

The background image shows the ruins of a stone building, likely a castle or fortification, with several large arched openings. A gravel path leads through the central archway towards a green field and a small building in the distance. The sky is blue with scattered white clouds. The entire image has a dark blue overlay.

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Conservation Area Character Appraisal and Management Plan

Newcastle Emlyn Conservation Area

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Executive Summary

The Newcastle Emlyn 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 Medieval development 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 Newcastle Emlyn Castle, a scheduled monument and one of only a few Welsh built stone castles within South Wales
2. Largely surviving historic street pattern including the historic marketplace which is still recognisable through the street pattern and 19th Century town hall with clocktower
3. Variety of building uses, types, materials, and details which encourage you to explore your surroundings
4. Alternating views and types of routes which allow you to explore different parts of the CA and gain differing experiences
5. Historic centre for agriculture which is retained through the cattle market and historic legacy of inns built to serve the drovers and workers

It is concluded that the areas' conservation area status should remain, and that the boundary remains unaltered, but that two character areas be created to reflect the two distinct areas within the CA.

The next step is to find out what people think of this analysis.



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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 Newcastle Emlyn 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.

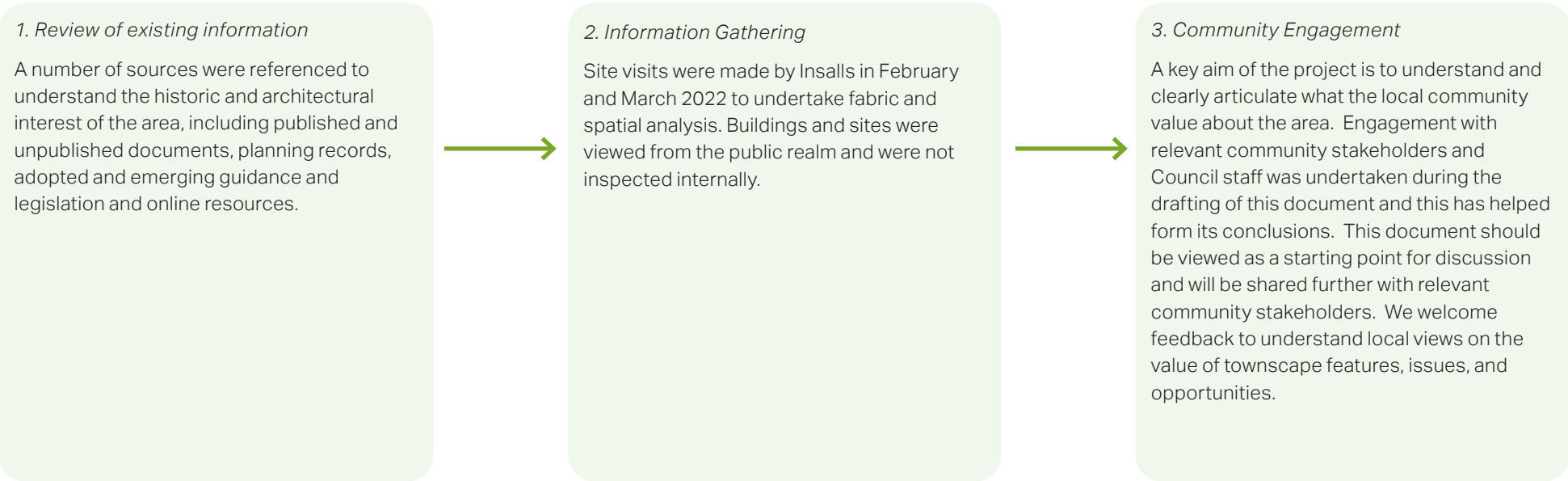
There is a strong economic case for regenerating historic buildings. These benefits relate not only to the individual building, but also to the wider area and community. This includes:

- 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

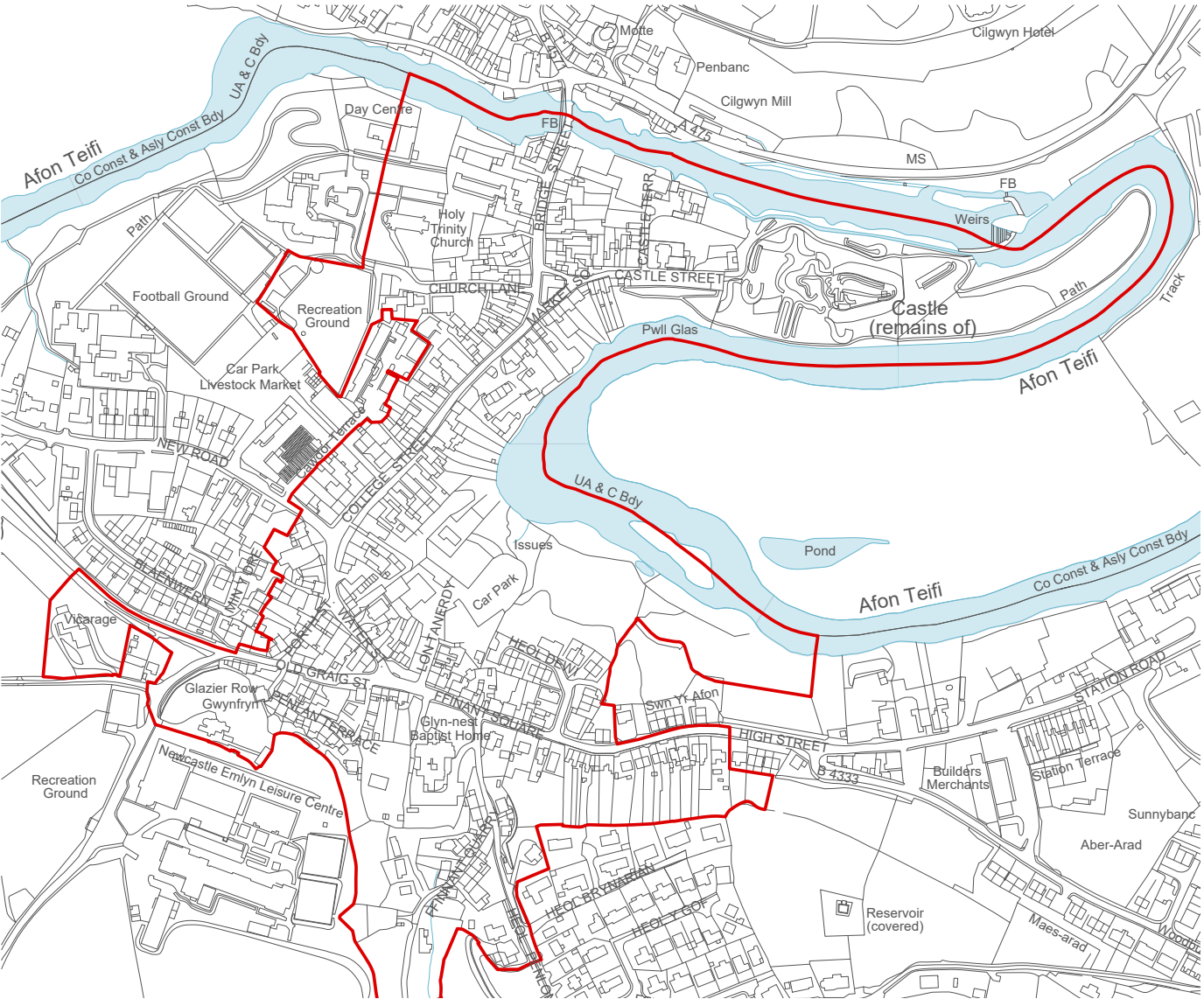
Heritage assets can sometimes be perceived as an obstacle to regeneration being considered too costly, unviable, lacking efficiency and unable to meet occupiers or developers wishes. Yet heritage is valued, by people and communities and forms part, or sometimes all, of the identity of a place. Historic 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:



— Newcastle Emlyn Conservation Area Boundary



2.0 Understanding the Site

2.1 Summary of Significance and Character

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

- Includes Newcastle Emlyn castle, a site of national and local importance in the development of the town and one of only a few examples of a Welsh-built stone castle
- Contains two scheduled monuments which relate to the castle and bridge
- The historic street pattern which grew out of the Medieval settlement around the castle and expanded during the 18th and 19th centuries
- A marketplace of medieval origin which is still recognisable as a focal point in the town
- Representative of the period of growth within the 18th and 19th Centuries in Carmarthenshire
- A number of good examples of 18th and 19th century residential, commercial and public buildings which form a high-density street scape
- Notable listed structures, including the Bunch of Grapes Inn and Holy Trinity Church
- Some good quality 19th century shopfronts
- Prominent corner buildings
- A number of notable residents and events have resided and occurred within the CA
- Archaeological potential, including evidence of town planning and castle building as well as the post medieval research on town development
- Association with the drovers and the agricultural industry which still exists in the town
- Long uninterrupted views contrasting against glimpsed views providing variety to the way you move through and view the area



Holy Trinity Church



Views outwards over the River Tywi

2.2 Location

The Newcastle Emlyn CA is bordered on two edges by the River Teifi and is principally established by the Medieval road layout to the north and the 18th – 20th Century expansion of the town to the south, east and west. The town is situated on the A484, 10 miles east of Cardigan and 17 miles from Carmarthen, the county town of Carmarthenshire. The town straddles the Carmarthenshire and Ceredigion border with the historic town of Adpar to the north on the opposite side of the Newcastle Emlyn bridge.

2.3 Topography and setting

The town lies upon the River Teifi, the longest river which is wholly in Wales, flowing from its source in Tregaron in the Cambrian mountains to its estuary at Cardigan. The castle lies on a narrow peninsular formed by a loop within the river on the bridging point of the Teifi. The Teifi valley provides a route from Cardigan and the coast to the west and into mid Wales to the east. Following the valley, the town centre itself is relatively flat with the land rising steeply to the south and north. The land falls away to the south of the castle and east of Bridge Street towards the river providing panoramic views back towards the town and to the river and valley.



3.0 Historic Development

Summary of the Historic Development of Newcastle Emlyn

13th Century

Newcastle Emlyn takes its name from the cantref or district of Emlyn which was one of the seven districts of Dyfed, an ancient district of Wales which became part of Deheubarth (the regional name for the realms of south Wales) in around 950. The district was made part of the Norman March in the 12th Century with Adpar as a separate town that lies on the Ceredigion side of the River Teifi. The location of the town is strategically placed where the sweeping length of the river provides a natural defence with an accessible crossing point. A bridge over the river was certainly established by 1257, linking Newcastle Emlyn with Adpar.

After the Emlyn district was divided to either side of the river Aych which is between Newcastle Emlyn and Boncath, Maredudd ap Rhys established the castle around 1240. The original stronghold was probably a timber and earth building, rebuilt sometime before 1287 in stone, making it one of only a very few Welsh-built stone castles which can be found in West Wales. It is from this that 'new castle' came into being, distinguishing it from the 'old castle' at Cilgerran. As Maredudd's main residence was in Dryslywn Castle, the castle was likely built as an administrative centre rather than a defensive one. The castle was first mentioned in Brut y Tywysogion or Chronicle of the Princes, in 1215, when it was seized by Llewelyn the Great. And again, in documents in 1257 when King Henry III approved Maredudd's agreement with Marshall to divide the Emlyn district.

Maredudd's son Rhys ap Maredudd gained ownership of the castle in 1271 and he held the castle until 1287 when it subsequently changed hands three times during his successful revolt against the English Crown between 1287 and 1289. However, it was eventually besieged and captured by Robert Tiptoft. Rhys escaped but was later captured and executed in 1291 with his estate confiscated by the Crown.

14th Century

Under Crown rule, Edward I, II and III each expanded and modernized the castle which included the construction of a great hall and twin-tower gatehouse. It was during this time that a settlement was established and in 1303 this was formalised as a borough, with a grant of a weekly market and two annual fairs. 26 burgage plots were thought to have been created and by 1316 this had increased to 62 burgages plus 24 other tenants. The medieval town consisted of three streets, Caste Street, Bridge Street and Sycamore Street which met at a triangular shaped market place where the clock town now stands.

The town lay in the Cenarth parish and as such did not have its own church, however a Chapel of Ease dedicated to the Holy Trinity lay outside the castle which can still be seen on tithe maps from the mid-19th Century.

The early 14th century seems to have been a high point for the town, but growth was impacted by competition from Adpar, the European-wide population crash and the Black Death. As such, by the early 15th Century, the number of burgage plots inhabited were half the number at just 30.

