ensure there is no associated harm which could impact the Conservation Area.

Item	Threat	Management
7.5	Corner plots are important gateways into the CA and there are a number of examples of well designed corner buildings throughout the area. Where corner plots are redeveloped without due regard to the characteristics of the CA this can weaken these key moments.	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.
7.6	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.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.

8.0 Inappropriate alterations and loss of original features

8.1	The bright colours of the terraces are an appealing and vibrant part of the CA. The introduction of inappropriate colours could disrupt this rhythm and have an impact on the views through the area.	Publish design guidance on the typical colours, architectural details such as windows and materials found in the area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations to paint colours.
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Item	Threat	Management
9.0 Demolition of Buildings		
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 could be out of use or have suffered from poor maintenance, can be used to put pressure on the Local Authority for demolition and redevelopment. This can lead to a misunderstanding that large scale redevelopment is appropriate, when careful management of future alterations could reinstate the original character of these buildings, enhance the CA, and avoid the loss of embodied carbon already spent through its original construction.	Where there is evidence of deliberate neglect of, or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision. There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these are retained. If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged. Reinstatement of traditional features should be encouraged through the production of a design guide specific to the CA. Applications for consent to demolish must be made to the local planning authority.

Item	Threat	Management
10.0 Street furniture, signage, roads		
10.1	The introduction of poorly positioned and designed signage can interrupt views through the CA and negatively impact the setting of key buildings. If new road infrastructure is to be introduced this needs to have deference to views through, out and into the area	
11.0 Trees and Landscaping		
11.1	The loss of street trees or those to the boundaries of plots can result in planting gaps and disharmony with the surrounding area. The green fringes and space provide important breaks in an otherwise high-density 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.

12.0 General

- | | | |
|------|-----------------------------|--|
| 12.1 | 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. |
| 12.2 | Climate Emergency | <p>Retrofit proposals to improve energy efficiency should be carefully considered to ensure compatibility with traditional building materials, functionality and significance.</p> <p>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.</p> |
| 12.3 | 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. |
| 12.4 | 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. There are two increased pavement widths to the south-eastern elevation of the Council offices and to the junction of New Road and Carmarthen Street. The integration of soft landscape or high-quality public realm furniture, such as benches, planters, signs, or lanterns, would help to make more of these spaces and improve one of the gateways into the CA.
2. A number of hardstandings and contemporary boundaries including walls and railings are evident at the northern end of Rhosmaen Street and weaken this key junction into the CA. The reintroduction of historic boundaries here or replacement of contemporary materials with those which are more historically sensitive would greatly uplift this area.
3. Traffic dominates much of the CA but it may be difficult to reduce its impact without the introduction of a bypass to the town. The infrastructure which tends to accompany this, such as traffic signs, bollards and traffic lights has thankfully been resisted, but if the opportunity exists, the relocation or replacement of no through road signs to Church Street and Abbey Terrace would help improve views into these streets.



1a



1b



2



3a

4. As and when the opportunity arises, the repair and replacement of contemporary front garden boundaries to Crescent Road and New Road with those of a more consistent material and design which is in keeping with the historic characteristic of the area, would help to regain the consistency on these street elevations.

5. King Street was the former location of the marketplace and is the largest urban space within the town. The introduction of parking here has removed the potential for this area to be used for its original purpose, or for people to stop and consider their surroundings. The removal of parking and pedestrianisation of this space could provide a focal point for events and reintroduce the former marketplace character.

6. Nearly all roads and pavements within the town are tarmac, increasing the impact of the road network on the town. A unified approach to hard surfacing, including the potential introduction of pedestrianised area would ensure a consistent and high-quality approach to the public realm is used as and when the opportunity for replacements arise.



3b



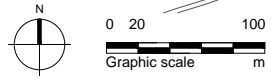
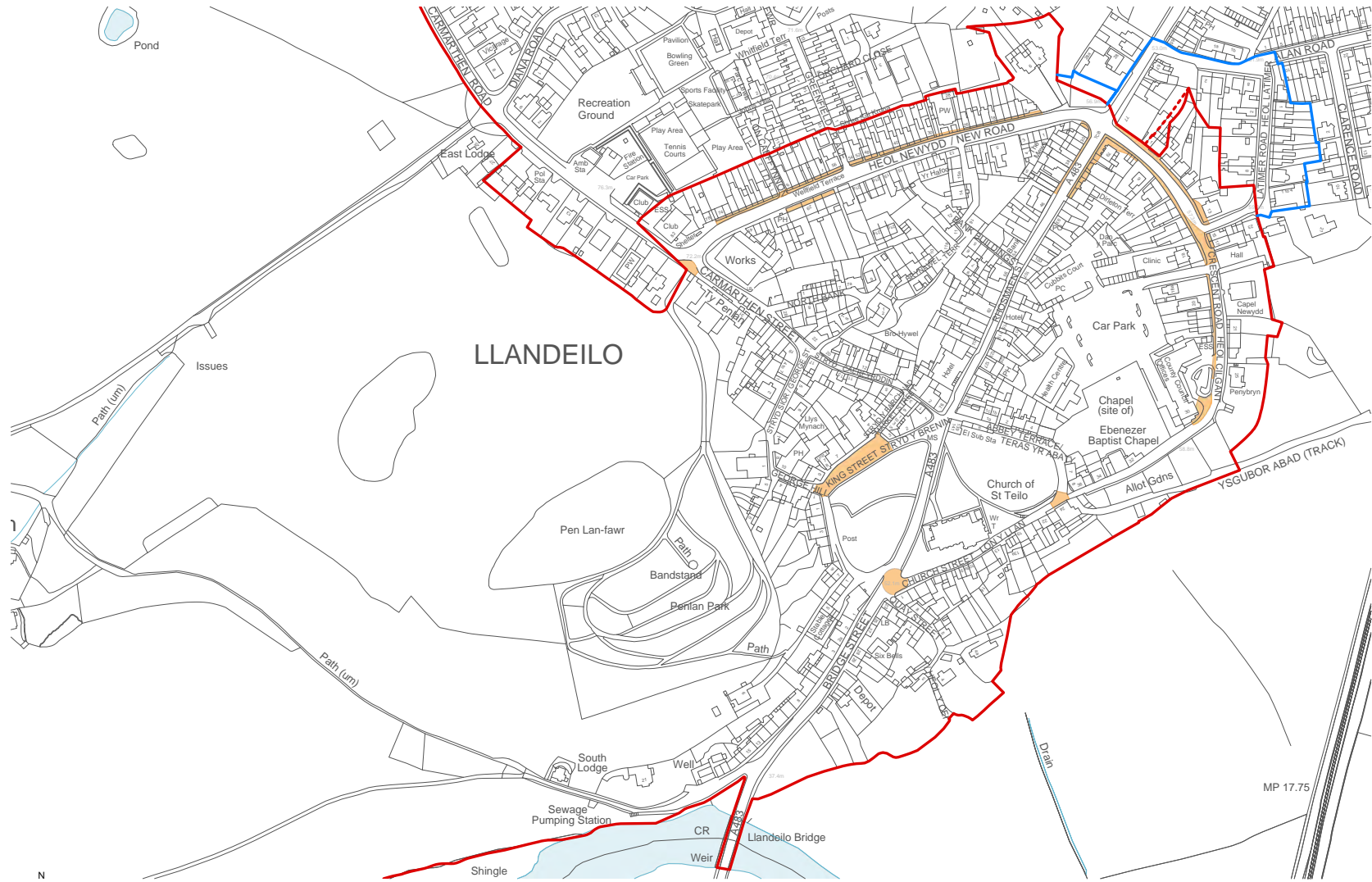
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5



