

North Carmarthen Conservation Area Appraisal and Management Plan



Location: Carmarthen, Carmarthenshire, Wales

Date: 12 May 2026

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Commissioned by: Carmarthenshire County Council Built Heritage Team

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Executive Summary

The North Carmarthen Conservation Area, designated in 1995, is an important part of Carmarthen's historic environment, reflecting the town's growth from the early 19th century through later civic and residential development. This appraisal and management plan reassesses the area's significance, reviews its boundaries, and sets out a framework for its future care.

The conservation area is characterised by its historic street pattern, a diverse mix of terraced housing, semi-detached homes, and substantial villas, alongside civic buildings such as the former Grammar School and Workhouse. These elements, together with open spaces like Parc Myrddin and surviving burial grounds, create a distinctive townscape enriched by cultural associations, including links to the Rebecca Riots and Welsh non-conformist chapels.

To maintain the integrity of the designation, boundary changes are recommended. These include transferring Little Water Street to the Carmarthen Town Conservation Area and excluding modern housing developments at Springfield Road, Llys y Nant, and Capel Evan Road. These adjustments will help preserve the historic character and prevent dilution of significance.

The plan identifies opportunities to enhance the area through sensitive repair and maintenance, reinstatement of lost architectural features, and removal of unsympathetic alterations. Vacant sites, such as the former Workhouse and land behind Parc Myrddin, offer scope for adaptive reuse and heritage-led regeneration. Community engagement will be key to fostering pride and understanding, while measures such as Article 4 Directions could provide additional protection for streets with high survival rates of original features.

By implementing these recommendations, Carmarthenshire County Council can ensure that the North Carmarthen Conservation Area continues to contribute to the town's cultural identity, sense of place, and sustainable future, in line with statutory duties under the Historic Environment (Wales) Act 2023 and Planning Policy Wales.

Crynodeb Gweithredol

Mae Ardal Gadwraeth Gogledd Caerfyrddin, a ddynodwyd yn 1995, yn rhan bwysig o amgylchedd hanesyddol Caerfyrddin, gan adlewyrchu twf y dref o ddechrau'r 19eg ganrif drwy ddatblygiad sifig a phreswyl diweddarach. Mae'r asesiad a'r cynllun rheoli hwn yn ailasesu arwyddocâd yr ardal, yn adolygu ei ffiniau, ac yn nodi fframwaith ar gyfer ei gofalu yn y dyfodol.

Mae'r ardal gadwraeth yn cael ei nodweddu gan ei phatrwm strydoedd hanesyddol, cymysgedd amrywiol o dai teras, tai pâr, a ffilâu sylweddol, ynghyd ag adeiladau sifig megis yr hen Ysgol Ramadeg a'r Tŷ Gwaith. Mae'r elfennau hyn, ynghyd â manau agored fel Parc Myrddin a'r beddrodau sy'n goroesi, yn creu trefgordd unigryw wedi'i chyfoethogi gan gysylltiadau diwylliannol, gan gynnwys cysylltiadau â Gwrthryfel y Rebecca a chapeli anghydfurfiol Cymreig.

Er mwyn cynnal cywirdeb y dynodiad, argymhellir newidiadau i'r ffiniau. Mae'r rhain yn cynnwys trosglwyddo Stryd y Dŵr Fach i Ardal Gadwraeth Tref Caerfyrddin ac eithrio datblygiadau tai modern ar Heol Springfield, Llys y Nant, ac Heol Gapel Evan. Bydd y newidiadau hyn yn helpu i gadw cymeriad hanesyddol yr ardal ac atal gwanhau ei harwyddocâd.

Mae'r cynllun yn nodi cyfleoedd i wella'r ardal drwy atgyweirio a chynnal sensitif, ailgyflwyno nodweddion pensaernïol coll, a dileu addasiadau amhriodol. Mae safleoedd gwag, megis yr hen Dŷ Gwaith a'r tir y tu ôl i Barc Myrddin, yn cynnig potensial ar gyfer aildefnyddio addasol ac adfywiad dan arweiniad treftadaeth. Bydd ymgysylltiad cymunedol yn allweddol i feithrin balchder a dealltwriaeth, tra gall mesurau megis Cyfarwyddiadau Erthygl 4 ddarparu amddiffyniad ychwanegol i strydoedd sydd â chyfraddau uchel o nodweddion gwreiddiol yn goroesi.

Drwy weithredu'r argymhellion hyn, gall Cyngor Sir Caerfyrddin sicrhau bod Ardal Gadwraeth Gogledd Caerfyrddin yn parhau i gyfrannu at hunaniaeth ddiwylliannol y dref, ei hymdeimlad o le, a'i dyfodol cynaliadwy, yn unol â'r dyletswyddau statudol o dan Ddeddf yr Amgylchedd Hanesyddol (Cymru) 2023 a Pholisi Cynllunio Cymru.

1.0 Introduction

1.1 Purpose and Scope of the Report

This report has been prepared by the Carmarthenshire County Council Built Heritage Team, with input from Purcell Architecture Ltd in the form of an assessment of Significance undertaken in March 2025.

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 2024 (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 Historic Environment (Wales) Act 2023
- Well-being of Future Generations (Wales) Act 2015
- Planning Policy Wales, Edition 12 February 2024
- Planning Policy Wales Technical Advice Note 24: The Historic Environment, 2017
- Managing Conservation Areas in Wales, Cadw, 2017

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

1.4 Heritage Regeneration

Our built heritage is a huge resource which helps to shape how our towns and villages look and feel.

Giving new life to these assets has been one of the cornerstones of the economic and social revival of our towns and the integration of heritage into regeneration projects has played an increasingly important and successful role in many major regeneration schemes, providing opportunities for conservation and development to work together to transform the built environment.

Even when in a poor or vacant condition, our built heritage remains an ‘asset’ with the ability to enrich our experience of our surroundings through their fabric of their historic or community

associations. Heritage assets are also a key component of sustainable development. Replacing buildings demands a considerable investment of energy and the reuse of buildings safeguards the embodied carbon emitted during the production of the materials used. Many energy conservation improvements can be carried out to older buildings, often at a relatively low cost, creating comfortable and energy efficient buildings.

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

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

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

1.5 What Control Measures Are Brought By Conservation Area Designation

Conservation Area designation brings additional control measures once designated. This is as a result of restrictions to permitted development (works which can be undertaken without the need to gain planning permission). In general, the controls mean that planning permission is needed for works that materially affect the external appearance of a building, this includes but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including external wall insulation, rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is detached or semidetached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;

- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall mounted on a wall or roof facing the highway.