15th – 16th Centuries

In 1400, the Welsh rebellion of Owain Glyndwr broke out, and he was proclaimed the Prince of Wales. In 1403 the Welsh forces came to Newcastle Emlyn and the castle and town were taken. Two weeks later the area was recaptured but the damages must have been significant as the castle was described as being in ruins by 1428. Sir Rhys ap Thomas acquired and repaired the castle in about 1500 transforming it into a residence.

Not much is known from this point until the 17th century and the town seems to have drifted into relative obscurity.

17th century

Like many castles in South Wales, it changed hands a number of times before the civil war during which it was held by parliament until its capture by Sir Charles Gerard in 1644. Major General Rowland Laugharne besieged it on behalf of Parliament in 1645 but was eventually defeated in a battle below the castle walls. After the surrender of the Royalists the castle was blown up by gunpowder to make it indefensible and was neglected from this time onwards.

18th Century

By the end of the 17th Century the town had begun to recover from the economic effects of the Civil War due in the main to the industrial revolution which grew many of the towns throughout South Wales. The town benefitted from the fast-flowing river which was the source of much of its industrial power, which allowed the town to become prominent in the local woollen industry. There was also an increased demand for agricultural produce which proved beneficial. The river crossing and market made Newcastle Emlyn an important drovers' town for many years which left a legacy of Public Houses which were built to support their trade. As the collecting point for pigs and cattle, it was a strategic point for drovers taking animals from West Wales to markets in England. On fair days, cattle and horses would have filled the streets, a legacy which remains to this day.

The earlier bridge was rebuilt in the 18th Century in stone to support this expanding trade.

Capel Bach was built in 1786 to replace the earlier Chapel of Ease. It served the town before Holy Trinity was built in 1842. It then became the church school up until the school was built in 1863. It then became a storehouse before being demolished. The foundations were discovered when the car park was extended in 1985 and was recorded in an etching by Henry Gastineau around 1830.



New Castle Emlyn Historic Boundary Overlay 1889 (Reproduced with the permission of the National Library of Scotland)

19th Century

The growth of the town continued into the 19th Century, supported by the extension of the railway into the town in 1895 for passengers and good services, connecting to the main Aberystwyth line at Pendcader.

Thomas Budgen's map of 1811 shows buildings along both sides of Bridge Street, Sycamore Street and the west end of Castle Street, as well as around a turnpike road to the south with houses at Porth Street, Penlan Terrace, and Ebenezer Street with some detached buildings on Quarry-Ffinant. At this time buildings were limited to the street frontages with tithes of varying size between the buildings and the river, with open grounds to the south and west.

The original weir to the north of the castle was constructed out of rocks but this was rebuilt in 1885 by the Earl of Cawdor on the Carmarthen side and in 1886 by Fitzwilliams of Cilgwyn on the Cardiganshire side. A leet to each side, led to a woollen mill at Adpar and to a corn mill on the Carmarthenshire side which was converted to a Power House in 1909 by Roger Parkington to supply the town and Adpar with electricity. A fish pass was also added upstream to satisfy the gentry.

The Newcastle-in-Emlyn Union was formed in 1837 and the workhouse was built in 1838-39 at Aberarad, one mile from the town. It closed in 1915 and was partly used as a cheese factory, becoming the Cow and Gate factory in 1932.

OS maps from the end of the 19th Century show a very similar sized town to that at the beginning of the 19th Century, but with some additional development along Ebenezer Steet to the east. There are notable alterations in some of the main streets, with Castle Street now extending up to the site of the Castle with the saw mill and corn mill on the banks of the river to the north. Church Lane leads to the newly established Town Hall and Holy Trinity Church which were built in 1892 and 1842 respectively. The grammar school was opened in 1867, the reputation of which began to



New Castle Emlyn Historic Boundary Overlay 1907 (Reproduced with the permission of the National Library of Scotland)

Events, myths, and notable residents

Through its history, the town and its surrounding settlements have been associated with several historic events and people, including the first printing press in Wales in 1719, and the first electricity generating power station in 1907. The last duel in Ceredigion also took place in the town in 1814.

One of the most celebrated legends is that of the last Dragon in Wales. The myth states that during a town fair a Wyvern, a fierce winged creature, breathing fire and smoke landed on the castle walls and settled down to sleep. A few brave townsfolk sought to destroy the monster, and a soldier approached the dragon from the river Teifi and floated a red cloak in the river. The dragon awoke, saw the cloak, and went to attack it but was shot by the soldier. The castle gates and a sculpture within the castle grounds were created to celebrate this legend.

Other than those already mentioned, notable residents include Evan Herber Evan, the congregational minister, Allen Raine, the novelist, Martyn Lloyd-Jones, the evangelical leader who is buried in the town, John Elywn, the painter and educator and Dill Jones the jazz pianist.

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.

Newcastle Emlyn Castle

The remains of the castle, sited within an elevated landscape, are a significant landmark in the town, although the buildings to the street hide this from the majority of the main thoroughfares until you move to the rivers edge. However, its historic importance and the road network allows the castle to remain as one of the principal destinations within the CA. There are also a number of significant views from the A475 on the northern edge of the river looking back into the CA. Many of the most characterful views within the CA are from the castle and its grounds providing panoramic views over the town, although contemporary development on the rivers edge and on high ground to the south have negatively impacted these views.

Town Hall Clock tower

Constructed in the location of the former Medieval marketplace, this site has historically been a place of congregation and a landmark in the town. The clocktower retains this relationship, exaggerated by the linear nature of College Street and Sycamore Street, making it a near constant landmark when travelling south to north.

Street views

The CA has two distinct street patterns which alter the way you view the streetscape. College Street and Ebenezer Street offer long and relatively straight uninterrupted views, allowing buildings to be read together. This is also the case at Castle Street, Bridge Street, Church Lane, New Road, and Old Graig Street, although these are much shorter or border the CA so that their full length is not included within the boundary. As such, both small cumulative changes and large development along these roads could interrupt this characteristic. Alongside this are the shorter and narrower side streets, alleyways and rear streets which provide routes through, views to the rears of properties and more serpentine routes around the main thoroughfares. 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 limited to its immediate context.



View of Water Street from College Street



View south from Penlon Road

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

Bridge Street to Newcastle Emlyn Bridge

Castle Street to the Castle

College Street to Bridge Street

Church Lane to College Street

Water Street to Old Graig Street

Surrounding Landscape and open spaces

Due to the topography of the area, there are numerous points at which you can view the surrounding hills to the north and south, as well as the River Teifi, particularly from the castle ruins, bridge and College Street. These are important aspects of the CA which should be maintained. Due to the density of much of the area these sit next to glimpsed views where there are breaks in the building line or where linear roads provide longer views outwards.

Terminated and enclosed views

Although many of the views within the CA are dominated by a few major thoroughfares, the glimpsed views down historic side streets, between buildings and along back streets are also an integral and important part of the character of the area. Due to their infrequent use the visual quality of these views can be poor and there have been a number of uncharacteristic contemporary developments along them, but these spaces should not be overlooked when considering significance.



Views north from College Street towards the Town Hall and clocktower



Views towards the town centre from the castle grounds

4.2 Main Landmarks and key buildings

Newcastle Emlyn CA has 30 listed buildings and structures 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

Newcastle Emlyn Castle

The castle is a scheduled monument and a grade I listed structure, being the remains of the medieval castle from which the town grew. Located at a high point in the town on a loop within the river Teifi, many views are defined by the remains of the castle as well as the landscape which surrounds it. Its significance to the development of the town and its rarity as an example of a Welsh-built stone castle are also substantial, as well as the communal and recreational space it provides to the town.



Newcastle Emlyn Bridge

Constructed in the 18th Century to replace a previous structure, the 3 arched bridge is a scheduled monument and is grade II* listed. The bridge is the main gateway into the CA from the north and historically an important crossing point across the Teifi which helped the town develop. It is a unique landmark within the town and provides a series of panoramic views along the river and surrounding valley.



The Bunch of Grapes

A grade II*, possibly late 17th Century public house converted from a former dwelling. Listed as a town building of substantial size at a time when houses of this size were rare in west Wales. Set at a slight angle to Bridge Street its prominence is increased by providing an open area of seating to the street edge behind decorative metal railings. The roof is also of note. Some greening to the front may help soften its appearance on the streetscape and increase its standing further.



Town hall and market buildings

Designed by David Jenkins of Llandeilo and built in 1892 on the former site of the Medieval marketplace at the junction of three roads. Its location, materiality and roofscape with clocktower make it a notable landmark within the streetscape and skyline, terminating the views from several routes through the CA. The building is grade II listed and it retains its use as a market hall.



Former Victoria stores

A modest mid-19th Century corner building to Church Lane and Bridge Street with curved southeast corner and deep boarded eaves with surviving simple shopfront windows. Listed grade II, it provides a strong junction framing views into Church Street, as well as contributing positively to the setting of the town hall. The external stucco is currently in a poor state, and its repair would greatly benefit the building as well as the CA as a whole.



The Emlyn Arms Hotel

Listed Grade II, this mid 19th Century inn with extensive outbuildings is notable for its size, classical 2-porch column, and projecting bay windows. The outbuildings, although of limited impact from the main road, are a historic remnant of the 19th Century trade which helped grow the town, providing stabling for visitors, traders, and drovers. Raised from the street edge, the buildings height is increased with the gable end quite prominent when travelling north to south.



Bethel Presbyterian Chapel and school room

Constructed in 1820, but rebuilt in 1869, the chapel was originally a Calvinistic Methodist Chapel, but is now Presbyterian in its use. To the southeast of the chapel is the schoolroom, designed in a matching style around 1900. Listed grade II, the detail, mass, and boundary wall with decorative metal gate are a significantly part of the character of Church Lane. The chapel has been recently repaired with flats created at the rear of the building.



The courthouse

A grade II listed former courthouse of 1870, designed by C Reeves who was the architect to the county courts of England and Wales. The blue lias ashlar with carved stone Royal Arms is particularly characterful on the street. As a single storey building, the roof and chimneys also make a notable contribution, emphasised by the open areas and lower levels of the surrounding buildings.



Holy Trinity Church Hall

The hall was built in 1848 and extended in 1856 to designs by Charles Davies of Cenarth. At the end of Church Lane, the building is set back from the road with a public viewing area for the park behind a low stone boundary wall. Listed grade II, the building is a landmark in its own right, through its coursed blue lias stone walls and gables. It also positively adds to the setting of the Bethel Chapel, courthouse, Holy Trinity Church, and park.



Holy Trinity Church

An Anglican church built in 1841 to designs by JL Collard of Carmarthen which became the parish church of the town. The church is grade II listed and was remodelled in 1920 by Caroes. Of a plain Gothic style with tower set in a large churchyard which is a landmark to the eastern boundary of the CA and creates a significant group with other detached buildings on Church Lane.



Angel House

A grade II listed 6 bay terrace which is particularly of note for its shopfront which has a decorative metal bracket at cornice level.



National Westminster Bank

Dated 1930 on the rainwater head, this grade II listed building was designed for the National Provincial Bank, possibly by Palmer and Holden, who were bank architects in the Interwar period. Although its brown sandstone exterior and gabled roof are uncharacteristic on College Street, the buildings quality of design and detail mark it as a landmark rather than a detraction.



Y Graig Baptist Chapel

A grade II listed 1875 Baptist Chapel in an Italianate style with pedimented porch and tripartite arched windows. Set back from the street edge with decorative metal railings and gates with lantern above. This plus the front grounds with yew trees are a characterful contribution to the street and help soften the otherwise hard urban realm.



Former Grammar School

The grammar school was founded in 1867, although the building may be an earlier 19th Century structure which was reused with the school was relocated from Adpar. The building is grade II listed and has a plaque over the door to commemorate its former use, with the building now in use as the Women's Institute Hall. Although modest in its size, its location on the corner of Water Street and Old Graig Street marks a key junction. The thoughtful redevelopment of this junction which is currently dominated by traffic signs, the contemporary extensions behind and tarmac pavement would help to improve the setting of the building.



Ebenezer Congregational Chapel

A grade II listed chapel of 1808 probably enlarged southwards in 1844 with a new façade designed in 1880 to accommodate a larger gallery. This included changing the roof hip to a curve and building out the front wall with a stone and terracotta pedimented façade, connected back to the original side walls by large, stuccoed quadrant curved walls with stone parapets. It is this detail in particular which creates an unusual and notable structure to the street. Also of note are the decorative metal railings which surround the chapel, with its scale and mass increasing its standing.