6



- KEY:**
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - Area of opportunity

Llandeilo Conservation Area
Opportunities Map

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Appendix I: Bibliography

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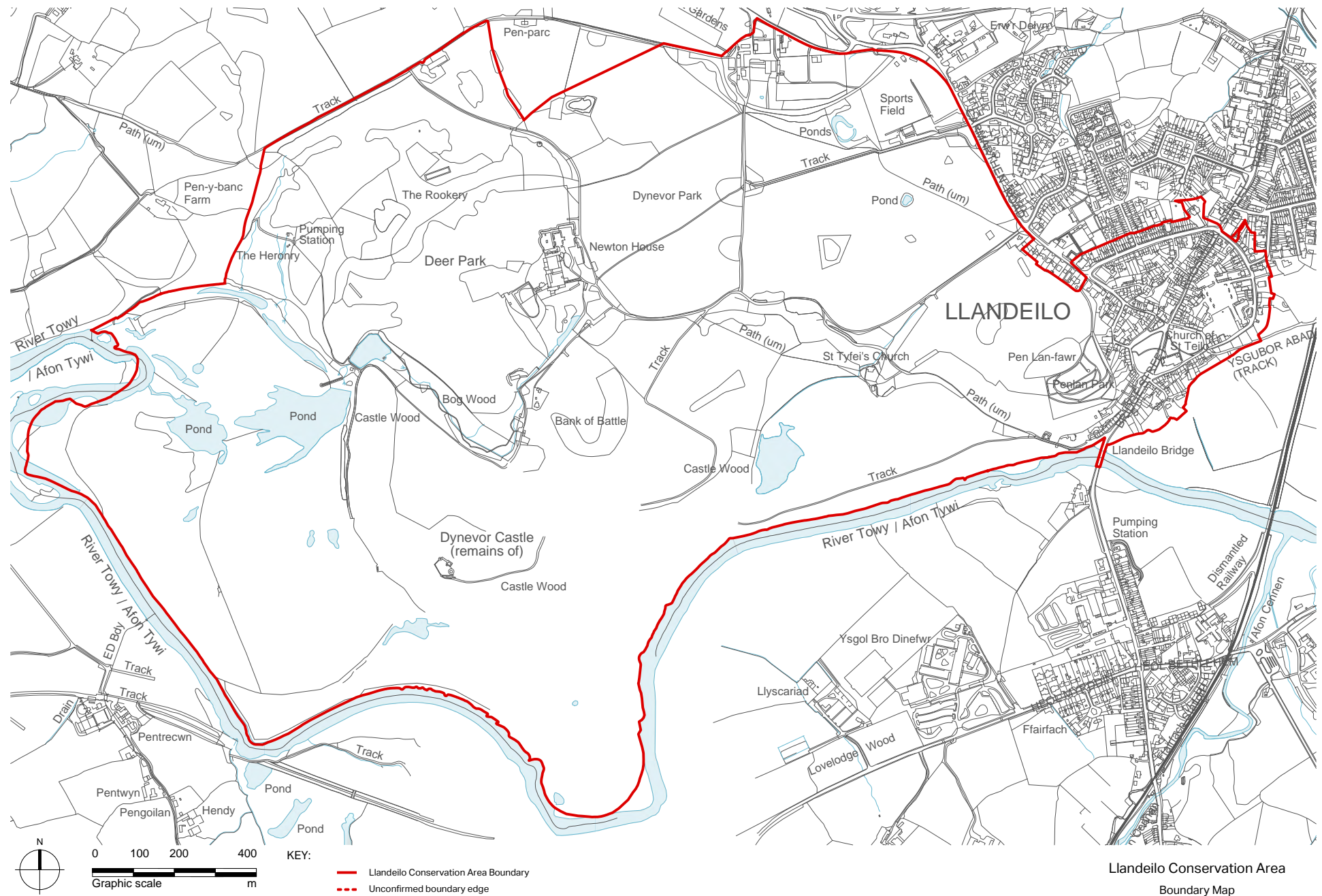
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Appendix II: Glossary