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken. There are no Article 4 Directions currently in place in the North Carmarthen Conservation Area.

It should be noted that proposals which affect listed buildings, including changes to their setting, may also require Listed Building Consent.

1.6 Method Statement

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

1. Review of existing information

A number of sources were referenced to understand the historic and architectural interest of the area, including published and unpublished documents, planning records, adopted and emerging guidance and legislation and online resources.

2. Information Gathering

Site visits were made by Purcell in February and March 2025 to undertake fabric and spatial analysis. Buildings and sites were viewed from the public realm and were not inspected internally.

3. Community Engagement

A key aim of the project is to understand the historic value of the area to the local community. Engagement with relevant community stakeholders and Council staff will be undertaken during the drafting of this document and will help form its conclusions. This document should be viewed as a starting point for discussion and will be shared further with relevant community stakeholders. We welcome feedback to understand local views on the value of townscape features, issues, and opportunities.

2.0 Understanding the Site

2.1 Summary of Significance and Character

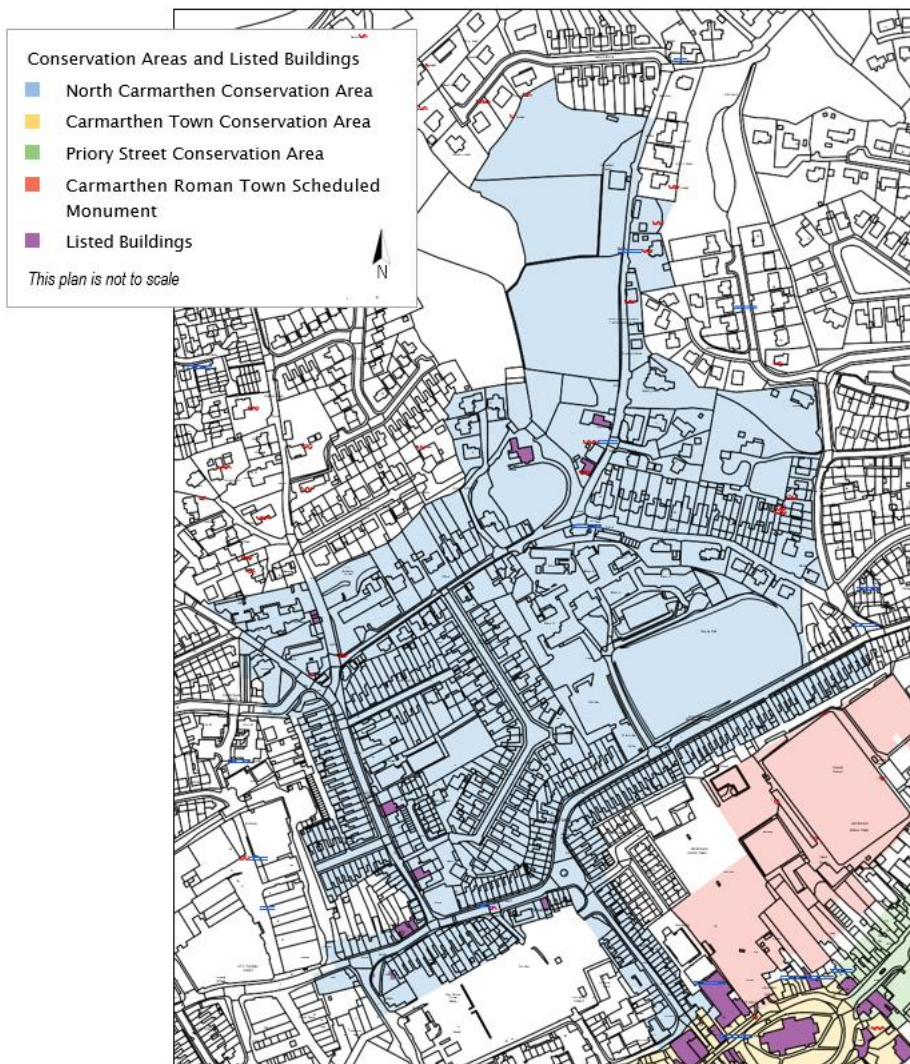
The key characteristics of the area and items of significance are summarised below:

- Incremental creation of residential suburb which preserved the historic street pattern of country lanes
- Subsidiary Civic Expansion of the town including construction of Carmarthen Grammar School
- Important non-conformist Welsh Chapels
- Later residential expansion of residential areas with semi-detached houses in the early 20th Century
- Carmarthen Workhouse association with the Rebecca Riots, a workers uprising in Wales.
- Further suburban expansion to the North of the Town in the form of large villas and terraces.

2.2 Location

The North Carmarthen Conservation Area covers a large area northeast of the historic core of Carmarthen. It is immediately north of the Carmarthen Town Conservation Area and connects into King Street and St Peter's Street via Little Water Street.

The conservation area includes Richmond Terrace, Francis Terrace, Little Water Street, Barn Road, Waterloo Terrace, Barnsfield Terrace, Tabernacle Terrace, Wellfield Road, Myrddin Crescent, Clos Y Ffynnon, Long Acre Road, Springfield Road, and small sections of Brewery Road, Penland Road and Capel Evan Road.



2.3 Description of the Conservation Area

The area is predominantly suburban and therefore consists of residential housing, however this is interspersed with a variety of civic, educational, ecclesiastical and community buildings.

The main thoroughfare through the conservation area is the route through Richmond Terrace, Francis Terrace and Barn Road which, travelling westwards, connects to St Catherine Street. This is the most heavily trafficked area of the conservation area, with residential roads to the north noticeably quieter.

The North Carmarthen Conservation Area has a diverse character which is attributed to its incremental development across the 19th and 20th centuries. Each phase of development can be considered to be its own character area within the conservation area.

There are several listed buildings within the conservation area boundary which are clustered in groups across the area. Other notable important historic buildings which are unlisted would likely be considered appropriate candidates for inclusion upon a local list of undesignated heritage assets and are certainly considered as non-designated heritage assets for the purpose of this review.