Unlisted Buildings and Structures of note

The following buildings are not statutorily listed but reinforce the character of the area, provide an important landmark or are a part of Carmarthen's heritage due to architectural, historic, or archaeological significance, and are recognised as irreplaceable heritage assets. Many of these are good examples of early to mid-20th Century development whose contribution to the CA is also of merit. As such, we propose their inclusion on a local list of buildings of merit; this would not grant a building statutory protection nor would works to a locally listed building require listed building consent, but the special interest of the building would be a material consideration in the planning application process.

Trefhedyn garden centre

Sited next to The Bunch of Grapes on Bridge Street, it shares qualities with the inn next door although likely of later construction, including the set back from the street edge with a large forecourt behind a decorative metal boundary fence. This, plus its surviving 19th Century shopfront make a positive contribution to the street.



11 Bridge Street

A 3-storey building opposite the garden centre that is noticeable for its size, as well as its projecting porch, bay window and simple 19th Century shopfront. The introduction of pebble dash to the main façade has negatively impacted the building but the original sash windows and window surrounds still survive.



20 Sycamore street

Notable as a pair of corner buildings to Church Street and Bridge Street, with the former Victoria Stores opposite. Pebble dash has been added to the facades and uPVC shopfront windows and large fascia have impacted the building negatively, but its curved entrance with pointed corner above survive and create a strong junction which responds to the building opposite.



The Three Compasses

Although highly altered with a poor shopfront extension, porch and uPVC windows, the set back of the building and its location terminates views from a side street when walking from the cattle market to College Street retaining its prominence on the street. Some sensitive repairs to the building, as well as resurfacing to the increased pavement width outside would also be of benefit.



Old Cawdor Hotel

A former hotel now under split ownership with three shops at ground floor level which has removed the former symmetry of the building. The red brick and stucco decoration are quite distinctive as well as the three gables at roof level. The reunification of the ground floor through a similar approach in shopfront design would help to bring back some of its lost character.



Tivy Hall

An unusual red brick building on College Street with ornamental gables, terracotta detailing and stained glass with the buildings name to the shopwindows. Although unusual in comparison to its neighbours and other buildings in the CA, its high-quality design and materials allows it to be a characterful addition.



Plough Hotel

One of the series of 19th Century inns throughout the town, with the Plough noted for its 3 gables and extended porch with stained glass with the building name.



5 Water Street

An end of terrace house which is distinguished by its surviving joinery, bay window and decorative porch which extends across the whole façade and contains the boundary railings within.



4 Water Street

Opposite the Y Graig Baptist Chapel and 5 Water Street, its rubble masonry frontage with arched window heads and projecting metal porch marks it out on the street and complement that at No.5. The replacement of the roof material within the porch with that of a traditional material such as slate, timber or glass may be of benefit.



27 Blaenwern

A modest and unusual single storey building which is believed to be a post war prefabricated structure. Although heavily altered, it retains its former mass, shape and use as a garage.



Gwynfryn

A substantial detached house sat above Old Graig Street which has a detached coach-house in its large grounds. Sat above the road on a high point to the south, it is largely hidden from its immediate surroundings, but is a clear landmark when viewed from the castle grounds.



Glyn Nest

Now used as a nursing home, this is a substantial former dwelling which is set back within a large plot. A large number of extensions have largely obscured its original appearance but is still largely recognisable. As the opportunity arises, the redesign of these extensions, or conversion back into a dwelling would benefit this part of the CA, it being a substantial building to the street.



Ebenezer vestry

Sit opposite the Ebenezer Congregational Chapel and likely contemporary with its construction in the early 19th Century. The building is quite modest, being of a single storey in rock faced coursed stone with simple arched openings. However, its association with the chapel opposite, decorative metal railings and stone piers to the road as well as its traditional religious form, allow it to hold its place on the street.



War memorial

Originally constructed at the back of the castle in 1923 to remember those of the town who died during the First World War. Another tablet was added to remember the fallen of the Second World War. It was moved in 1985 to a site between Holy Trinity Church and the Courthouse as a more convenient location to hold services of memorial and as such has a large area of public realm facing it which is a notable destination along Church Lane.



Shopfronts of note

As the main retail core of the town, shopfronts make a considerable contribution to the CA and represent an important period of development in the 18th and 19th Centuries when this part of Newcastle Emlyn 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. Those which have only partial fragments remaining have been noted.

6 Water Street (partial only)

7 Water Street

4 Water Street

3 Water Street

Tivy Hall

1 Cawdor Terrace, College Street

2 Cawdor Terrace, College Street

3 Cawdor Terrace, College Street

8 Cawdor Terrace, College Street (partial)

6 College Street (partial)

Old Cawdor Hotel (south unit)

Manchester House, College Street

1 Sycamore Street (partial)

2-3 Sycamore Street (partial)

9 Sycamore Street

10 Sycamore Street

14 Sycamore Street

17 Sycamore Street

22-23 Sycamore Street

Cambrian House (partial)

2 Sgwar y Farchnard, Market Square (residential)

3 Sgwar y Farchnard, Market Square

2 Royal Oak Mews, Market Square

3 Royal Oak Mews, Market Square

9a Bridge Street

Former Victoria Stores

Trefhedyn Garden Centre

9 Bridge Street



1- 3 Cawdor Terrace



Former Victoria Stores

4.3 Important Green and Natural Spaces

There are a number of areas of green space within the CA which provide important breaks to the high density of buildings to the street and places for rest, contemplation and spaces to view your surroundings. Key features and spaces include;

- Newcastle Emlyn Castle
- King George V Playing Fields
- Holy Trinity Church
- Riverbanks of the river Tiefi
- Y Graig Baptist Chapel

Green spaces are shown on the following map.



King George V Playing Fields



Newcastle Emlyn grounds



Riverbank to the river Tiefi

5.0 Character and Appearance

This section describes the character and appearance of the area as it exists at the time of this study. The CA has two distinct parts: Town Centre and Castle Area which includes College Street, Sycamore Street and Bridge Street and cuts through the middle of the town and provides the main commercial centre, along with the streets which intersect these; and the Southern Area – which includes the residential properties to the south which are set upon secondary roads including the southern slopes of the CA. The differing patterns of street layout and building use alter the way people move through and view these areas and as such create two distinct characteristics. It is therefore proposed that two-character areas be defined which respond to these changes, helping to preserve, manage and enhance the differences as well as similarities between them.

5.1 Townscape Features

Town Centre and Castle Character Area

College Street and Sycamore Street cut through the middle of the CA as a linear route with buildings typically set on the street edge enclosing views but with longer views to the landscape at the north and south, with Gwynfryn a notable landmark on the horizon. The town hall provides a strong focal point with the clocktower as a near constant visual landmark in the skyline exaggerated by the quality of the building and the surrounding streets which face it, creating a positive gateway into the castle and bridge beyond. The narrower street proportions of Market Square and Market Place provide a more intimate feeling to these spaces and a characterful transition into Castle Street and the Castle beyond, diluting the commercial and

enclosed streets into those which are more open with views outwards. Bridge Street and Water Street are at either end of this route and are shorter streets with curves which create their own character. The buildings here are more consistent than in the surrounding streets, particularly to Sycamore Street, but with variety in the shopfronts which vary in quality. A contemporary housing development has been created to the northern end which marks a break in the street line. Although this disrupts the otherwise near consistent elevation to the street, the views towards the river mark this as a positive aspect, although the developments themselves are not in keeping with the CA regarding their architectural style. The boundary wall keeps a hard edge to the street, and it is therefore important that this is retained and maintained.

Bridge Street is defined by the town hall at one end and the bridge at the other, with the raised pavements, boundaries to the street edge and a mix of commercial and residential buildings diluting the density of the town centre and creating a positive point of arrival, or departure. Unfortunately, the quality of some of these buildings has declined due to inappropriate alteration and lack of maintenance, and the replacement, alteration and removal of boundary walls and railings has impacted the visual quality of this street. There is a great deal of variety to this area when compared with Sycamore and College Streets both in architectural character and how the buildings face the street. The larger forecourts to The Bunch of Grapes and garden centre are positive moments which allow you to stop away from traffic and consider one's environment.



Castle Street looking towards Sycamore Street



Church Lane from Sycamore Street

The junction of College Street and Water Street is another such moment, with the increased width of the pavement to the east and outdoor seating to the corner providing places to rest, although much of this faces the busy road reducing the quality of this experience. Water Street beyond, like Bridge Street, is also one of variety and a series of good quality 19th Century buildings of differing style and uses again mark a positive gateway into the town. This is negatively impacted by the road junction to Ebenezer Street which is defined by highways infrastructure and poor-quality 20th extensions onto Old Graig Street.

Castle Street in contrast is of a much lower density with open views to the river on the southern edge of the road and several positive street trees. The condition of the Neuadd Emlyn Hall currently negatively impacts the views through this street but could be a positive addition if sensitively repaired. The open nature of this street is a positive moment which takes you from the higher density and busier shopping core to the more peaceful and open Castle grounds. As such any development here should be resisted to maintain this quality, or if deemed necessary, be of low impact and preserve this feeling of openness.

Church Lane like Castle Street has views at one end terminated by the town hall whilst the opposite leads into a wider area of green, with the King George V playing fields and Holy Trinity, as well as the longer landscape views to the west, providing this at Church Lane. Also, like Castle Street, the buildings are much less dense tending to be detached and stepped back from the street edge behind boundary walls. The war memorial and urban space overlooking the playing fields are the

largest urban spaces for congregating within the CA but require discovery being removed and hidden behind buildings when viewed from Sycamore Street.

Around these primary and secondary streets, are a series of side streets and archways which lead to rear outbuildings and service areas. As well as routes through they also provide glimpses to the landscape beyond. A positive example of this are the former service buildings to the rear of the Emlyn Arms Hotel which lead through to the Holy Trinity Church grounds. As a more negative example, the alleyway from the Old Cawdor Hotel now leading to a carpark and garages. The carpark here and that to the west of the cattle market are both outside of the CA but are often the points of arrival for those visiting the town. Currently both provide poorer quality first impressions of the town, being characterised by contemporary development and rear extensions to the buildings on College Street. Uplifting these routes would improve these key arrival points.

Southern Character Area

Distinct from the more linear layout, high density and commercial focus of the town centre character area, Ebenezer Street and the connecting roads to the south are residential areas with buildings of varying age, style, and mass. The most consistency regarding design can be found on Ebenezer Street with terraces of 19th Century workers cottages. These contrast quite clearly with the more contemporary mid to late 20th Century detached buildings most commonly on the south edge of the street and set back and higher than the road which exaggerates their mass. An example of this is at the junction with Penlon Road. This is not necessarily



Junction of College Street and Water Street



Sycamore Street looking north

a negative aspect but requires careful consideration to ensure there is commonality in detail and design. Where this is not the case, such as the detached building to the easterly junction of Penlan Terrace this detracts from its surroundings. Two larger developments on this road are conspicuous by their mass; the Ebenezer Congregational Chapel and Glyn Nest Residential home. Due to its architectural and material quality and boundary to the road edge, the former is a positive addition, although its cleaning and perhaps lime wash of the side elevations could uplift its appearance. Glyn Nest in contrast has had a series of extensions which has confused its original appearance. It has a large impact on both Ebenezer Street and Penlon Road due to its corner location, low boundary, and extensive open plot. The introduction of boundary trees, or a consistent boundary treatment may help to re-establish the street edge and dilute some of the impact of this large structure. Ultimately, the sensitive redevelopment of the building itself would be of benefit.

Due to this variety, the views along Ebenezer and Old Graig Street are equally changeable, from enclosed linear views, to glimpsed views between buildings, along front gardens, and the denser landscape towards the western boundary, but with the longer views out to the landscape a constant from east to west. The hierarchy between the main A-road and the secondary access roads to the south is also very apparent, with pavement and boundary walls replaced with landscape verges which reflect the typically more cottage style developments here such as at Penlon Road. There is a particularly characterful terrace on Quarry-Ffinant which due to the enclosed landscape to either side feels

entirely separated from the rest of the CA. This is also the case at Penlan Terrace. Where these distinct areas exist alterations or new developments should not dilute these unique characteristics.

The topography of this areas means that most of the development to the rear of Ebenezer and Old Graig Streets is hidden from the main thoroughfare and therefore typically only accessed by residents, such as Penlan Terrace. As such, the impact of some out of character contemporary developments is reduced.