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

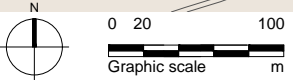
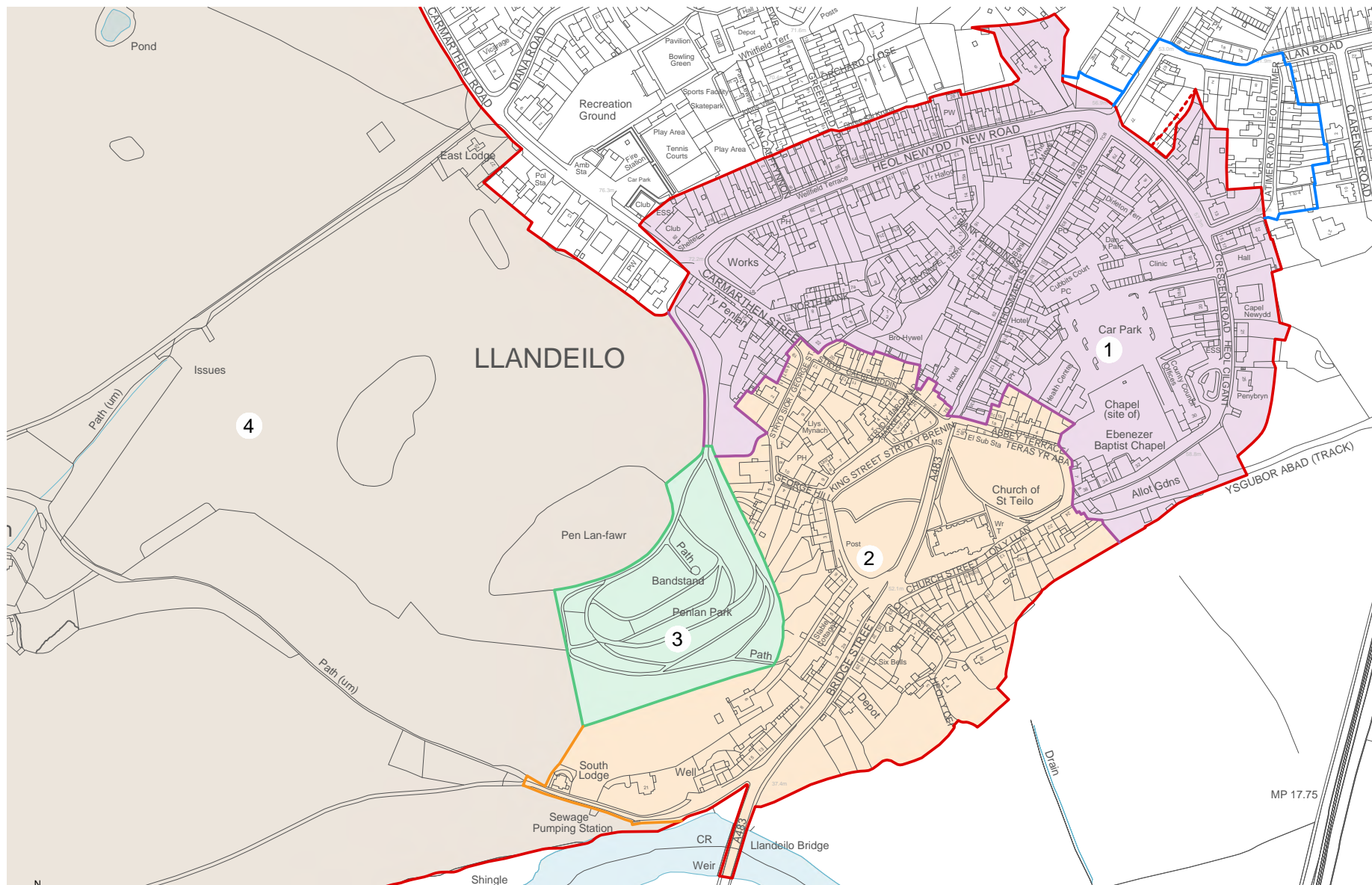
Abbreviation	Formal term	Definition	Abbreviation	Formal term	Definition
LBC	Listed Building Consent	An approval for the carrying out of works to a listed building (which would otherwise constitute a criminal offence) issued by the local authority and following consultation with a set list of national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

Appendix III: Maps



Llandeilo Conservation Area
Boundary Map

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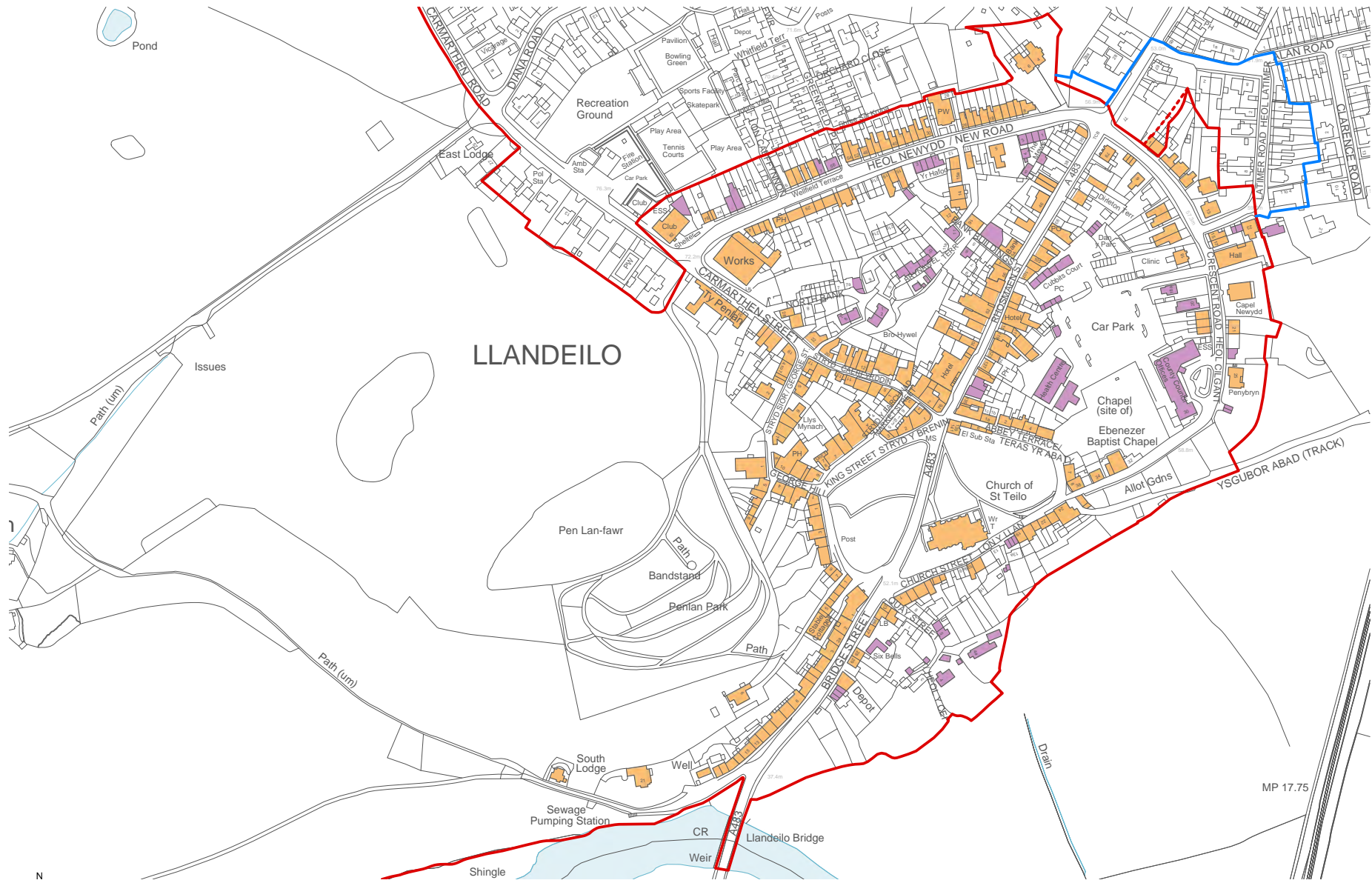