Grade II Listed Buildings

- Nolton House, 43 Little Water Street - Cadw Ref. 9446

- Railings and Gate to former Ebenezer Chapel burial ground – Cadw Ref. 9458
- Tomb (A) and railings in burial ground of the former Ebenezer Chapel – Cadw Ref. 9459
- Tomb (B) and railings in burial ground of the former Ebenezer Chapel – Cadw Ref. 82208
- 2 Barn Road - Cadw Ref. 9422
- 3-4 Barn Road - Cadw Ref. 82119
- Meirios Hall, 2 Waterloo Terrace – Cadw Ref. 9617
- Dwarf Walls, Railings and Gate to No.2 – Cadw Ref. 9618
- 8 Waterloo Terrace – Cadw Ref. 9619
- Dwarf Walls, Railings and Gate to No.8 – Cadw Ref. 9620
- Entrance Building to the former Carmarthen Workhouse – Cadw Ref. 9517
- Wellfield House – Cadw Ref. 9621
- Hendre including gate and railings – Cadw Ref. 9618
- Parc Cottage – Cadw Ref. 9609



Waterloo Terrace, looking south



The southern projection of Myrddin Crescent, an early 20th Century development in the centre of the North Carmarthen Conservation Area, looking east with a glimpsed view of the former grammar school buildings in the background.



Wellfield Road, looking East

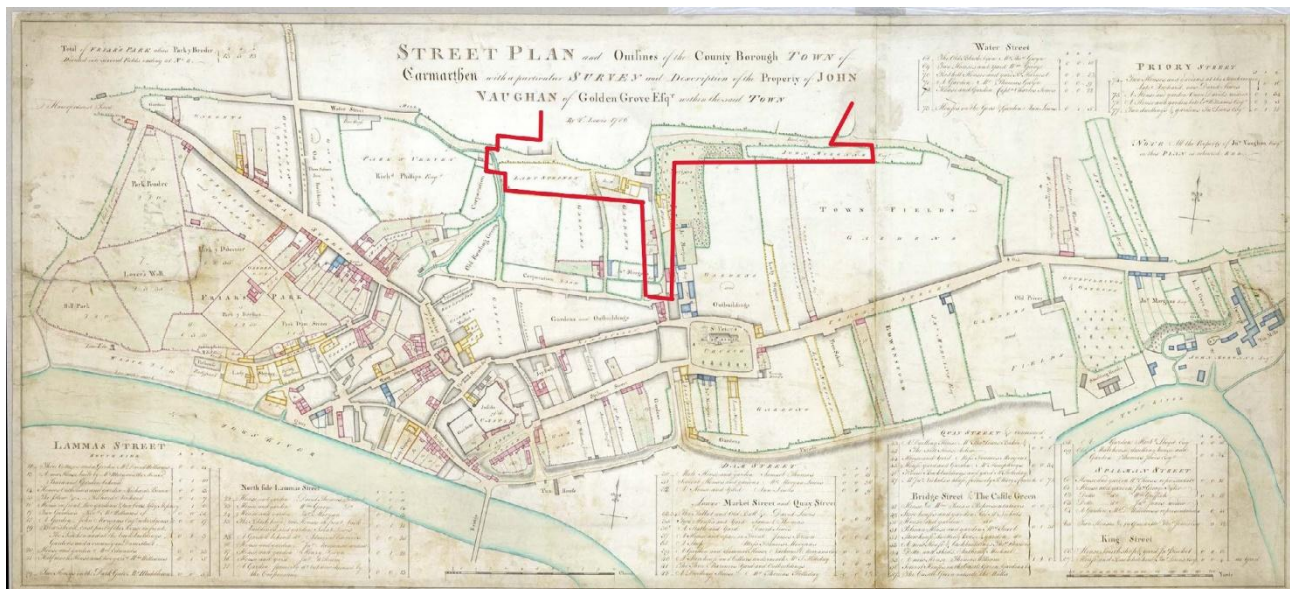


Richmond Terrace, looking east.

3.0 Historic Development of the Conservation Area

Carmarthen is considered to be the oldest continually occupied settlements in Wales, with a rich history dating back to the Roman period. The town can be split into two historic halves; Old Carmarthen which was centred around the Roman Fort and St John's Priory on the eastern side, and New Carmarthen which was Anglo-Norman in character and was focused on the Castle and the corresponding city walls.

The North Carmarthen Conservation area is located to the north of the historic Old Carmarthen.



The 1786 map of Carmarthen, with the approximate location of the North Carmarthen Conservation Area marked. (Carmarthen Archives)

The 1786 town map of Carmarthen shows the southern half of the North Carmarthen Conservation Area. This part of the town is shown largely as undeveloped and subdivided into portions of land labelled as gardens and bounded by hedgerows. The historic street plans which mark the country lanes between the open fields as shown on this map are largely extant in the present day. Small collections of buildings can be seen on this map along Little Water Street to connect with King Street in the south.

The strip of land that is now occupied by Richmond Terrace is shown as a parcel of land owned by John Morgans Esq. adjacent to town fields on the site of the scheduled monument (the site of the Roman Town).

The 1834 plan of Carmarthen shows in greater detail the area which is now within the North Carmarthen Conservation Area. The land is still predominantly open fields with areas of cultivated gardens, notably on what is now Francis Terrace. The street pattern, determined by field boundaries, is clear on this map and shows that later development conformed to the earlier layout and preserved the historic lanes as residential streets: presently they are known as Brewery Road, Penlan Road, Waterloo Terrace, Wellfield Road, Long Acre Road, Springfield Road, Capel Evan Road, Richmond Terrance (marked as 'Waundrew' on this map), Francis Terrace and Barn Road. Only Little Water Street appears to have retained its historic name as marked on this map.



The 1834 town map of Carmarthen, with the approximate boundary of the North Carmarthen Conservation Area marked. The area is shown as generally open fields with pockets of development, notably Waterloo Terrace (recorded as Tabernacle Row) and the Tabernacle Chapel (Carmarthenshire Archives).

This map illustrates that Waterloo Terrace, on this map recorded as Tabernacle Row, had begun to be constructed in the early 19th century to accompany the Tabernacle and its associated burial ground. The buildings marked on this map include the listed Meiros House and 8 Waterloo Terrace. The former workhouse is also recorded on this map, marked as 'Poor House' at the top of Tabernacle Row.

This extract from the 1887 Carmarthenshire County map, that only covers a portion of the North Carmarthen Conservation Area, shows that this area of the town was beginning to be developed as a suburb by the late-19th century.