As a residential area, the contribution of gardens is a significant part of the character of the area. Where these have been replaced with hard standings and forecourts, this has begun to erode this aspect.



19th Century workers cottages to the west of Ebenezer Street



Terrace at Quarry-Ffinant



20th Century detached houses to the east of Ebenezer Street

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.

Town Centre and Castle Character Area

To larger landmark buildings

Coursed pennant stone

Rock faced stone

Blue lias ashlar

Red brick

Terracotta

Stone – details and ashlar

Stucco (coursed and uncoursed)

Stained glass

Common materials

Painted render

Roughcast

Rubble stone, painted and unpainted

Slate roof coverings

Leadwork

Painted timber joinery

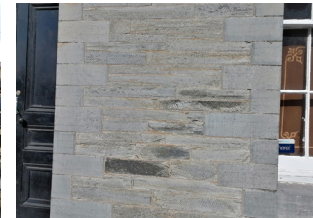
Cast iron rainwater goods

Timber shopfronts

Boundary treatments

Coursed rubble stone, capped with stone, upended stone and render

Cast/ wrought ironwork often on solid plinths with gates



Southern Character Area

To larger landmark buildings

Rock faced stone

Stone – details and ashlar

Timber framing with rendered panels

Common materials

Painted render

Roughcast

Rubble stone, painted and unpainted

Slate roof coverings

Leadwork

Painted timber joinery

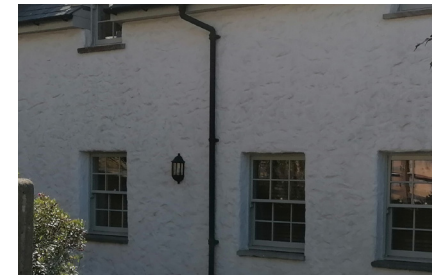
Cast iron rainwater goods

Boundary treatments

Coursed rubble stone with mortar and stone caps

Cast/ wrought ironwork on low masonry walls

Vegetation



5.3 Building heights and relationships to plots

Town Centre and Castle Character Area

Buildings are typically 2 storeys in height, with larger buildings of 3 storeys, with a variety in floor heights that creates a varied roofscape and views of gable ends as you look through streets. The third storey is often contained within an attic through dormers or parapets which reduces their overall height and limits potential overshadowing to neighbouring properties. The slope down to the river at Bridge Street has the opposite effect, making buildings appear taller than might otherwise be the case when viewed from Newcastle Emlyn Bridge. As such, any increase in height here needs to carefully consider the impact on street views. Church Street has a number of single storey buildings, but being detached and of high quality these do not appear out of place. A pair of single storey shops have also been integrated on Sycamore Street but are noticeably at odds being of a lesser quality of design. Some 3+ storey contemporary buildings have been built to the eastern edge of the park and are notably larger than their surroundings with the gable ends visible over the roof to the former school and detracting from its setting.

There are a number of areas where you can view the rear elevations to College Street, Sycamore Street, Bridge Street and Church Lane. These elevations provide much more variety with extensions and alterations of single storeys as well as historic outbuildings all of differing mass and form.

Buildings are situated directly on the street edge with the exceptions being at Church Lane, Bridge Street and Water Street which have a mixture of narrow plot front gardens and forecourts behind metal railings and masonry boundary walls. Holy Trinity Church and the Castle are notable exceptions to this, being set within their own grounds, as well as the Y Graig Baptist Church which is set back from the pavement with landscaped grounds to the street. Where buildings are on the street edge, the building line is varied with stepped bays, projecting shopfronts, door canopies and porches, exaggerated further with a varying width to the pavement. This is most evident to College Street with a more consistent line to Sycamore Street.

There are no green verges to the street with areas of green set behind stone boundary walls which keep a hard edge to the street. The only exception to this is at Castle Street where views to the river on the south and the street edge defined by the parking bays, low timber bollards and the landscape beyond.

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



View north along Bridge Street



Y Graig Baptist Church on Water Street

Southern Character Area

Buildings are all of 2 storeys, with notable exceptions at the Ebenezer Congregational Chapel which has taller storey heights, and the single storey former vestry opposite. Some of the larger detached properties have gables which increase their height. This is exaggerated by the topography of the road, with buildings on the southern edge of Ebenezer Street set above the road.

Buildings to the main A-road are primarily front facing, but those to the southern slopes often allow views from multiple angles due to the more informal roads and paths which allow you to explore their surroundings. As such, rear extensions which might otherwise seem secondary can take on an unexpected prominence and as such their impact needs to be carefully assessed.

Terraces are typically directly on the street and of 3 bays width, with larger detached buildings set behind boundary walls with front gardens of varying size and hardstanding's for off street parking. Where front gardens have been lost to provide additional parking, this has had a negative impact on the street elevations. To the secondary streets there is greater variety with plots of varying size made more pronounced where buildings are set on slopes creating terraces and longer driveways.



More informal secondary routes at Quarry Y Ffinant



The northern edge of Ebenezer Street looking east

5.4 Typical or significant details

Town Centre and Castle Character Area

To larger buildings

Expressed quoins

Carved stone details

Terracotta details

Raised parapets - plain and decorative

Rusticated ground floors

Stained glass

Traditional lanterns

Consistent details throughout the CA

Colourfully painted renders

Decorative fascia boards

Corner buildings

Timber bay windows

Timber sash windows

Arch headed windows

Projecting curved shopfront windows (to Market Square)

Stone bands – Plain and decorative

Panelled timber doors

Porches

Expressed window surrounds often with keystones

Lead and decorative metal shopfront canopies

Recessed entrances

Pitched roofs

Chimneys

Rubble stone boundary walls

Decorative railings and gates

Hanging signs







Southern Character Area

To larger buildings

Arch headed windows

Timber framed upper gables

Carved stone details

Consistent details throughout the CA

Colourfully painted renders

Timber bay windows single and two storeys

Timber sash windows

Stone, rendered and timber bands

Panelled timber doors

Door canopies

Expressed window surrounds often with keystones

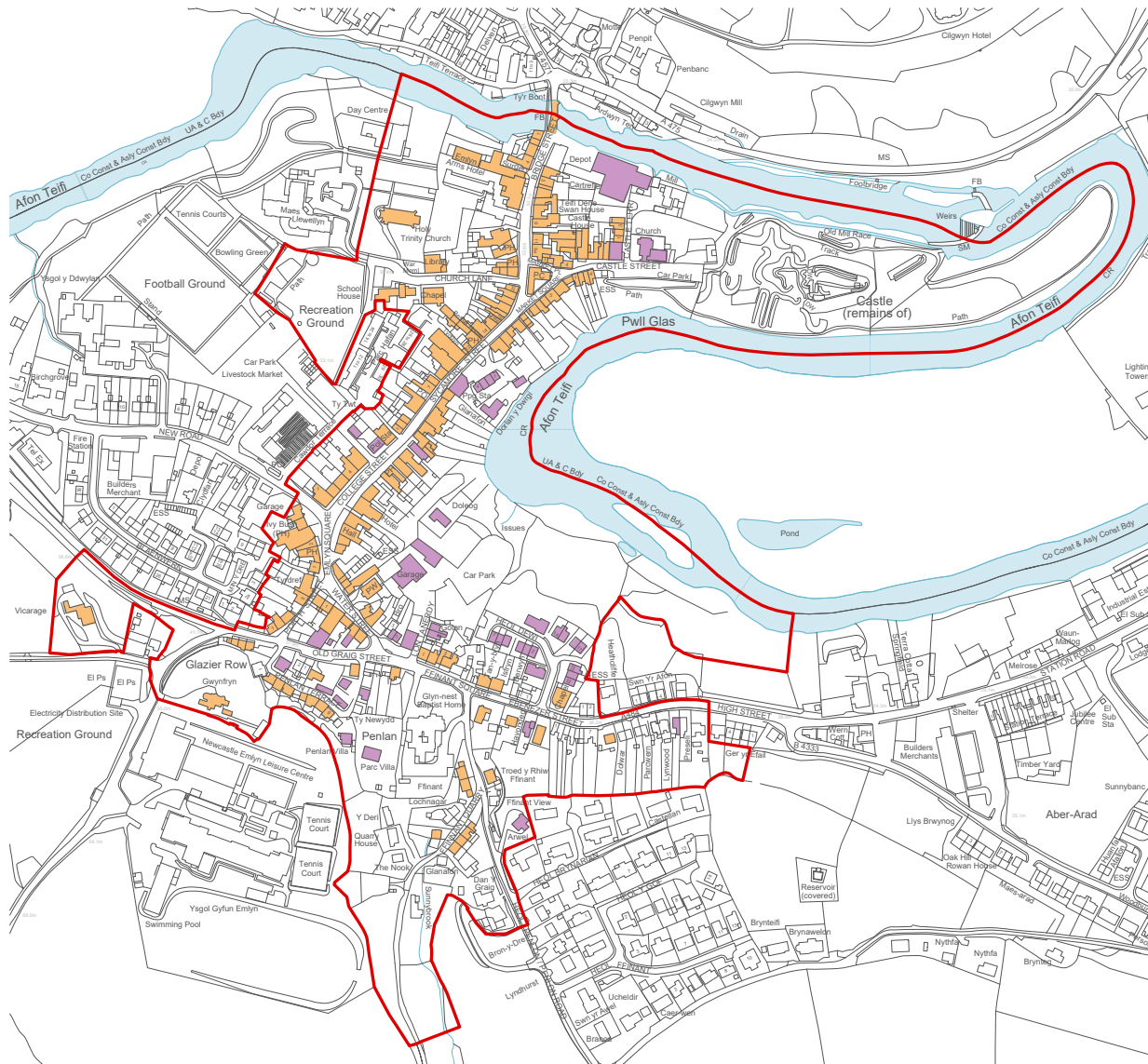
Pitched roofs

Chimneys

Rubble stone boundary walls

Decorative railings and gates





- NET:
- Newcastle Emlyn Conservation Area Boundary
 - Positive buildings
 - Detracting buildings

5.5 Public realm; surfacing, street furniture and signage

Roads are tarmac through the whole of the CA as well as pavements to all secondary roads and Bridge Street. College Street and Sycamore Street have stone and concrete slabs of varying size and layout. Concrete has been used for patch repairs as well as herringbone slabs, typically where services have been integrated. The condition of the stone slabs varies with many now cracked and in need of replacement or repair. As and when repairs are carried out stone slabs should be used. The exception to this is stone setts which have been integrated into Castle Street to delineate parking bays and a mixture of tarmac, stone slabs, and irregular stone at the war memorial. These are both positive introductions and as and when opportunities arise, repairs or further development should encourage the use of these examples.

Roadside features are limited to contemporary insertions such as road signs, traffic lights and bollards which prevent cars driving on pavements. It is expected that a level of infrastructure is required for safety and navigation and the current level generally does not have a detrimental impact, although the insertion of further items needs careful consideration so that they do not obscure key buildings or views. The two exceptions to this are the road signs which impact the setting of the Town Hall, and those situated at the entrance into Water Street from Ebenezer Street.

On street parking is evident throughout the area which interrupts the streetscape and increases the dominance of the traffic network. This is particularly apparent at Emlyn Square, the Town Hall, Bridge Street, and the Castle.

Benches have been installed around Emlyn Square and the Town Hall to allow people to stop and consider the built heritage around them. These are currently compromised by the traffic network which interrupts views out from these spaces and are of an uncoordinated design. There are also a number of benches at the Castle grounds and the park which create large recreational spaces. The urban area which overlooks the park could be improved through high quality soft and hard landscaping. There are a large number of bins within the Castle grounds which are essential for maintaining the cleanliness of the area but are of inconsistent design and sited at key sightlines which disrupts views. Traditional streetlights have been installed along College Street and Sycamore Street which are a positive addition and create a welcoming night-time environment. A wider strategy around public realm furniture, including their design and location would be of benefit and help to unify the area.

5.6 Boundary materials and treatments

Boundary treatments are typically reserved for religious buildings and residential properties. Bridge Street is the exception to this with both commercial and residential buildings having retained boundaries, with metal railings of differing patterns on low stone walls. Some of these are historic but others are of a contemporary pattern which are noticeably at odds. Boundary walls are in a varying state of repair and have been rendered in several places which negatively impacts the street views. The use of traditional boundary materials, patterns and colours for railings would greatly uplift this street and this gateway into the CA.

Timber bollards have been used at the castle as a safety measure for car parking. Although in a more open and landscaped area, these are notable for being of a non-traditional material and design.