KEY:
— Llandeilo Conservation Area Boundary
— Unconfirmed boundary edge
— Proposed boundary alterations

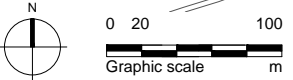
- ① Upper Town Character Area
- ② St Teilo Character Area
- ③ Penlan Park Character Area
- ④ Dynevor Estate Character Area

Llandeilo Conservation Area
 Proposed Character Areas

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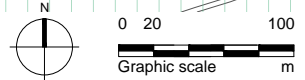
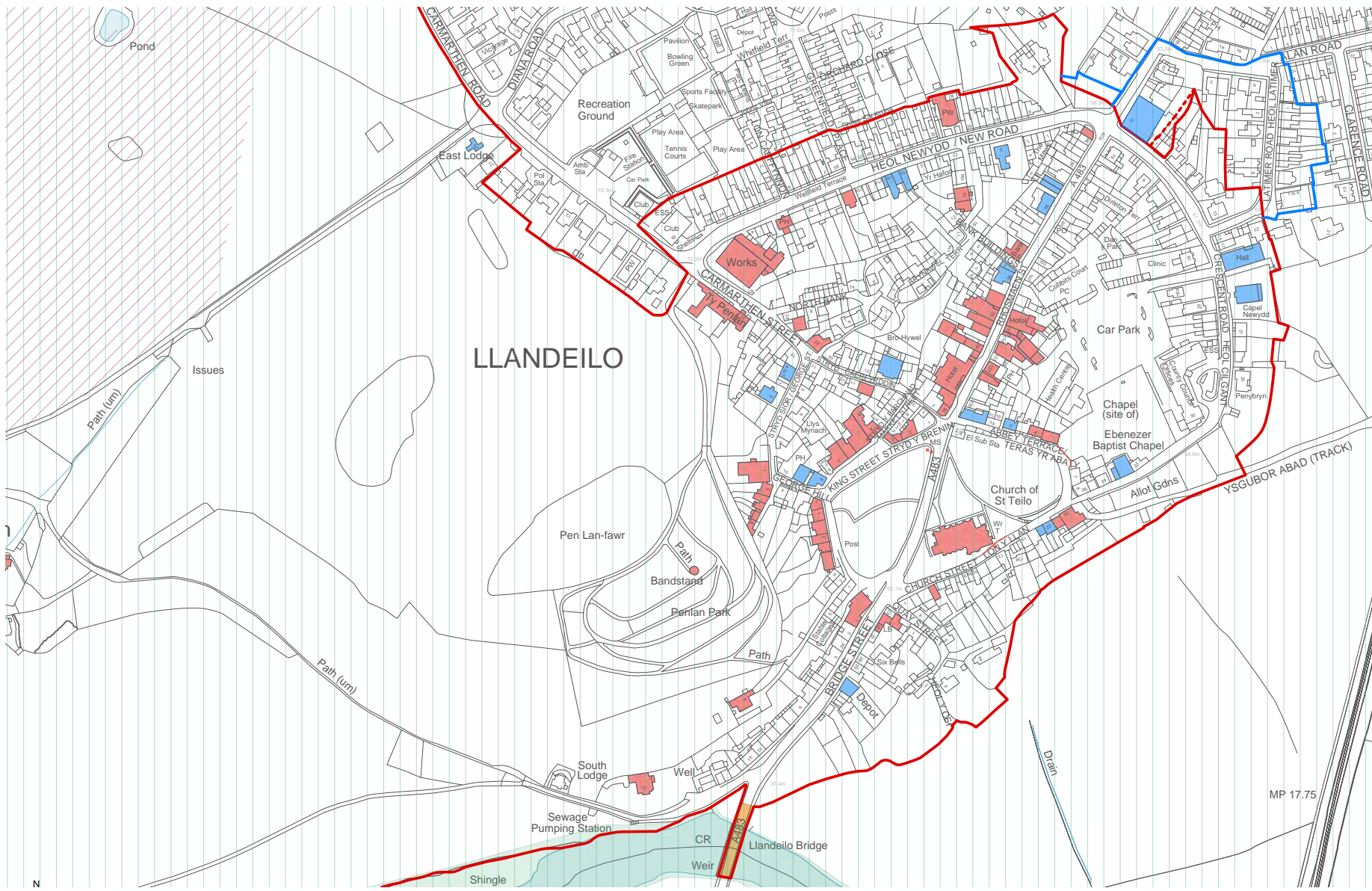
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- KEY:**
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - Positive buildings
 - Detracting buildings