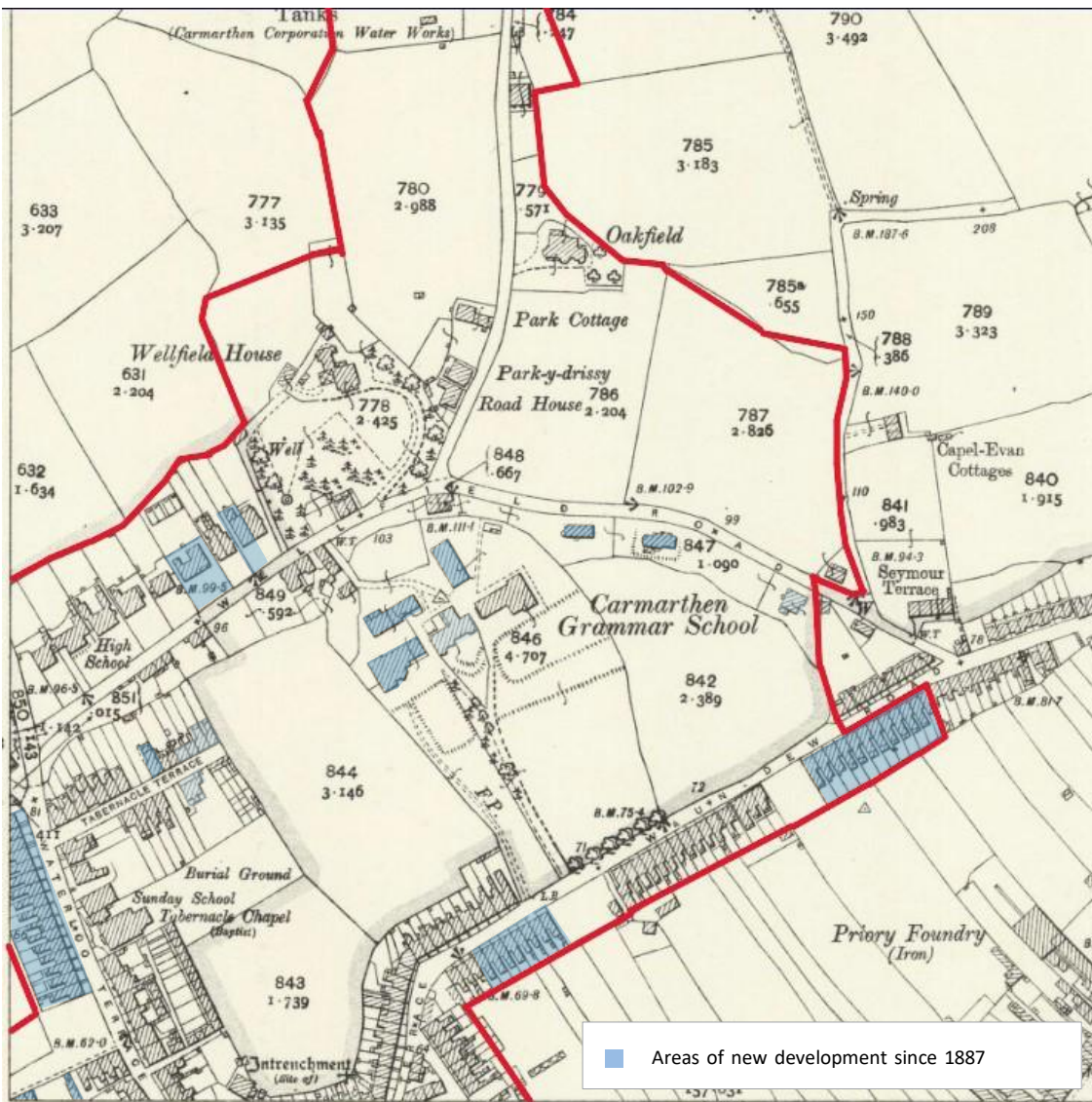
The 1887 map of Carmarthenshire, with the boundary of the North Carmarthen Conservation Area marked. This map shows the beginnings of the development in this area in the late 19th century. The areas shaded in blue indicate new development that had taken place since the 1834 map. (National Library of Scotland).

The distinctive terraces of Francis Terrace and the first block of Richmond Terrace had been constructed by 1887, in addition to the beginnings of both Tabernacle Terrace and Barnsfield Terrace off of Waterloo Terrace (which had been renamed to this road name by this time). The listed terraces are shown in greater detail on this map, with gardens, outbuildings and a row of smaller terraces to the rear called Tabernacle Row.

Development is also shown to have been begun along Wellfield Road, including a High School which is marked on the map as being for girls. A series of large villas in generous plots with cultivated gardens are shown on both sides of the road up to the junction with Springfield Road; what later became Long Acre Road is shown on this map to have also been included in Wellfield Road in 1887.

Carmarthen Grammar School is also shown as having been constructed by the date of this map. It is recorded as a large, singular building within the substantial plot of land between Wellfield Road and Richmond Terrace.

The 1905 map shows the continued development of the suburbs in North Carmarthen. Richmond Terrace has continued to be developed along its in length and by the beginning of the 20th century occupied almost the entirety of the northern boundary to the historic Roman town.