The southern roads and streets have the most variety and contemporary alterations to boundaries, with a mixture of retained historic railings on masonry walls and rubble stone walls, sat next to timber, concrete, wire fencing and blockwork. Where boundaries have been integrated into terraces to account for changes in level, this can exaggerate the impact of these detracting materials, particularly evident at Penlan Terrace. Boundaries have also been removed to create hardstanding's which create large gaps to the street edge.

Quarry-Finant is unique in the use of landscape boundaries, through planting and hedges, as well as timber fences. The use of timber here could be integrated successfully due to the architectural style of the buildings, but these should be of a traditional vertical boarding rather than a contemporary style.

The following boundaries are noted as good quality historic examples, without excluding others:

Ebenezer Congregational Chapel

Y Old Graig Baptist Chapel

Bethel Presbyterian Chapel

Holy Trinity Church

Gates and piers to King George V playing fields

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.

- Includes Newcastle Emlyn castle, a site of national and local importance in the development of the town and one of only a few examples of a Welsh-built stone castle
- Contains two scheduled monuments which relate to the castle and bridge
- The historic street pattern which grew out of the Medieval settlement around the castle and expanded during the 18th and 19th centuries
- A marketplace of medieval origin which is still recognisable as a focal point in the town
- Representative of the period of growth within the 18th and 19th Centuries in Carmarthenshire
- A number of good examples of 18th and 19th century residential, commercial and public buildings which form a high-density street scape
- Notable listed structures, including the Bunch of Grapes Inn and Holy Trinity Church
- Some good quality 19th century shopfronts
- Prominent corner buildings
- A number of notable residents and events have resided and occurred within the CA
- Archaeological potential, including evidence of town planning and castle building as well as the post medieval research on town development

Association with the drovers and the agricultural industry which still exists in the town

Long uninterrupted views contrasting against glimpsed views providing variety to the way you move through and view the area

Newcastle Emlyn Castle

After the Emlyn district was divided Maredudd ap Rhys established the castle around 1240. It was rebuilt sometime before 1287 in stone, making it one of only a very few Welsh-built stone castles which can be found in West Wales. It is from this that 'new castle' came into being, distinguishing it from the 'old castle' at Cilgerran. The castle is a scheduled monument and a grade I listed structure, located at a high point in the town with many views into and from the CA defined by its remains as well as the landscape which surrounds it, although the buildings to the street hide this from most of the main thoroughfares until you move to the river's edge. Its significance to the development of the town, as an example of a Welsh-built stone castle, as well as the communal and recreational space it provides to the town are substantial.

Newcastle Emlyn Bridge

Constructed in the 18th Century to replace a previous structure, the 3 arched bridge is a scheduled monument and is grade II* listed. The bridge is the main gateway into the CA from the north and historically an important crossing point across the Teifi which helped the town develop. It is a unique landmark within the town and provides a series of panoramic views along the river and surrounding valley.

Surviving street pattern

The plan of the town grew from the establishment of the castle and the Medieval burgrave plots which were centred on the marketplace where the clocktower now stands. Change to the street plan did not occur on any great scale until the second half of the 20th Century, when Old Graig Street and New Road were established, and Ebenezer Street grew to the east flowing into Station Road. As such, the street pattern is still largely intact and continues to inform development and the way one moves through and experiences the area, with the long narrow burgrave plots on Church Street, Bridge Street and Sycamore Street still recognisable.

Marketplace

The former Medieval marketplace was historically a place of congregation and a landmark in the town from which the wider streets grew. The town hall and clocktower retains many of these features, exaggerated by the linear nature of College Street and making it a near constant landmark when travelling south to north. The surviving pattern of the adjoining streets also help in establishing this area as a destination and retain the relationship of this space with the neighbouring buildings.

18th and 19th Century growth

Like many towns across South Wales, the 18th and 19th Centuries was a period of growth. In Newcastle Emlyn the opening of trade routes and the establishment of industry with the town, centred on agriculture and

the woollen trade. Much of what can be seen today is a product of this time and a good example of the development of a town during these periods.

18th and 19th Century architecture

The buildings to the majority of the CA are from the 19th century and therefore provide the principal aesthetic of the town. The growth of the town within this period brought not only residential buildings, but inns, public and religious buildings, some of which still remain in their original use and therefore allow one to experience the town as one might have during this period.

Notable listed buildings

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.

19th Century shopfronts

There are a number of good quality surviving 19th Century shopfronts which survive intact as well as fragments which remain of others. These are a significant part of the character of the area, remaining as the commercial core 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 curved or faceted facades. 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 street scape is also significant.

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; A number of names associated with the building and repair of the castle including Maredudd ap Rhys and Sir Rhys ap Thomas. In 1904 Evan Roberts and Sydney Evans arrived from Loughor as students and were instrumental in fanning the flames of the 1904-5 Methodist Revival in Wales. Residents include Evan Herber Evan, the congregational minister, Allen Raine, the novelist, Martyn Lloyd-Jones, the evangelical leader who is buried in the town, John Elywn, the painter and educator and Dill Jones the jazz pianist.

Archaeological potential

The town retains a high archaeological potential which could help our understanding of town planning and castle building as well as post medieval research on town development.

Agriculture

During the 18th Century there was an increased demand for agricultural produce which proved beneficial for the town. The river crossing and market made Newcastle Emlyn an important drovers' town for many years which left a legacy of Public Houses which were built to support their trade. The cattle market was established in the 19th Century behind Sycamore Street, in the same location as it continues to this day, with markets still held every week.

Significant views

There are three distinct types of views within the CA; the wider panoramic views from and to the castle grounds, along the river and at gaps within the building line; longer linear street views with glimpsed views along side streets; and the shorter more informal paths which provide cut throughs and circumnavigate the main thoroughfares. This creates variety, interest, and alternative ways of viewing the CA, encouraging discovery and exploration.

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 Newcastle Emlyn. Accompanying each item are recommendations for its management. This list is not comprehensive and does not exclude additional items which may present themselves either currently or within the future development of the CA.

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

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

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

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

Item	Issue	Management
1.0 Views and setting		
1.1	Side streets and the rear of buildings are a characterful part of the CA, offering glimpsed views away from the main thoroughfare. Due to a perceived lack of visibility these areas can encourage anti-social behaviour such as littering, damage to buildings, the public realm, and graffiti. These areas also suffer from a lack of general maintenance in both the public realm and boundary treatments, which erode the character of these areas. An example of this is the routes through from the car parks.	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. 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. 
1.2	Due to the more informal nature of the buildings and roads to the south of the CA, extensions and additions which might otherwise be hidden from view are often quite visible and therefore require consideration when understanding their impact upon views and the setting of adjoining properties.	

Item**Issue**

1.3

Views into and out of the CA can be difficult to protect, since those buildings which have the potential to affect key views can be outside of protected areas such as a CA; their impact can sometimes become fully apparent only after construction. This relates to the introduction of tall buildings outside of the CA, or those on higher ground which affect long distance views of the landscape beyond. For example, whilst much of the CA's setting is protected by terracing which encloses many of the principal road frontages, the topography of the land allows for panoramic and far-reaching views at a number of locations the CA. The far-reaching views of the clocktower also adds significantly to the area. For example the leisure centre to the south of the town has impacted views from the castle.

Management

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

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

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



Item	Issue	Management
2.0 Demolition of buildings or boundary enclosure		
2.1	The use of modern materials which are not complementary or appropriate to the existing palette of materials can erode the historic character and significance of the CA. Whilst a building should be of its time, some deference to the CA's original palette of materials will ensure continuity. Similarly, buildings of poor design have caused harm to the CA; the original characteristics of 19 th and early 20 th Century design must be respected to prevent further harm.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking and Design Guidance 2016.
2.2	Where new detached houses have been created to the south of the CA, these often do not reflect the traditional plot sizes and the relationship buildings have with the street and as such are notably at odds with their surroundings, appearing overly large and creating a break in the street elevation.	
2.3	Corner plots are important gateways into the CA and mark junctions to branch roads. As an example, those buildings to the junction of Church Lane and Sycamore Street. In comparison, that to Water Street is much weaker, dominated in the main by contemporary developments and traffic infrastructure.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Where corner buildings are redeveloped or replaced, an understanding of their impact and how they may help to strengthen these key points is required.



Item	Issue	Management
3.0 Redevelopment		
3.1	The topography of the area means that roofs can impact significantly on views and the insertion of items such as aerials and satellite dishes to the roofscape can erode character, particularly in buildings of a uniform style.	The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.
3.2	"The introduction of seemingly minor works can have a cumulative effect on the building as a whole and the setting of the CA. This includes the following examples: - Pebble dash rendering - Changing windows to PVC replacements - The introduction of new services which are prominently positioned - Loss of cast iron rainwater goods - Replacement of slate with red tile and concrete tiles - Loss of chimneys - Loss of timber panelled front doors - Loss of historic boundaries such as railings and rubble stone walls"	Detailed design guidance should be developed to include information on the typical architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations listed where appropriate.



Item	Issue	Management	
3.3	Unauthorised works to buildings appears to be a common problem, including works such as the replacement of historic features such as windows and doors. This has led to a steady erosion of the character of some parts of the CA. Where unauthorised works have occurred, this can encourage other property owners to undertake similar works and can result in a cumulative effect on a larger scale.	Where appropriate the council should seek enforcement action to remediate unauthorised works. Detailed design guidance should be developed including information on the typical colours, architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations which at present do not require permission.	
3.4	The repair and maintenance of buildings appears to have suffered throughout the CA with a number of buildings in a poor condition. Due to the nature of the CA this has a significant impact on views and can lead to the partial or total loss of significant heritage assets.	Publish guidance on appropriate maintenance and repair of buildings and structures within the Conservation Area.	

Item	Issue	Management	
4.0 Inappropriate alterations and loss of original features			
4.1	Increased traffic density and poorly managed road layouts can have a detrimental impact on the overall character of the area, causing a loss of stopping points, and areas to congregate which would otherwise allow for moments of reflection and appreciation.	Produce and implement a strategy for opportunities for increased pedestrianisation and improved road layouts. The Council will encourage and support proposals for improved cycle and pedestrian connectivity and which incorporate public space.	
4.2	Roads and pavements are a mixture of tarmac but with areas of stone slabs to College and Sycamore Streets. These, however, are in a poor condition and have been patch repaired using inappropriate materials.	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.	
4.3	Although there are a number of positive examples of public realm furniture, particularly to the Castle grounds, in other locations these are poorly sited or of a poor quality design and material, negatively impacting views and the setting of buildings.	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.	

Item	Issue	Management	
5.0 Street furniture, signage, roads			
5.1	The increase in demand for onsite and on street parking has led to the loss of historic boundary treatments to incorporate hard standings and parking spaces to residential properties. This can dilute the hard street edge which is characteristic of the area and interrupt views through, in and out of the CA.	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.	
5.2	The introduction of on street parking throughout the CA, particularly where there are narrower pavements, has impacted views and has had a negative effect on the public realm.		
5.3	The introduction of modern materials to create new boundaries and hard landscaping which are not in keeping with the CA or of sufficient quality can dilute character and interrupt views.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Detailed design guidance should be developed to include information on the typical architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area.	

Item	Issue	Management
6.0 Boundary treatments and parking		
6.1	The insertion of inappropriate shopfront designs can have a negative impact on the character of the area. There exist a few 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 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. The loss of traditional hanging signs.	Where an existing shopfront represents a good example of an earlier style appropriate to the character of the area and the host building it should be retained and refurbished rather than replaced. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of historic shopfronts and signage. The replacement of unsympathetic modern shopfronts with more appropriate designs has the potential to greatly enhance historic buildings and conservation areas and should be supported. Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design. Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design. 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. 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.



Item	Threat	Management
7.0 Views and setting		
7.1	The existing green spaces to the rivers edge requires effective, continued protection, particularly during new development and alteration works, including views along the river and to and from each bank	Significant green spaces should be actively maintained, and management processes should be adopted which ensure their special interest, and their ecological value, is preserved and enhanced. There is scope for more tree and other planting to enhance the appearance of the conservation area and its potential for biodiversity and this should be encouraged. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of trees or green spaces which make a positive contribution to the area.
7.2	The impact of development on the setting of Newcastle Emlyn Castle is potentially very significant in consideration of the importance of the area. Any development to its fringes, or which has a visible connection across or from it, needs to be carefully considered and managed.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful. New development within the conservation area should not obscure or detract from important views within, towards or from the conservation area. Proposals which have the potential to affect and fall within the important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area and the setting of these important heritage assets.