Llandeilo Conservation Area
Contribution of Buildings

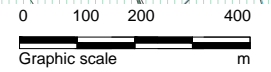
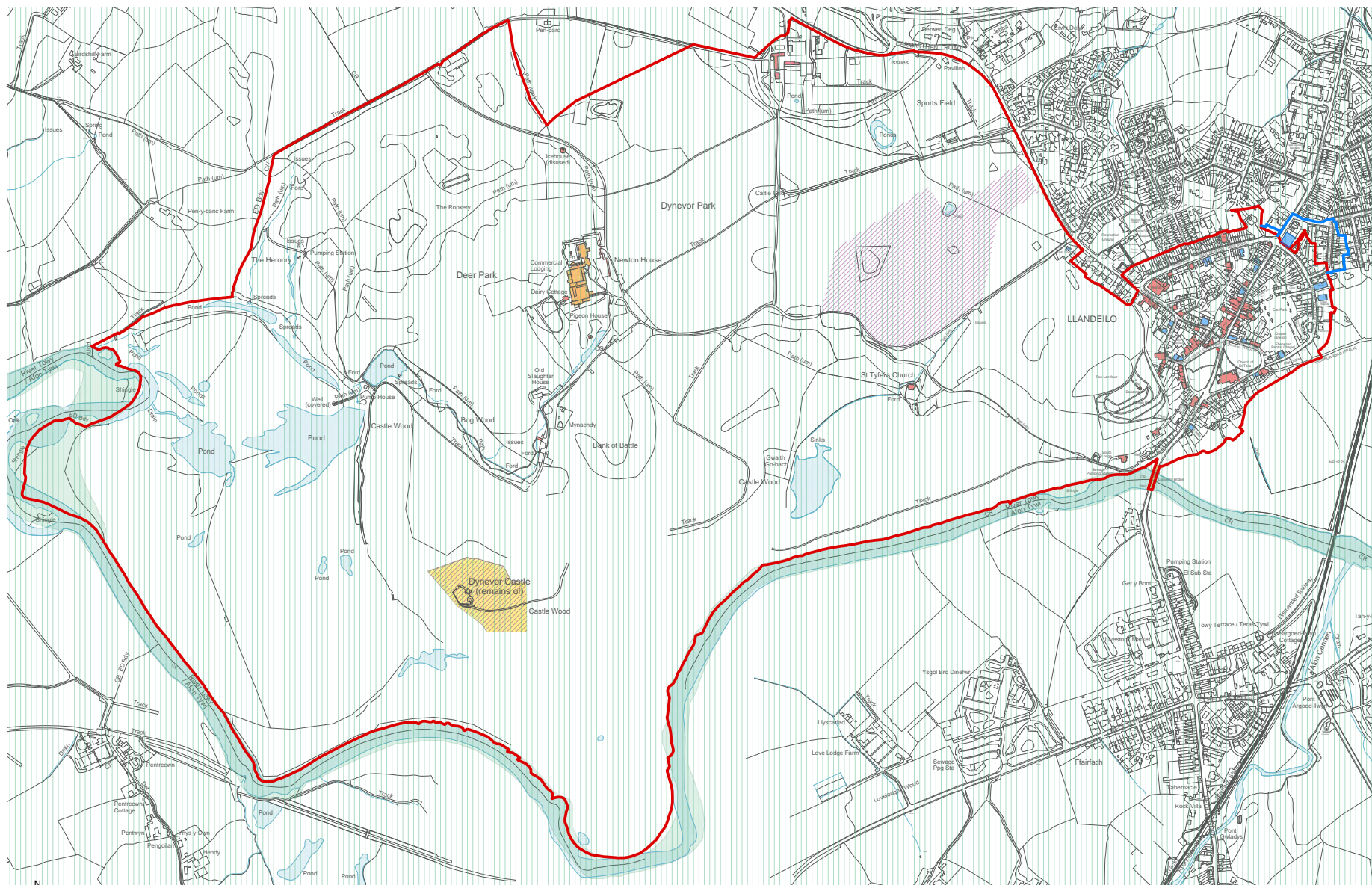
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- KEY:**
- Llandeilo Conservation Area Boundary
 - Listed buildings Grade II*
 - Registered Landscapes of Outstanding and of Special Interest in Wales
 - Unconfirmed boundary edge
 - Listed buildings Grade II
 - Special Areas of Conservation (SAC)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

Llandeilo Conservation Area Designations Map

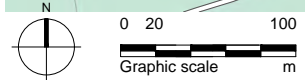
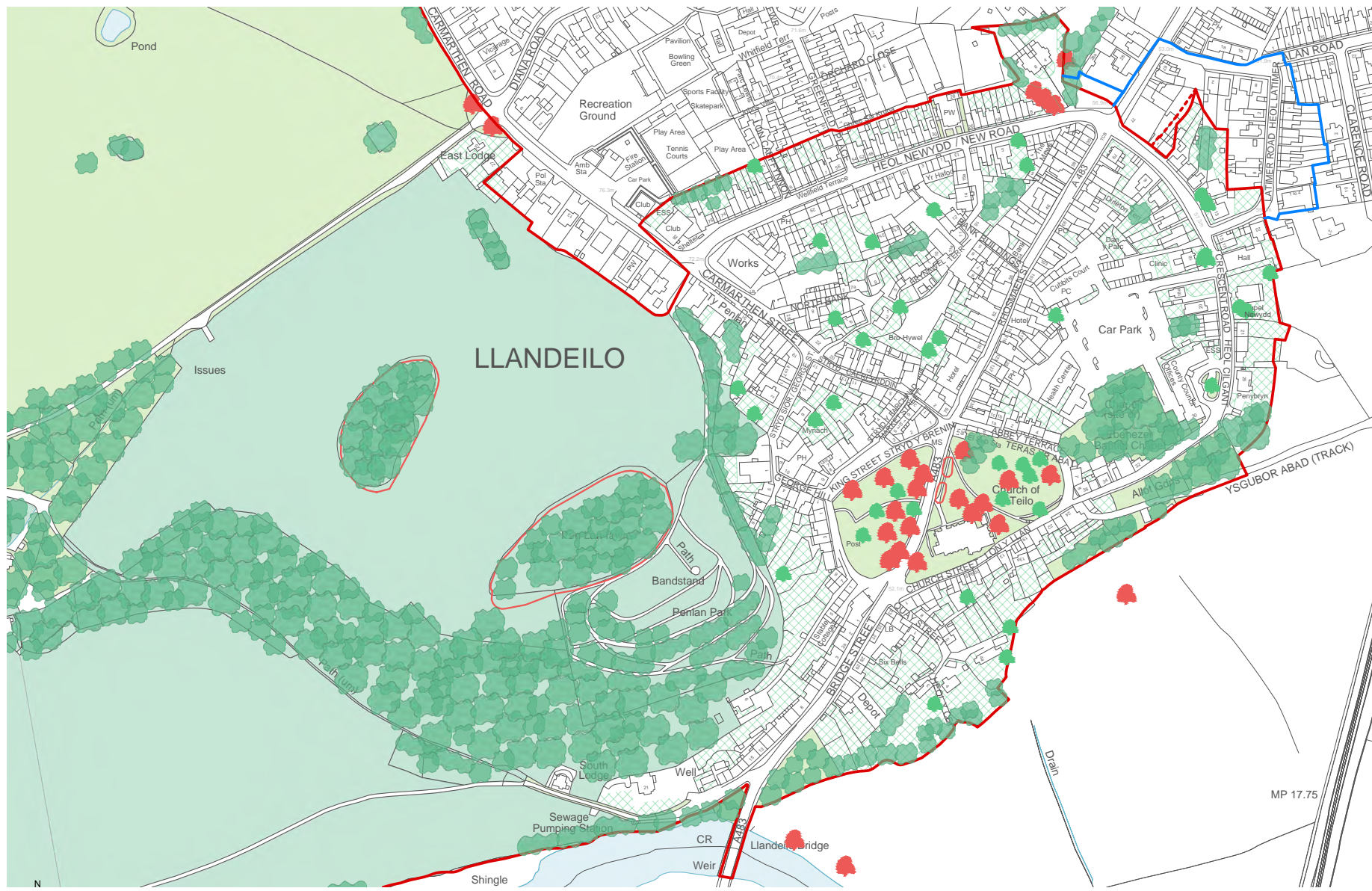
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- KEY:**
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - Listed buildings Grade I
 - Listed buildings Grade II*
 - Listed buildings Grade II
 - Scheduled Monuments
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 - Special Areas of Conservation (SAC)
 - Unlisted buildings and structures of note