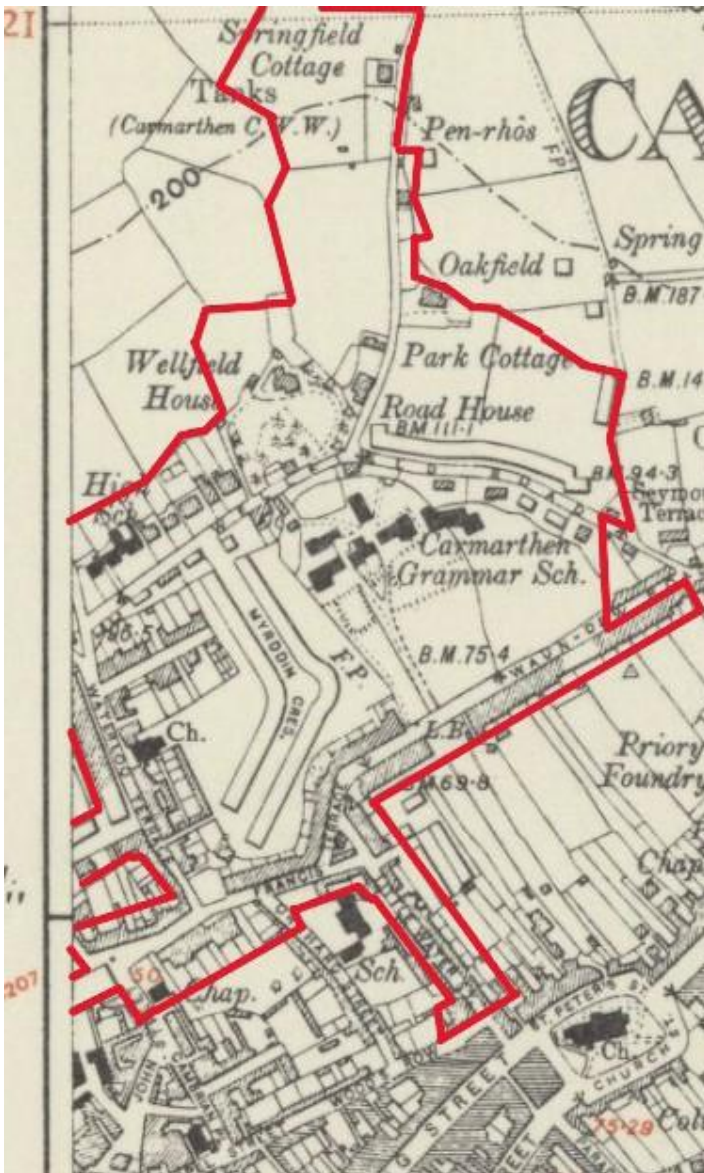


The 1905 map of Carmarthenshire, with the boundary of the North Carmarthen Conservation Area marked. This map shows the accelerated continued development of this area into a suburb with associated civic functions in the late 19th Century and early 20th Century. The areas shaded in blue indicate new development that had taken place since the 1887 map (National Library of Scotland).

Waterloo Terrace has expanded to include the terrace on the northwest side of the street, and Tabernacle Terrace is shown to be almost complete. Wellfield Road has had the vacant plots infilled with more large villas, and the 1905 map details the listed buildings clustered at the junction with Springfield Road; Wellfield House with its large garden, Hendre (recorded as Park-y-drissy), and Park Cottage. This map also details the north end of the North Carmarthen Conservation Area and records Oakfield House, now known as Maes Y Deri.

Carmarthen Grammar School is shown to have expanded, with four additional buildings complimenting the original block as shown on the previous mapping. The site is recorded as having a principal driveway into the grounds leading to the central school building. The site is shown as sitting within large grounds with access from both Wellfield Road and Richmond Terrace.

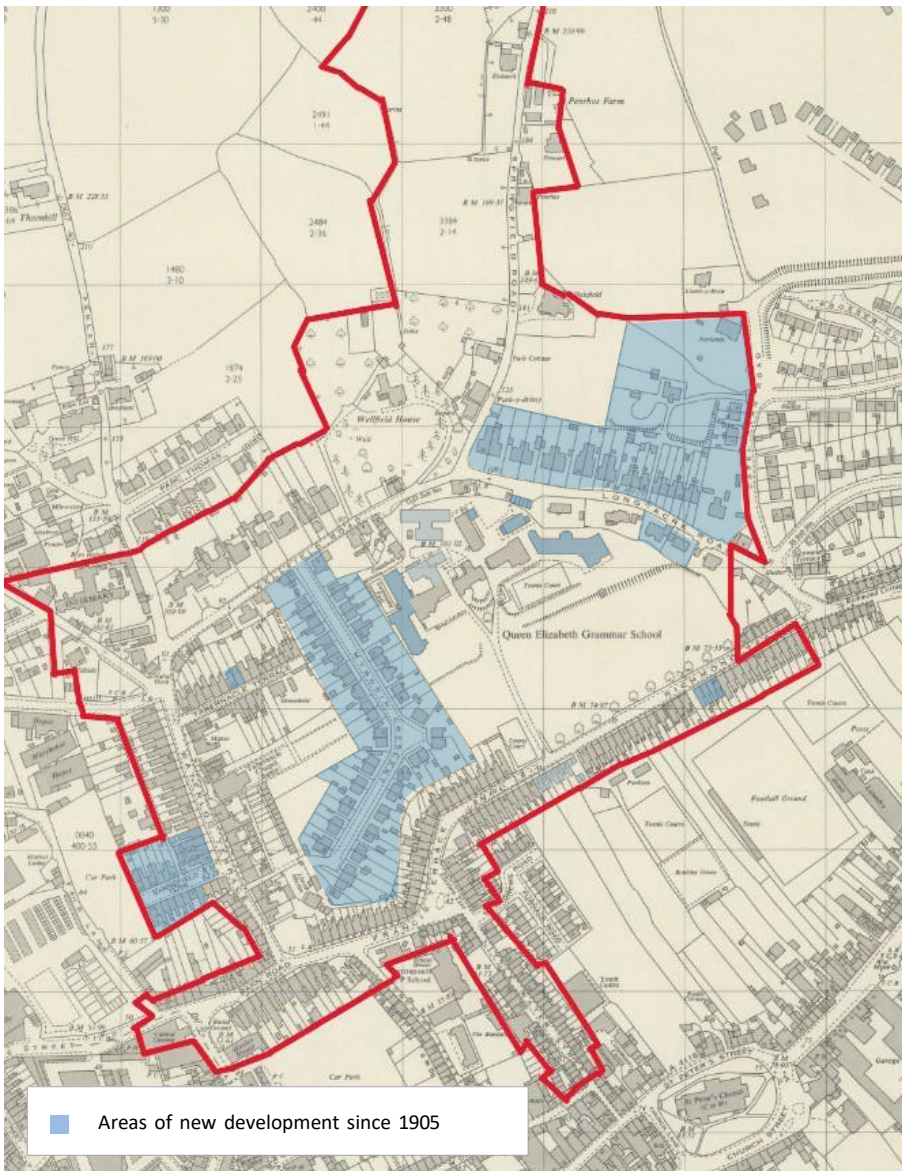
The 1938 map shows that individual buildings have been constructed in the period since the previous mapping, however that generally the North Carmarthen Conservation Area is as it was at the beginning of the 20th century. This includes an additional block within the Carmarthen Grammar School complex.



The 1938 map of Carmarthenshire, with the approximate boundary of the North Carmarthen Conservation Area (National Library of Scotland).

This map is notable for illustrating the planned developments of Myrddin Close to the east of Waterloo Terrace and the row of houses on what would become Long Acre Road.