Item	Threat	Management
8.0 Demolition of buildings and structures		
8.1	Partial or total demolition of buildings that make a positive contribution to the character or appearance of the CA can erode the architectural quality of the area. This can include whole buildings for redevelopment or partial areas such as chimneys, boundary walls and extensions.	There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority.
8.2	The poor condition of buildings which have been out of use or have suffered from poor maintenance, can be used to put pressure on the Local Authority for demolition and redevelopment. This can lead to a misunderstanding that large scale redevelopment is appropriate, when careful management of future alterations could reinstate the original character of these buildings, enhance the CA, and avoid the loss of embodied carbon already spent through its original construction.	Where there is evidence of deliberate neglect of, or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision. There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these are retained. If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged. Reinstatement of traditional features should be encouraged through the production of a design guide specific to the CA. Applications for consent to demolish must be made to the local planning authority.

Item	Threat	Management
9.0 Redevelopment		
9.1	Where there is consistency regarding storey height, mass, material, architectural detailing, plot size and relationship to the street causes any deviations from this to have an immediate impact, particularly where there are long ranging views. Where these details vary between the two character areas, these unique qualities also need to be acknowledged.	Development proposals should respond to and respect the unique character and appearance of the conservation area, its character areas and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking and Design Guidance 2016.
10.0 Inappropriate alterations and loss of original features		
10.1	The loss of features such as chimneys and the introduction of dormers can fundamentally change the roof-scape and have a detrimental impact on views. This includes the upward extension of buildings to provide additional height at upper storeys.	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.

Item	Threat	Management
11.0 Street furniture, signage, roads		
11.1	Green fringes and trees provide important breaks in an otherwise hard urban area and their loss can substantially harm the character of the area.	There is scope for more tree and other planting to enhance the appearance of the conservation area and its potential for biodiversity and this should be encouraged. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of trees or green spaces which make a positive contribution to the area.
12.0 Shopfront design		
	The introduction of commercial activities within former residential buildings can cause harm through the following;	Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as condensing units and other plant. Continued residential use in historically residential streets should be encouraged. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.
	Introduction of signage which does not respond to the proportions or layout of the building.	
	Introduction of shopfront windows which overwhelm the domestic scale of the building and lead to loss of original fabric.	
	Splitting ownership can cause confusion with regard to maintenance and upkeep and lead to the general deterioration of the building.	

Item	Threat	Management
	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, including how to increase security in a suitable way.
	The introduction of inappropriately scaled awnings or canopies, often in non-traditional materials, which break the rhythm of terracing and the building line.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage that does not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design, including how to increase security in a suitable way and how to incorporate awnings and canopies.

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. Additional opportunities are identified in section 5, but those below are recognised as items which would benefit the CA at large or are under the control of the Town or County Council.

1. The junction of Water Street and Old Graig Street is a key gateway into the commercial core of the town with a number of significant buildings on Water Street, one of which is the former grammar school which stands at this junction. However, contemporary extensions to the rear of Water Street which are out of character with the CA, street signage, tarmac pavements and roads and a small area of green impact the setting of this building and junction. The redevelopment of this with high quality soft landscaping, boundary materials and appropriately placed and scaled signage would improve the quality junction and improve the setting of the former grammar school and Water Street as a whole.
2. The routes from the car parks into the town are often a visitors first impression of the town. The uplift of these routes through public realm improvements and potentially artwork or interpretation would enhance this experience and highlight that one is entering a place of special quality.

3. The condition of the buildings and boundaries on Bridge Street are notably lower than those to the rest of the town centre. As and when the opportunity arises, the repair and reintroduction of traditional boundaries in a coordinated style and colour could help improve this key gateway into the town.



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4. The Neuadd Emlyn Hall on Castle Street is in a poor condition and has seen several insensitive alterations. As a large building on the main throughfare to the Castle, this impacts views to and from the Castle and therefore its sensitive repair would be of benefit to this significant part of the CA.
5. A coordinated approach to public realm furniture to include its design and location would help to unify the area and ensure that where elements are introduced this increases enjoyment of the area and does not detract from key views or buildings.
6. The urban area which overlooks the park is one of only a few urban spaces for congregating within the CA. Currently tarmacked, this space could be improved through high quality soft and hard landscaping which could in turn encourage further visitors to Church Lane, in turn engaging with the significant buildings which stand here.
7. Although stone had been used for pavements within the town centre, this is now in a poor condition and has been patch repaired in inappropriate materials. A comprehensive resurfacing programme as and when the opportunity occurs would greatly uplift the public realm here.



4



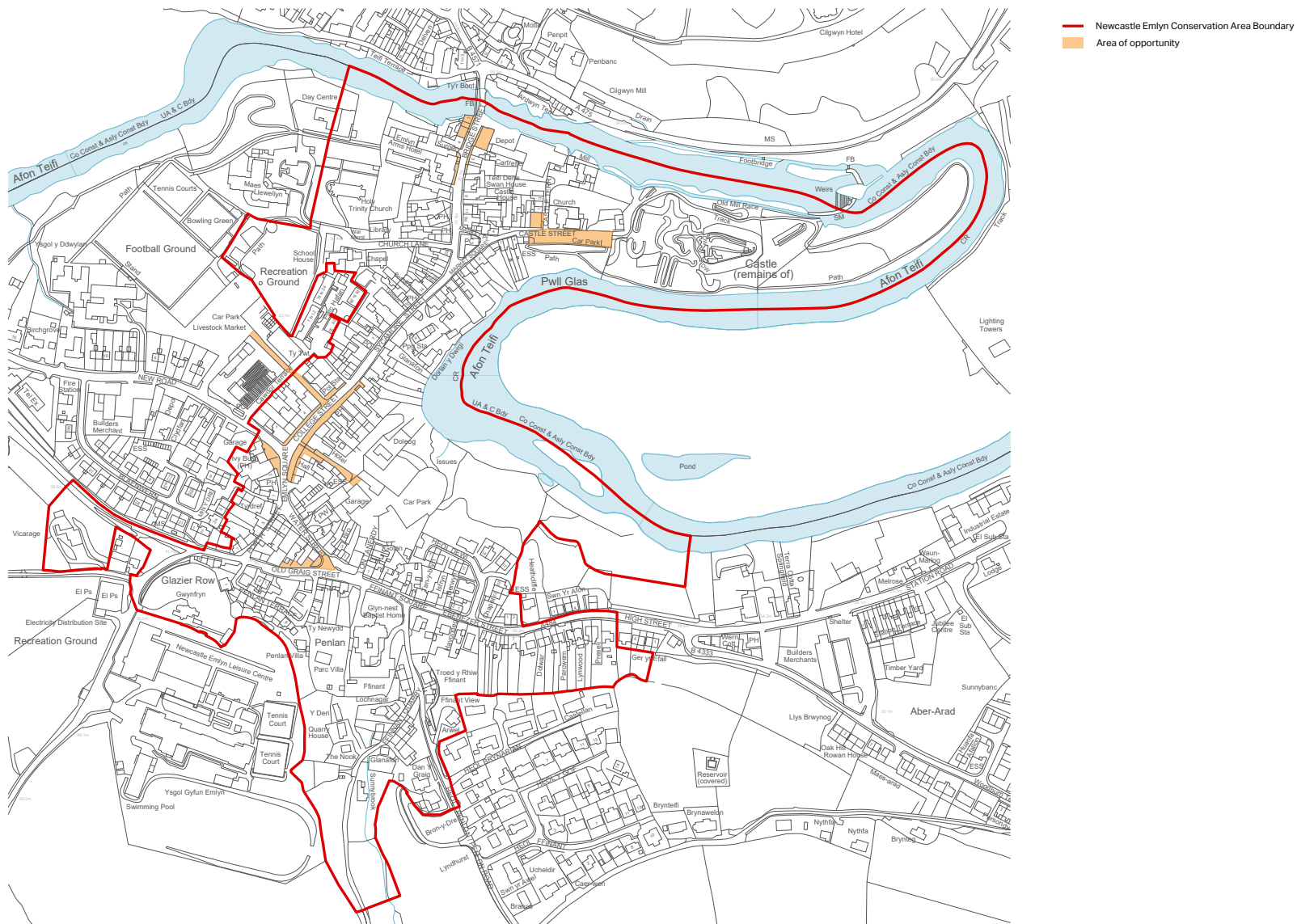
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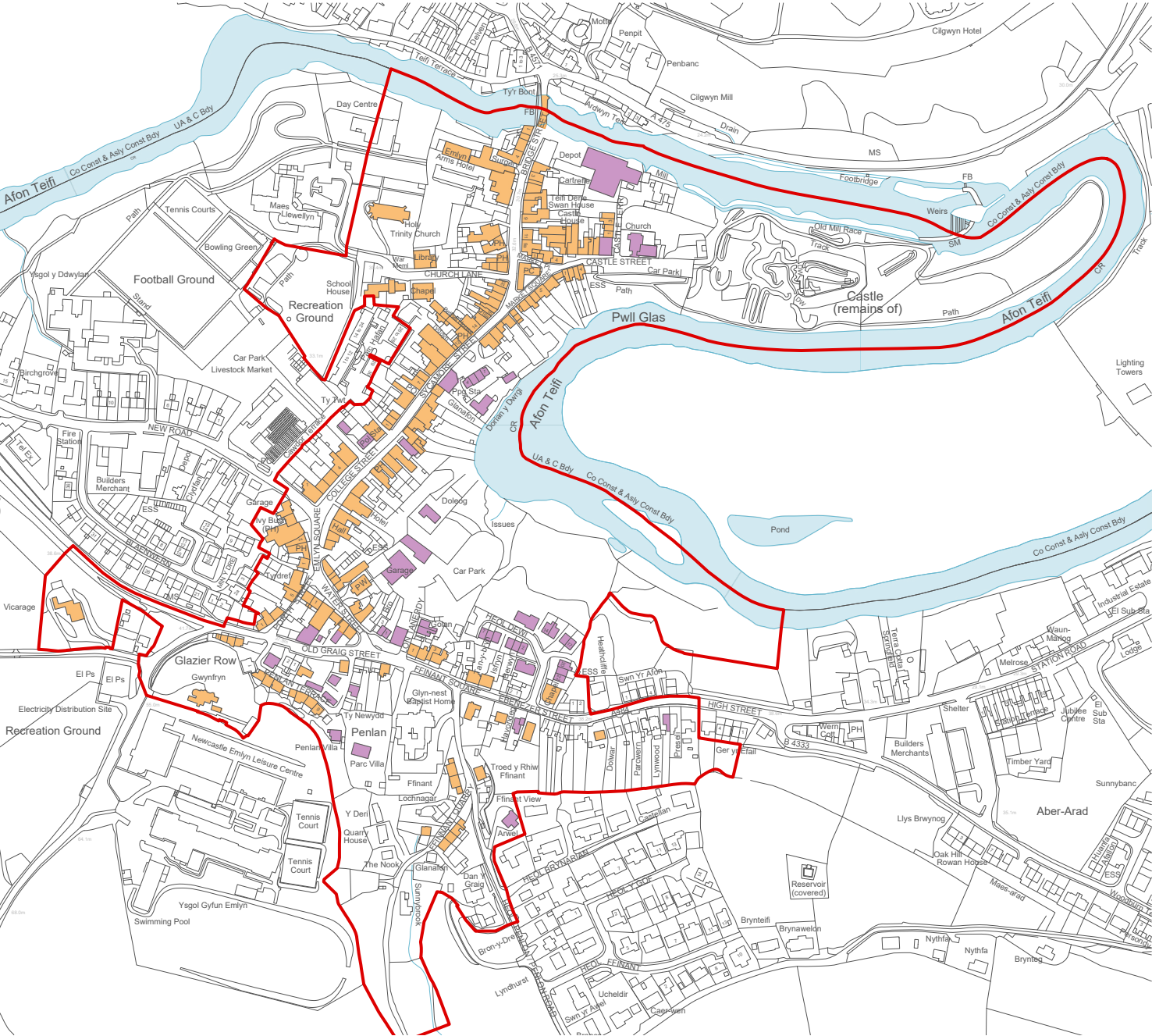
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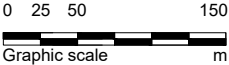
Appendix II: Glossary