Llandeilo Conservation Area
Designations Map

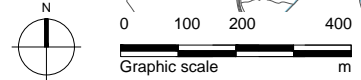
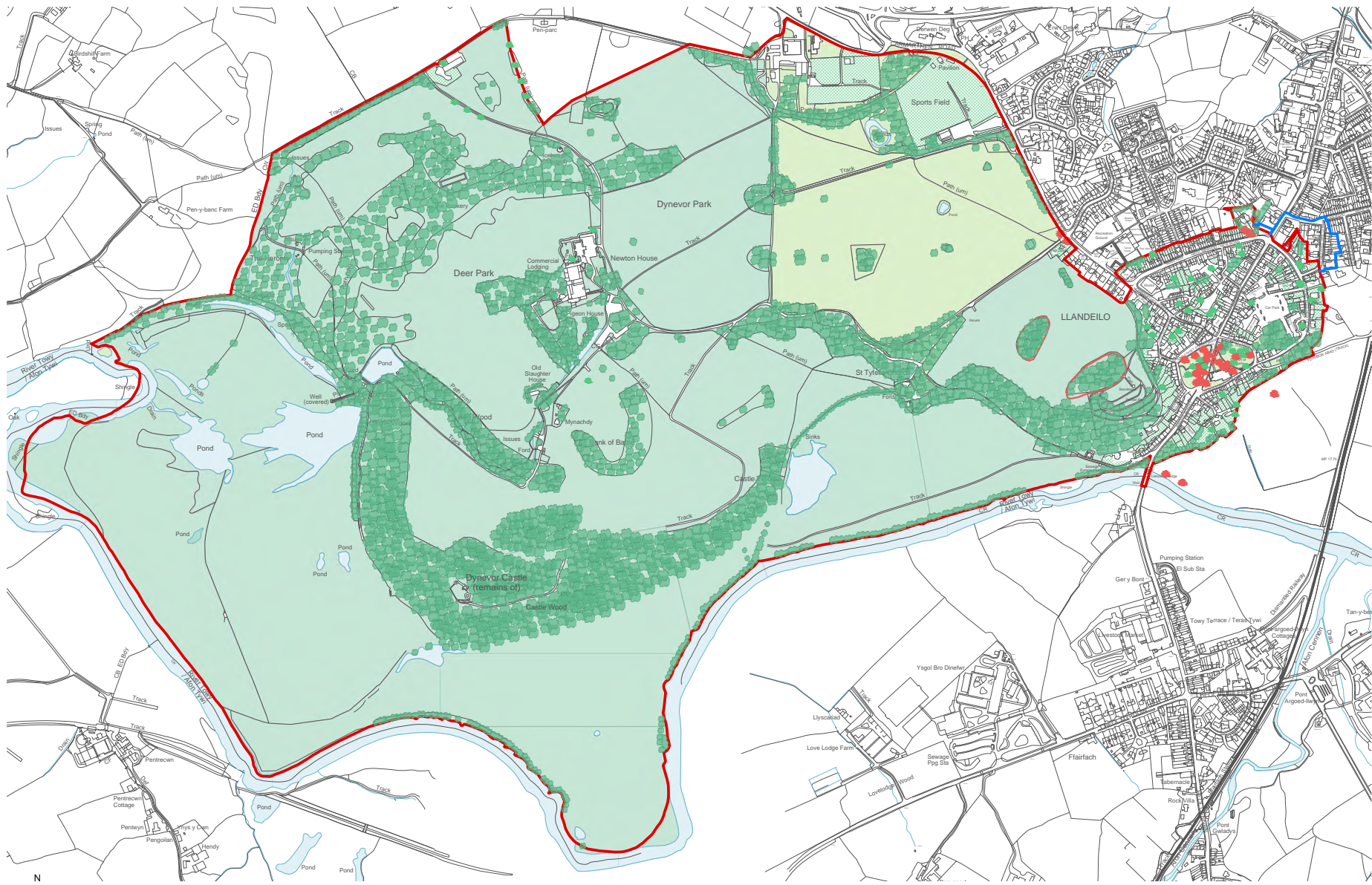
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- KEY:**
- Llandeilo Conservation Area Boundary
 - Green spaces
 - Trees
 - - - Unconfirmed boundary edge
 - Parks
 - Group of trees
 - Proposed boundary alterations
 - Private / semi-private gardens
 - Tree Preservation Order (TPO)