The 1969 Ordnance Survey map of Carmarthen principally shows that Myrddin Close and the semi-detached houses on the north side of Long Acre Road were completed by the mid-20th century. Otherwise, very little has changed in this area of Carmarthen between this map and previous mapping.



The 1969 Ordnance Survey map of Carmarthen, with the boundary of the North Carmarthen Conservation Area marked. The areas shaded in blue indicate new development that had taken place since the 1905 map (National Library of Scotland)

Elements of the built environment that are present today but are not recorded on this map include the development of Tabernacle Row into modern housing, the additional houses built on the land of Wellfield House, the cul-de-sac south of Oakfield/ Maes Y Deri and the demolition of the original Grammar School block as shown on 1887 map, and its replacement with modern building. As such, it can be assumed that these developments took place in the late 20th and early 21st centuries. In addition, the Grammar School was converted into council offices after the school vacated the site in the 1990s and included the registry office. Further suburb developments also took place to the northeast of the conservation area boundary



Aerial image of the North Carmarthen Conservation Area as it appears presently. The areas shaded in blue indicate new development since the 1969 OS map.

4.0 Analysis of the North Carmarthen Conservation Area

4.1 Topography

The south portion of the North Carmarthen Conservation Area is flatter, with slight inclines towards the north.

The north portion of the conservation area is set into the side of a hill and streets such as Waterloo Terrace, Penland Road, Brewery Road, Springfield Road, Capel Evan Road and the north half of Myrddin Crescent have steep inclines. These are all aligned roughly north to south which attributes for this topography.

Streets which are aligned roughly west to east (Wellfield Road, Tabernacle Terrace, Barnsfield Terrace, the south half of Myrddin Crescent, for example) follow the contours of the hillside and as such are relatively level.



View north from the junction on Barn Road with Waterloo Terrace illustrating the topography northwards towards the hillside.

4.2 Use

The North Carmarthen Conservation Area is principally residential housing as a suburb of the historic town. Interspersed amongst the residential development are buildings used for civic, educational and community functions. This includes the historic workhouse at the north of Waterloo Terrace, which is partially derelict and unoccupied, the historic high school on Wellfield Road which is presently used as a medical facility, and the historic grammar school complex at Parc Myrddin which is presently used as council offices and the registry office.

The Tabernacle on Waterloo Terrace, a historic chapel which is still in use, is also within the boundary of the conservation area.

4.3 Settlement pattern / arrangement of streets

The settlement pattern and arrangement of the streets within the North Carmarthen Conservation Area appears to follow historic field boundaries and adheres to the street layout as recorded within the historic mapping for this area of Carmarthen.

The curve of Francis Terrace and Richmond Terrace follows the line of the remains of the Roman town, now a scheduled monument, that is located immediately south of these roads. They lead to St Catherine Street to the west and with which they collectively form the principal thoroughfare through the conservation area and through the town north of the historic core of Carmarthen.

Little Water Street appears as an extension of the historic core of Carmarthen, being the oldest developed street in the conservation area, and is shown on the historic mapping as extending

north from King Street. It has a distinctive character and typology of building that differs from the majority of the conservation area due in part to its proximity to the historic core and therefore is more urban in its development settlement pattern.

4.4 Building typology, scale and massing

The North Carmarthen Conservation Area has a variety of building uses, historically and presently, as well as a diversity in scale and massing which together forms distinctive character areas across conservation area. The building typologies can be arranged into the following categories:

Domestic Urban Terraces

The predominant building type in the North Carmarthen Conservation Area is the domestic urban terrace, which are seen along the principal thoroughfare through the conservation area along Richmond Terrace and Francis Terrace.

This typology can roughly be split into two subcategories: the first is of modest terraced houses in which each individual dwelling is composed of two bays, with a window and a door to the ground floor and two windows to the first floor. These terraces can be found on Little Water Street, Barnsfield Terrace and Tabernacle Terrace. They face directly onto the street and are similar to other examples of terraced housing from the 19th century that can be found across the historic core of Carmarthen.



The terraced houses of Little Water Street



The terraced houses of Barnsfield Terrace



The terraced houses of Tabernacle Terrace

The second group of terraces can be found on Richmond Terrace, Francis Terrace, Barn Road and Waterloo Terrace. These terraced houses are set back from the road with a small forecourt to the front, the majority of which are topped with historic decorative ironwork. This group varies in style and size, with additional features such as bay windows with gabled roofs above. Two of these types of terraced house on Waterloo Terrace are listed buildings, with their surviving historic railings also separately listed.



Larger terraced houses on Waterloo Terrace. The central house, Meiros Hall, is a listed building.



Terraces to the west side of Waterloo Terrace. These terraces are larger, with bay windows and forecourts with boundary walls.



Richmond Terrace, with a variance in building size and architectural features but the common characteristic of a forecourt with historic railings.

Villas and large houses

The northern portion of the North Carmarthen Conservation Area is the location of a collection of villas and large houses.

A cluster of houses, including three listed buildings, at the south end of Springfield Road and on the corner with Wellfield Road and Long Acre Road are all substantial houses. Historic mapping shows that these were constructed in the early or mid-19th century. The location of these dwellings, removed from the urban historic core to the south, and their setting within large plots of land or adjacent to open space with a rural character suggests that this was an area of higher status in the 19th century. Larger houses were also constructed on the south side of Long Acre Road in the late 19th and early 20th centuries.

The large villas on Wellfield Road are first documented in historic mapping from 1887, indicating that this area was beginning to be expanded as a suburb in the late 19th century. These houses are significantly larger than the terraced of the streets to the south, with large plots of land for gardens. Decorative features such as plasterwork and window detailing are much more elaborate and decorative than the lower status buildings of the conservation area.



Maes Y Deri on Springfield Road, formerly known as Oakfield



A large house on the south side of Long Acre Road, constructed in the late 19th Century



The large, detached villas on Wellfield Road

Semi-detached houses

As a part of its suburban character, there are several examples of semi-detached houses across the North Carmarthen Conservation Area.

These range from late 19th century examples on Wellfield Road which complement the large villas on the north side of the road, with elaborate detailing and surrounded by substantial gardens.

There was significant development of the conservation area in the 1930s and 40s with the construction of Myrddin Crescent and the addition of a row of semi-detached houses on the north side of Long Acre Road. Despite being constructed in a similar period, these two streets have distinctive characteristics and styles.