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

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

Appendix III: Maps



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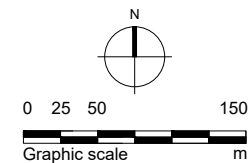
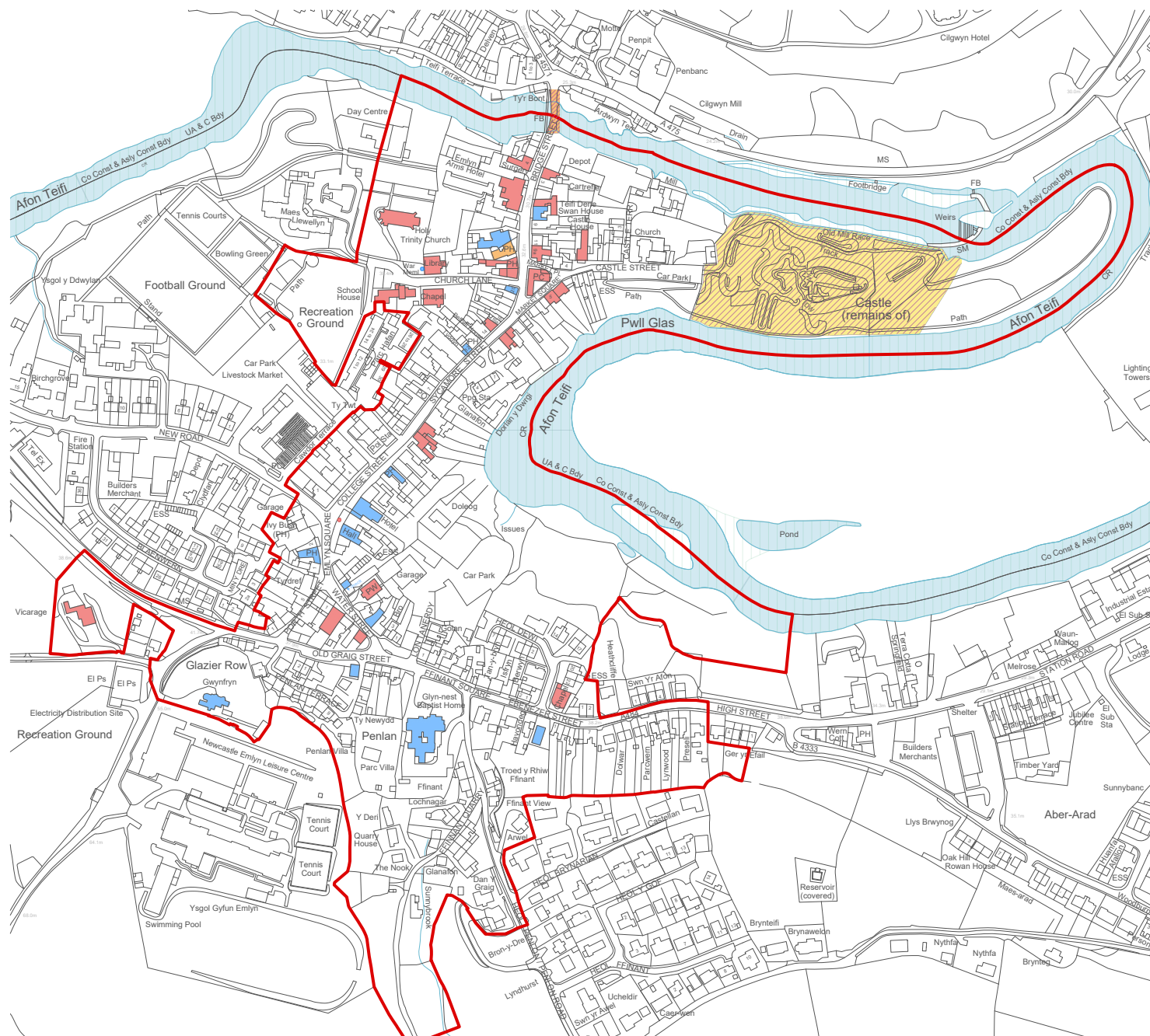
Graphic scale

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KEY:

- Newcastle Emlyn Conservation Area Boundary
- Positive buildings
- Detracting buildings

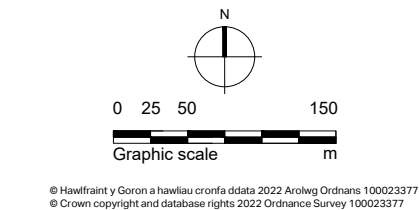
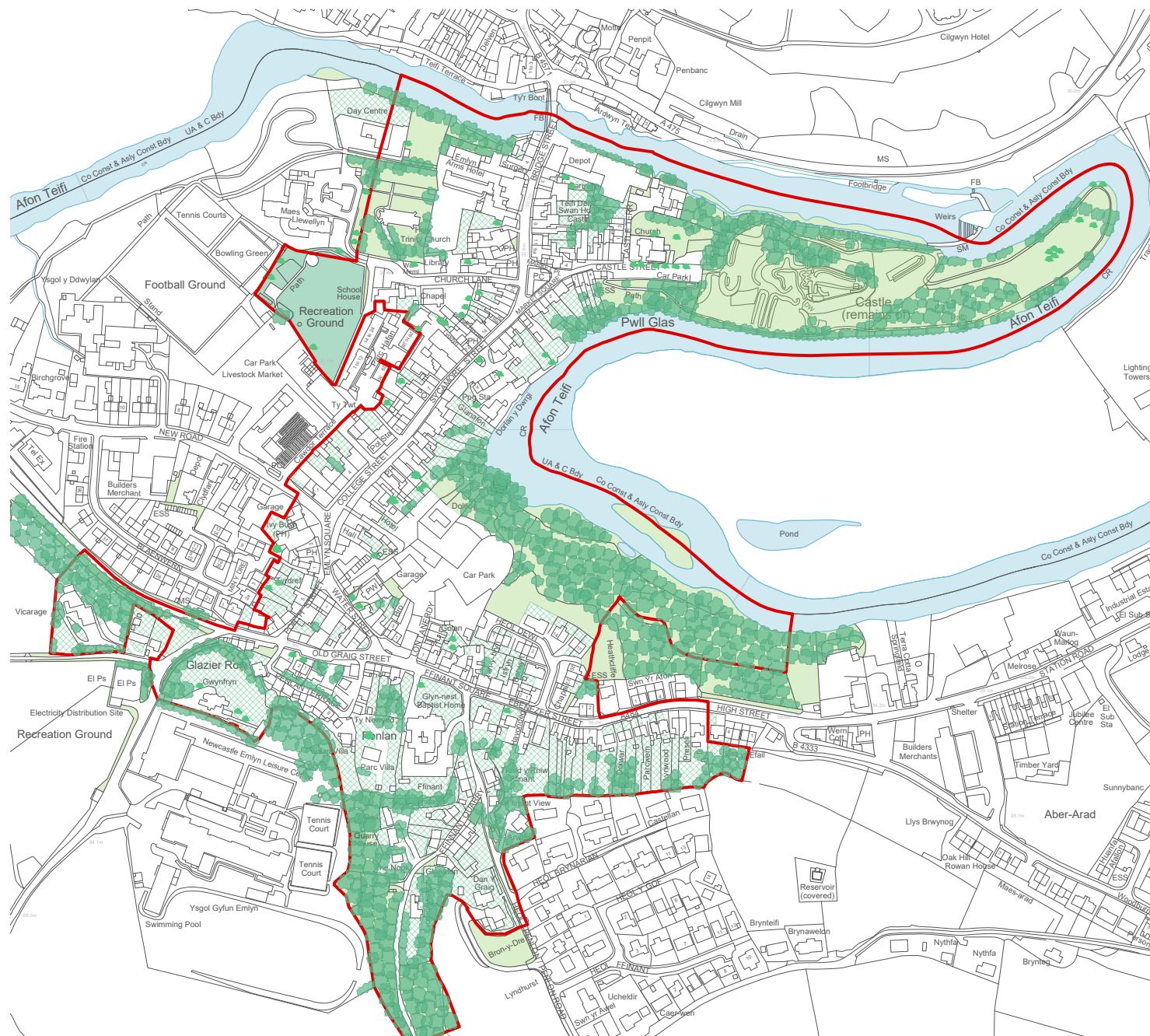
Newcastle Emlyn Conservation Area



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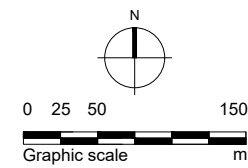
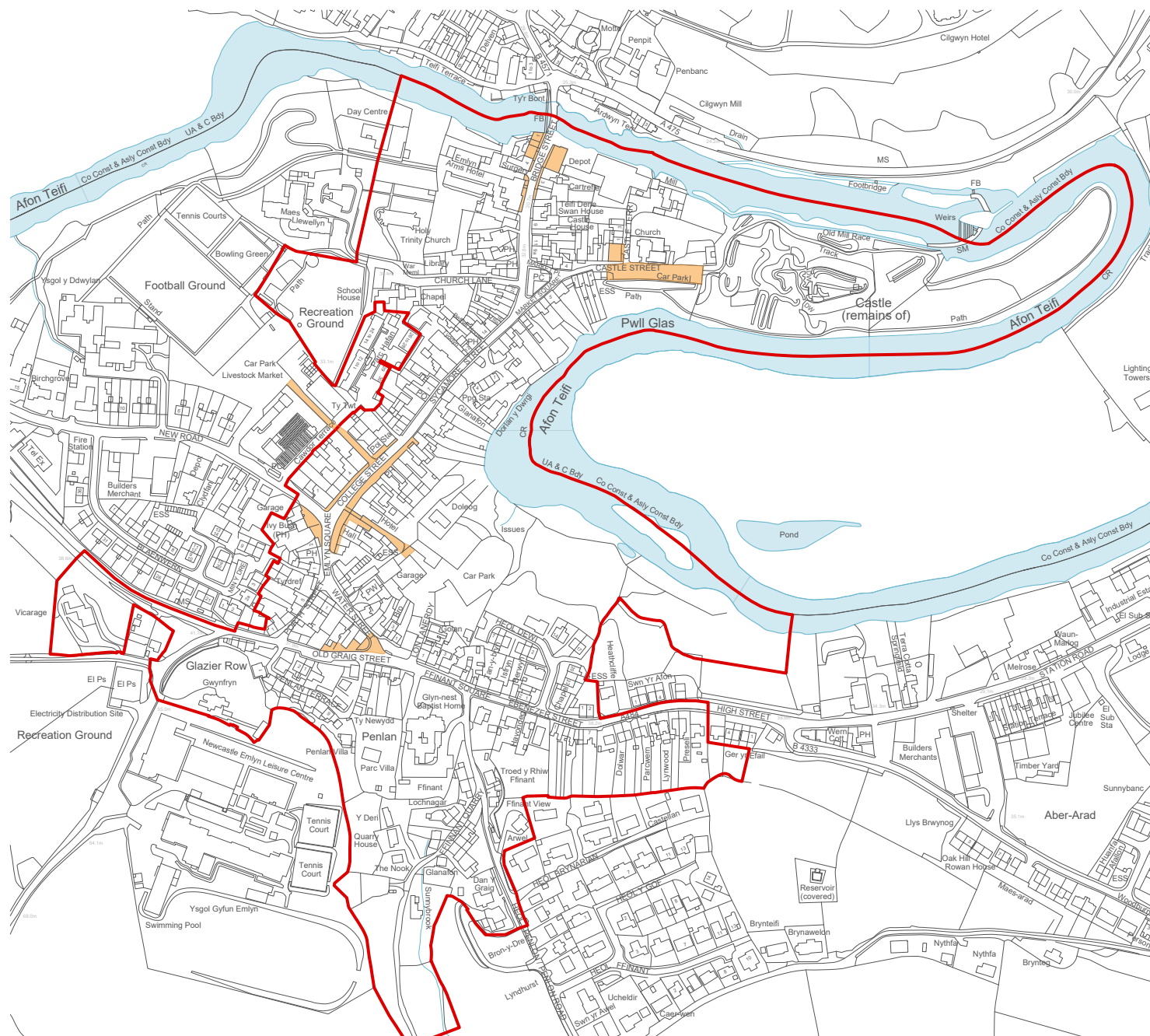
KEY:

- Newcastle Emlyn Conservation Area Boundary
- Listed buildings Grade I
- Listed buildings Grade II*
- Listed buildings Grade II
- Scheduled Monuments
- Special Areas of Conservation (SAC)
- Unlisted buildings and structures of note



- KEY:
- Newcastle Emlyn Conservation Area Boundary
 - Green spaces
 - Parks
 - Private / semi-private gardens
 - Trees
 - Group of trees