Llandeilo Conservation Area
Trees, Green Spaces, Parks and Gardens

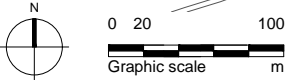
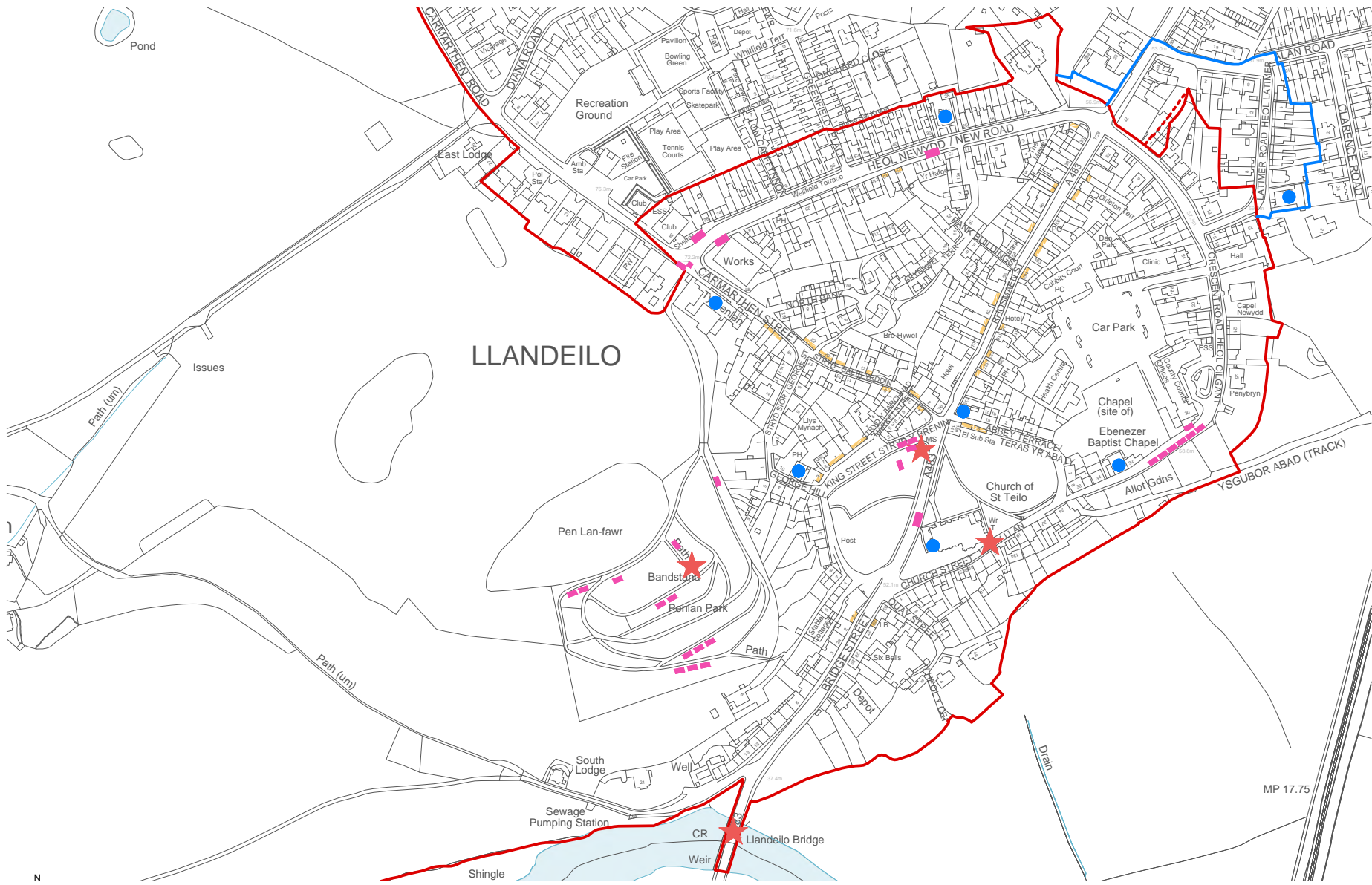
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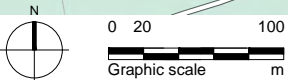
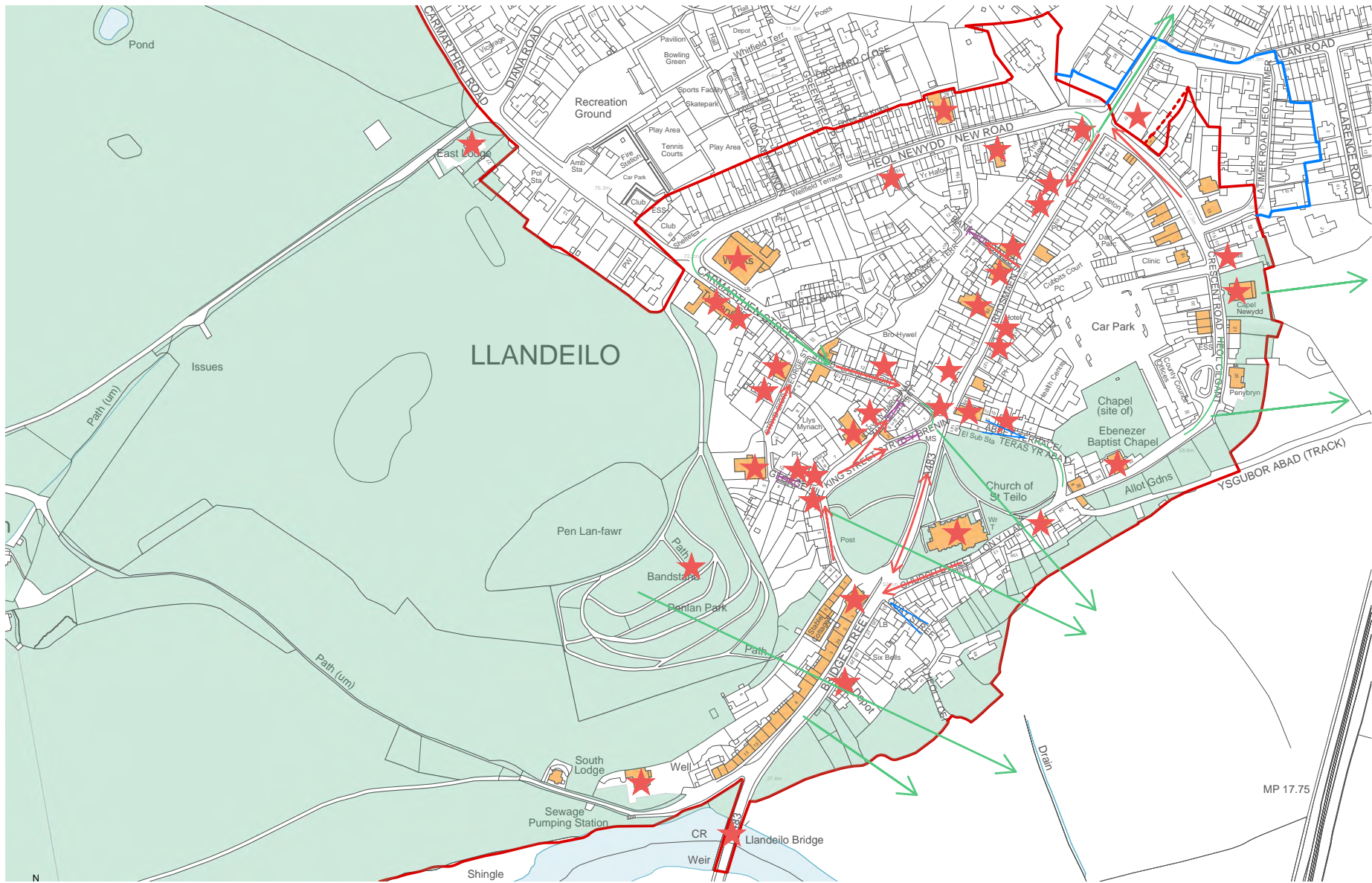
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- KEY:
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - Historic shopfronts
 - ★ Townscape feature
 - Street furniture
 - Tower / spire