Myrddin Crescent is comprised of several pairs of symmetrical semi-detached houses with hung terracotta tiles, externally rendered to the first floor, with pitched slate roofs and terracotta decorative ridge tiles. Some of the houses have bay windows to the outside bays, either single or two storey in height. Those with two storey bay windows have gables to the roofs to accommodate them, whereas those with single storey bay windows have projecting canopies that form front porches.



Pairs of semi-detached houses on Wellfield Road



Semi-detached houses on Myrddin Crescent

The north side of Long Acre Road was also developed in the 1930s and 40s according to the historic mapping. These are larger dwellings, either semi-detached or in short terraces of three or six houses, and vary in style and detailing. All have been externally rendered and painted either white or off- white and each has a variation of projecting bay windows. Roofs are pitched with examples of traditionally styled gabled dormers and most buildings have surviving brick chimneys.



The semi-detached houses on the north side of Long Acre Road

Civic buildings

The North Carmarthen Conservation Area has a selection of civic buildings that have operated historically and in the present day.

This includes the former workhouse, marked on the 1834 Carmarthen town map as the 'poor house' at the top of what is now Waterloo Terrace. This is an imposing complex of buildings sits in the side of the hillside and overlooks the historic town centre to the south. The south structure is constructed in exposed grey rubble stone with yellow brick segmented heads to each large window opening, many of which retain timber sash windows. Notably, this building does not have a roof presently due to a fire and is causing the structure to deteriorate.

To the north of this is the principal building on site which is shown throughout historic mapping as a south facing wing with projecting extensions to the north, which historically formed two courtyards. These projections have been removed over the 20th century and only the south facing range is in place today. It has been externally rendered in a modern render and has had many of its windows removed and fitted with modern replacements. The building is currently used as a medical centre.



The southern building of the historic workhouse site in a ruinous condition.



The principal historic workhouse building and listed entrance block, as seen from Penlan Road looking southwest.

A historic entrance building to the east of the site facing Penlan Road is a Grade II listed building. It is a two storey block with a semi-elliptical ashlar entrance arch with impost blocks and is unusual in its form as a separate gatehouse block to the workhouse site. The building is notable for being the location of the Rebecca Riots when, on 19th June 1843, a protest march objecting to the high toll taxes attacked the workhouse following earlier protests in Water Street.

To the east of the former workhouse is a former girls' high school on the corner of Wellfield Road and Penlan Road. The use of this building is recorded on the 1887 Carmarthenshire County map. This mapping shows it to be three double-fronted blocks with extensions to the rear of the east block. The school was within a large plot with gardens to the rear and front of the buildings. Today, the site is use as a medical facility and has been extensively modernised, its exterior historic character entirely concealed.



The rear of the former girls' high school on Wellfield Road, as seen from Penlan Road looking southeast



The historic Grammar School buildings at Parc Myrddin, now used as council offices

The southeast area of the North Carmarthen Conservation Area is occupied by the former Grammar School and is now known as Parc Myrddin a council office complex. Historic mapping shows the site has evolved over time with the addition of blocks in the late-19th century. Most of these buildings exist in place today, with the notable exception of the original school building which was demolished in 1969 following a fire and replaced with a modern building in the late 20th century.

The historic school buildings have all been designed in a Gothic Revival style and constructed in grey rubble stone with ashlar detailing to window and door surrounds. These buildings have some elaborate detailing and features, such as large arched windows to the halls and a bell tower. The central and western blocks are set at different heights to accommodate the topography of the hillside and are imposing when viewing them from the south. The east block is a 1930 construction which contrasts the established style on site, however uses a matching material palette; it is a single storey building with basements and an undercroft set at a diagonal angle to overlook the playing fields to the south. It is currently in use as the registry office.

Chapels

The Tabernacle is an unlisted historic chapel within the North Carmarthen Conservation Area. The Tabernacle dates from the early 19th century, first constructed in 1811 and rebuilt in 1842. It was built when the Welsh speaking part of the congregation of the English Baptist Chapel broke away and founded their own place of worship. It is a square, rendered structure painted a pale yellow colour, with large pointed arch windows either side of a central doorway which faces Waterloo Terrace. There is an associated Sunday School immediately to the north in a similar style with

matching stucco articulations to the window and door openings.



The Tabernacle and the associated Sunday School on Waterloo Terrace

4.5 Boundary treatments

There is a range of boundary treatments within the North Carmarthen Conservation Area due to the different phases of development present. As a residential suburb, the majority of houses have a front garden or forecourt which is bounded by a low masonry wall. These vary in height, with many low boundary walls topped with railings or hedging. The masonry varies between red and yellow brick, concrete blocks and coursed rubble stone. The exception to this are the terraced houses on Little Water Street, Barnsfield Terrace and Tabernacle Terrace which face directly onto the street.

There is a high prevalence of historic iron railings within the North Carmarthen Conservation Area which are architectural features of note, especially considering the high survival rate of examples of historic ironwork. These are highly decorative in nature and are understood to have originated from the many foundries in Carmarthen (the closest to the conservation area being the Priory Foundry which was located behind Priory Street) supplied by iron from Robert Morgan's Towyside blast in the 19th century.

Properties further north within the conservation area have hedging as boundary treatments, particularly to the large houses along Springfield Road and adjacent to the open green spaces in this area. This gives this portion of the conservation area a more rural character.

There are also individual instances of close-board timber fencing as boundary treatments but this is limited to modern developments from the late 20th and early 21st centuries.



Decorative iron railings to the front forecourt of a group of terraced houses on Barn Road.



The terraces on the west side of Waterloo Terrace with simple historic iron railings



Historic iron railings on top of a rubble stone boundary wall, with accompanying gate piers to a villa on Wellfield Road



The listed historic railings to the front of 8 Waterloo Terrace – also a listed building.



The historic iron railings to the front facades of Richmond Terrace.

4.6 Materials and architectural features

There is a wide variation of materials and architectural features within the North Carmarthen Conservation Area.

Buildings are understood to be constructed in masonry and have been externally rendered, in both roughcast and stucco. Renders that would likely have historically been lime-based have been replaced in modern cement. As inappropriate materials for use in traditionally built buildings, these will be causing issues with damp within these structures.⁰¹ The colour palette of external finishes is diverse, with many buildings painted in varied and bright colours which could be considered to bring visual interest to the views along the street but detracts from the cohesive character of each street where the houses are of the same period. The large semi-detached villas of Wellfield Road have decorative features articulated in stucco, including rusticated quoins, plat bands, pilasters, corncing and detailing to window and door surrounds.