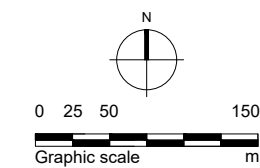
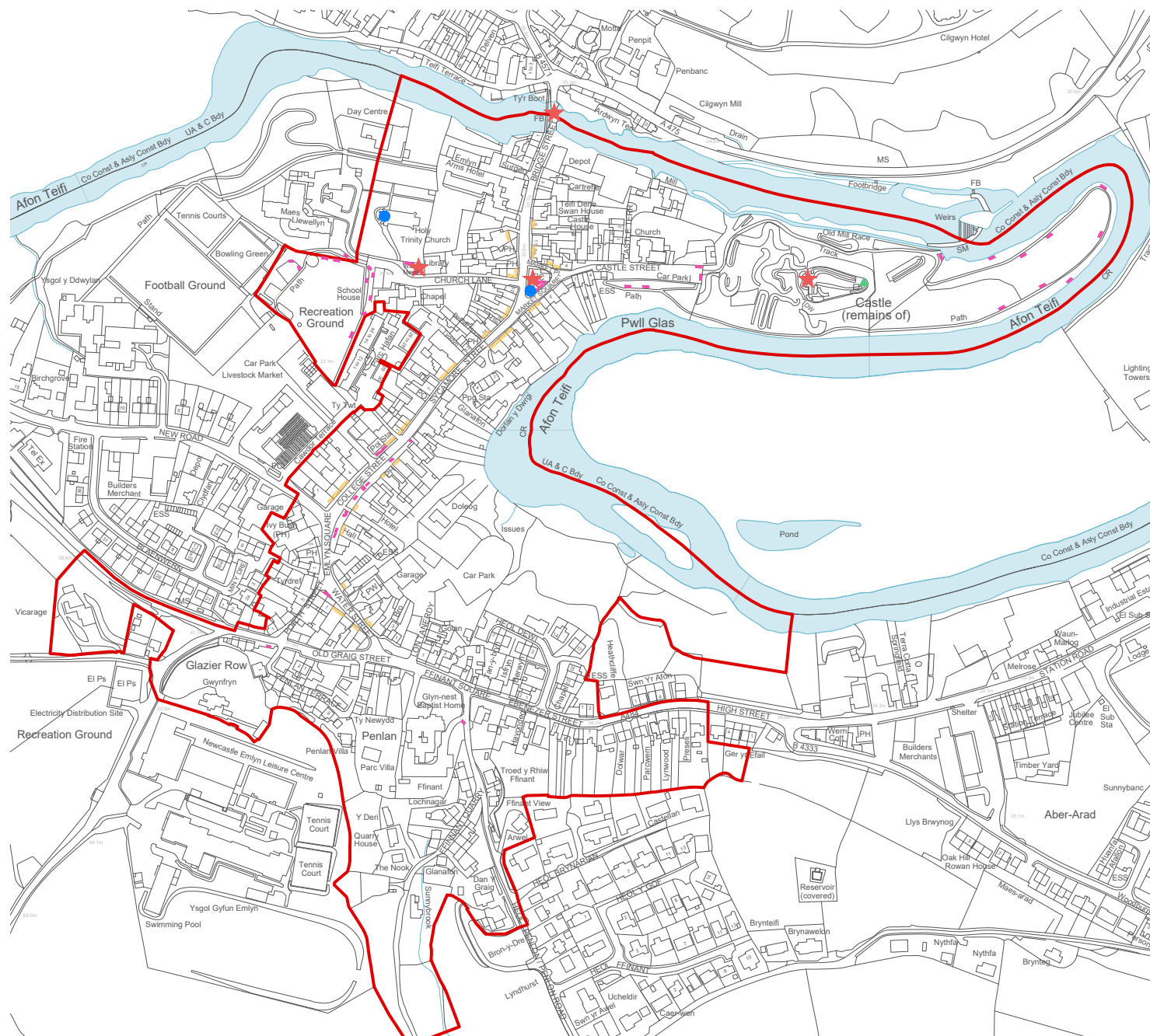
Newcastle Emlyn Conservation Area



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- KEY:
- Newcastle Emlyn Conservation Area Boundary
 - Area of opportunity

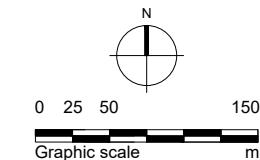
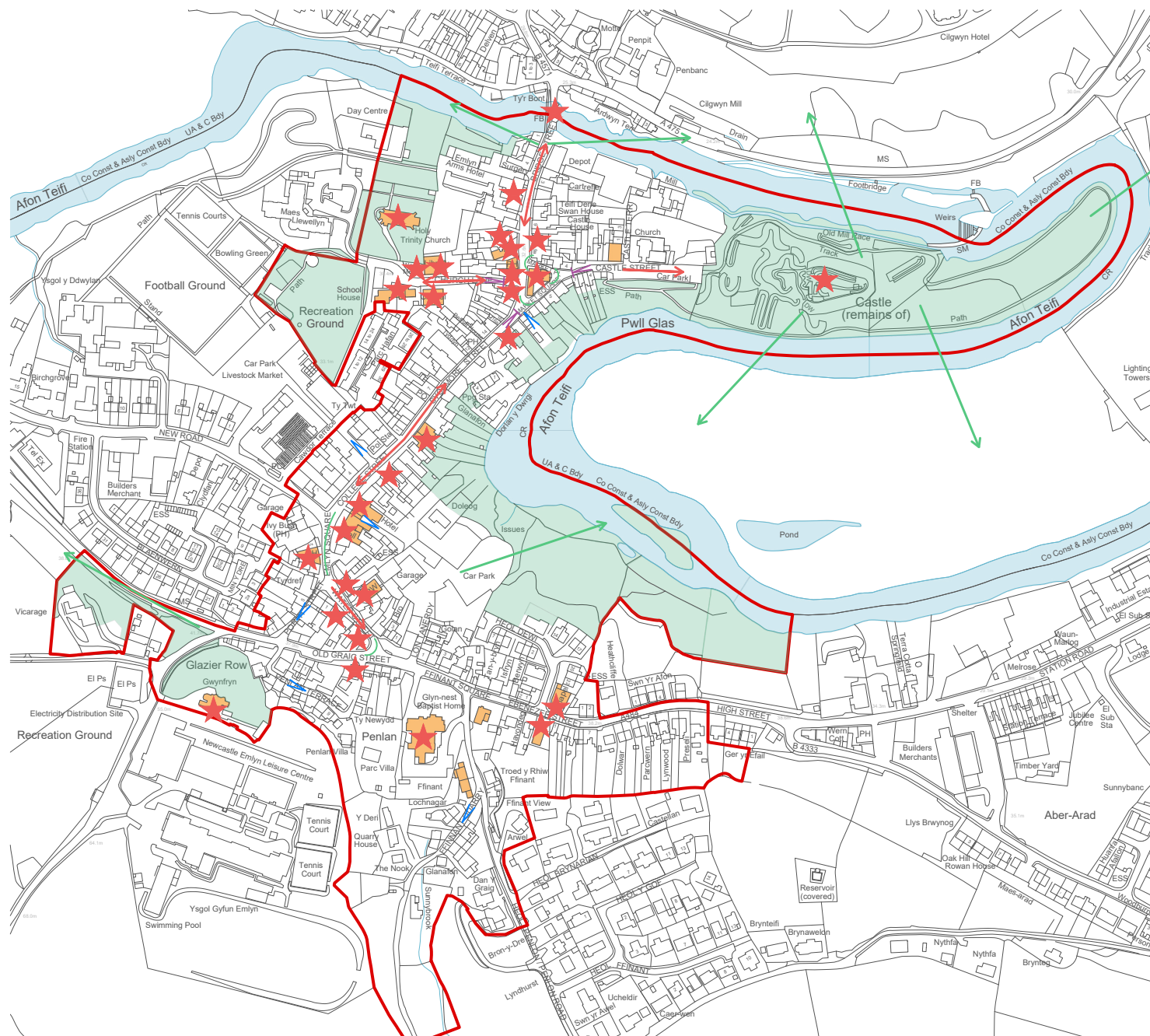
Newcastle Emlyn Conservation Area



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KEY:

- Newcastle Emlyn Conservation Area Boundary
- Historic shopfronts
- ★ Townscape feature
- Tower
- Street furniture
- ▲ Art



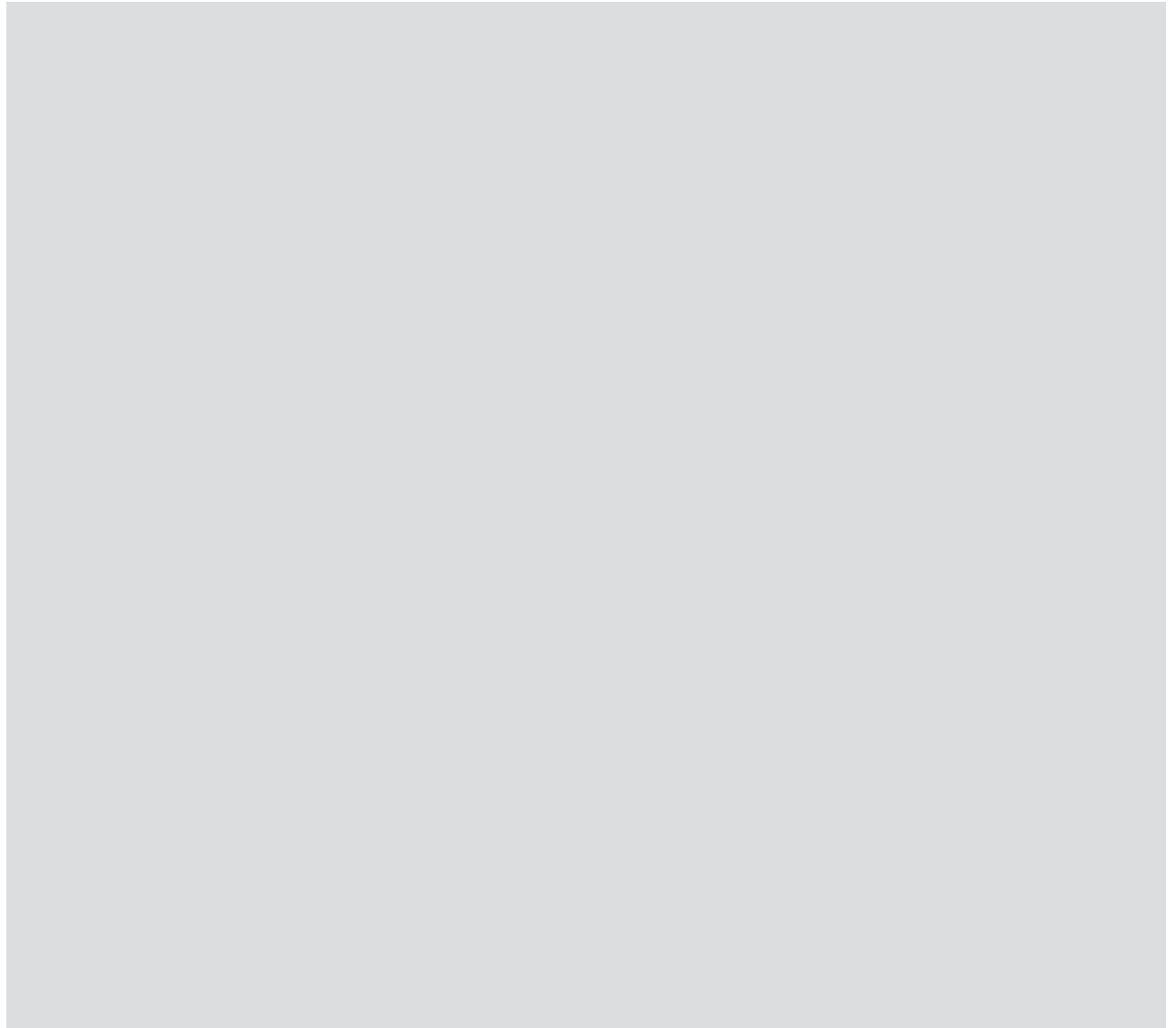
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KEY:

- Newcastle Emlyn Conservation Area Boundary
- Positive green areas / landscaping / trees
- Significant roofscapes
- ★ Main landmark / key buildings
- Important landscape views
- Important street views
- Enclosed views
- Terminated views
- ↪ Deflected views

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. It is concluded that no alterations should be made to the current boundary.



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.