Llandeilo Conservation Area
Public Realm

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- KEY:**
- Llandeilo Conservation Area Boundary
 - - - Unconfirmed boundary edge
 - Proposed boundary alterations
 - Positive green areas / landscaping / trees

- Significant rooscapes
- ★ Main landmark / key buildings
- Important landscape views
- Important street views

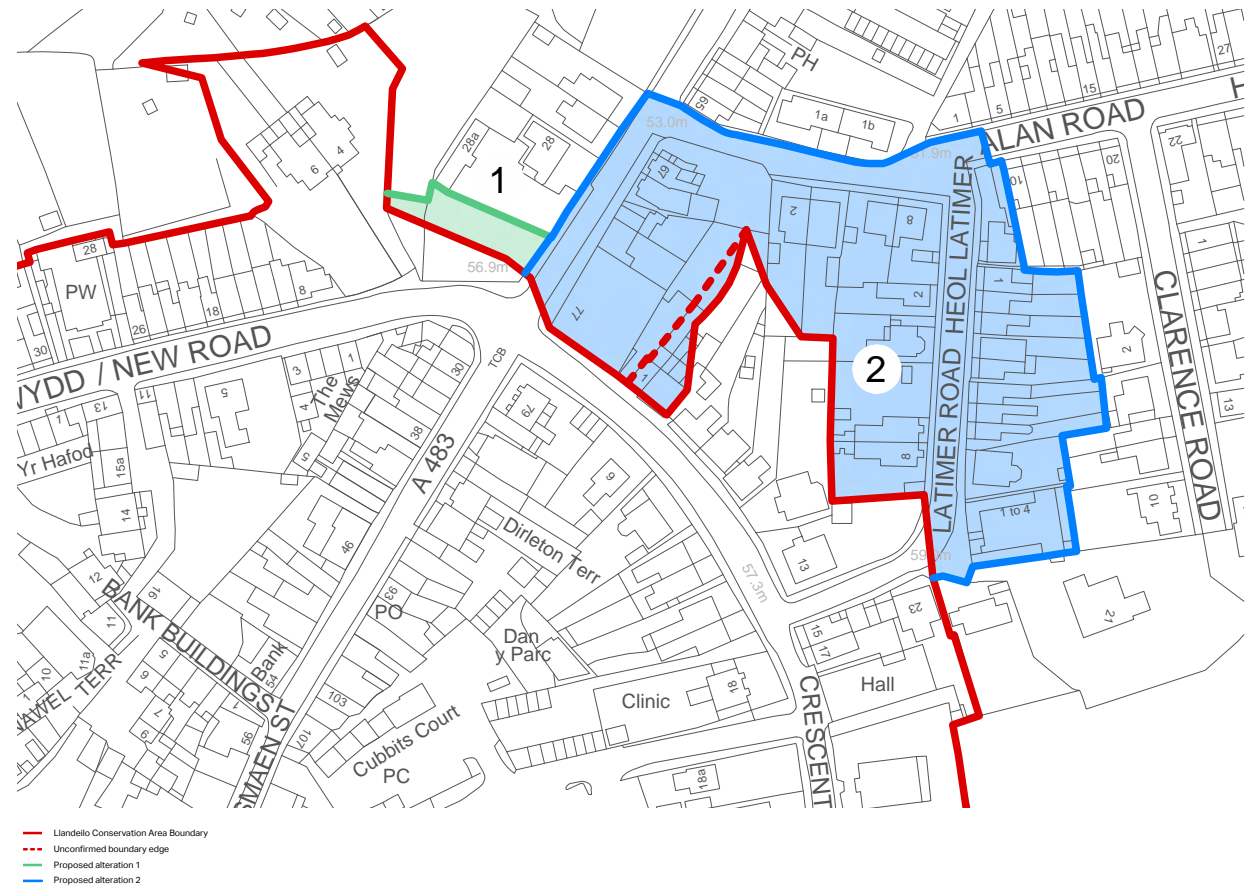
- Enclosed views
- Terminated views
- Deflected views

Llandeilo Conservation Area
Spatial Analysis

Appendix IV: Boundary Review

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

There are two suggested alterations proposed to the Llandeilo Conservation Area which can be identified on the following map. It is also proposed that the Dinewfr Estate becomes a separate Conservation Area. The location, boundaries and reasons for these alterations are set out below:



Area 1 – Carpark to the corner of New Road and Rhosmaen Road

An extension to the current boundary

This corner is an important gateway into the CA and faces a significant corner building opposite. As such, any future development on this site could significantly alter views to, from and through the CA. Its inclusion would help to ensure that any development here responds to the qualities of the CA which surround it.



Area 2 – Alan Road and Latimer Road

An extension to the current boundary

These three roads have a number of good quality 19th Century buildings which are characteristic of the CA, including the former Wesleyan Methodist Chapel. Their inclusion would recognise their quality as well as the characteristics they share with other streets already included. It would also help strengthen the northern end of Rhosmaen Road which is a key route through the CA and from which a number of views to and from the area are taken.



Dinefwr Estate

The creation of a separate Conservation Area

The Dinefwr Estate and Llandeilo town have two very different historic and architectural characteristics, the former based around a few structures within a designed landscape and the latter a town centre with commercial and residential dwellings. The management of these spaces also requires two very different approaches. As such, it is proposed that the existing Conservation Area be split into two, with the Dinefwr Estate becoming its own Conservation Area, allowing these individual qualities to be recognised.



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

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

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

Well-being of Future Generations (Wales) Act 2015

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

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

Planning Policy Wales February 2021

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

interest grounds.

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

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

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

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

This document sets out that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.15 Local planning authorities have the power to protect trees and woodlands by making tree preservation orders. In addition, there is a special provision for trees in conservation areas which are not the subject of tree preservation orders. Anyone proposing to cut down, top or lop a tree in a conservation area is required to give the local planning authority six weeks' notice, during which time the local planning authority can decide whether to protect that tree with a tree preservation order.

6.16 When considering whether to extend protection to trees in conservation areas, local planning authorities should always consider the visual, historic and amenity contribution of trees. In some instances, new or re-plantings may be desirable where this would be consistent with the character or appearance of the area.

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

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

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

Managing Conservation Areas in Wales, Cadw, 2017

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