Historic structures such as the former workhouse and former grammar school at Parc Myrddin are constructed in local rubble stone with ashlar detailing to windows and doors.

Substantial houses, such as on Long Acre Road, are also constructed in a similar rubble stone with decorative window and door surrounds in red brick. Boundary walls, particularly in the northern half of the conservation area, are also constructed in grey rubble stone.

Iron railings are a distinctive feature of the North Carmarthen Conservation Area. These range from simple 20th century designs to more elaborate and decorative historic examples. Historic railings are generally found on Richmond Terrace, Francis Terrace, Barn Road, Waterloo Terrace, and Wellfield Road.

Bay windows are also a common feature throughout the conservation area and become more

frequent and larger the further north away from the historic urban centre of Carmarthen. These are generally set beneath a gabled roof or ground floor canopy but there are also individual examples of more elaborate turret-style roofs to accommodate the bay windows.

The roofs of buildings vary widely depending on the phase of development within the conservation area. Terraces and 19th century buildings are generally pitched and covered with Welsh slate, with some areas of artificial slate or red tile replacement. There are also examples of red clay tiles articulating the ridges of roofs, particularly on Myrddin Crescent, and being used as vertically hung architectural features, such as to Maes Y Deri on Springfield Road. Surviving chimneys have been built in brick, however it is apparent that some have been removed along terraces. Generally, roofscapes of the terraces are uninterrupted however there are isolated examples of traditionally styled dormer windows and rooflight installation to front roof pitches.

A high proportion of the historic timber windows within the North Carmarthen Conservation Area have unfortunately been replaced with uPVC units. uPVC has also been used for doors, and rainwater goods for many buildings along the street. Doors and windows generally have stone or concrete sills and surrounds. The use of uPVC is inappropriate within the context of the conservation area and detracts from its architectural interest.

Larger residential buildings in the north of the conservation area retain their timber windows, some of which have elaborate detailing. The semi-detached houses of Myrddin Crescent have timber porches with red tile canopies.



The variety of historic materials used in the construction of the former workhouse, including rubble stone and red brick.



The variety of roof styles used to accommodate projecting bay windows on Long Acre Road, including gables and semi-circular turret style



Externally rendered terraces on Little Water Street.

4.7 Green / open space and trees

The North Carmarthen Conservation Area has two key open spaces that add interest to the character of this part of Carmarthen.

Parc Myrddin, the council offices and registry office, retains the playing fields from when the site was used as a grammar school. Located opposite Richmond Terrace, the grassed area is bounded by trees and hedging along the road. The open nature of this space affords views of the historic grammar school buildings and the hillside to the north with the suburb developments.

The northern portion of the conservation area contains a parcel of open fields along the west side of Springfield Road.

This area is the 'spring field' from which the road derived its name and is the location of a number of natural springs which has prevented its infill with residential development. Its inclusion within the conservation area is understood to have been for the purpose of protecting the green rural setting of this part of Carmarthen. It is noticeably different in character from the residential streets further south within the conservation area and the urban appearance of the historic core of the town due to these open fields, the hedgerows and mature trees.

There are two chapels surviving burial grounds within the North Carmarthen Conservation Area, one attached to the Tabernacle and the second associated with the former Ebenezer Chapel, which are both smaller open green spaces. The Tabernacle burial ground is accessed from Waterloo Terrace (via an alleyway between the Chapel building and the neighbouring Sunday School) and Tabernacle Terrace. It is a grassed space with some trees and hedging and plots are marked with monuments; the southern boundary to the burial ground is lined with relocated tombstones. The burial ground of the former Ebenezer Chapel is smaller and publicly visible on the corner of Barn Road and John Street. It is bound by a low masonry wall and topped with iron railings which are listed. It is a grassed area, interrupted by prominent headstones and tombs, and is interspersed with mature trees and hedging.

The streetscape is softened by the trees and hedging within residential gardens which form a part of the suburban character. Buildings are set further apart than the historic neighbourhoods south of the North Carmarthen Conservation Area, which gives the area a more open streetscape which is in keeping with the suburban character. This is supported by the interspersed grass verges with planting throughout the conservation area.



The playing fields of the former Grammar School at Parc Myrddin



The open fields to the west of Springfield Road



Setting and views

The setting to the North Carmarthen Conservation area is urban to the south and southwest as this is the historic and commercial core of Carmarthen; the conservation area directly neighbours the Carmarthen Town Conservation Area along the southern boundary on Little Water Street.

To the east and northwest, the setting of the conservation area is suburban with 20th century housing development occupying the space alongside these boundary lines.

Conversely, the setting is rural in character to the northwest of the conservation area which is principally created by the retention of the open fields along Springfield Road.

Key views within the North Carmarthen Conservation Area are those which highlight the topography of the hillside to the north or emphasise the historic development of the suburban streets. Of note is the long view north up Waterloo Terrace towards the former workhouse and the view down Springfield Road overlooking the historic town. In addition, views of entire phases of development, such as along Richmond Terrace and Francis Terrace, are significant for emphasising the group value of particular building typologies.



View of Waterloo Terrace looking north towards the former workhouse and the northern hillside



View of Springfield Road from Maes Y Deri, looking North



View of Richmond Terrace with Francis Terrace in the background, looking west.



View of Myrddin Crescent, looking south with the historic centre of Carmarthen in the distance.

5.0 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.

- Incremental creation of residential suburb which preserved the historic street pattern of country

lanes

- Subsidiary Civic Expansion of the town including construction of Carmarthen Grammar School
- Important non-conformist Welsh Chapels
- Later residential expansion of residential areas with semi-detached houses in the early 20th Century
- Carmarthen Workhouse association with the Rebecca Riots, a workers' uprising in Wales.
- Further suburban expansion to the North of the Town in the form of large villas and terraces.

Domestic Urban Terraces

The expansion of Carmarthen Town into the suburban area to the North is characterised by domestic urban terraces of random rubble stone built terraced houses with slate roofs and retained brick chimneys. Some of these terraces are exceptionally plain in their detailing, for example the majority of Tabernacle Terrace Barnsfield Terrace and Little Water Street, which may well have incrementally lost some of the original detailing that exists in the minority. These terraces are generally constructed immediately adjoining the pavement. The former terraces date from the early 19th Century onwards and generally have been constructed to follow the arrangement of existing country lanes adjoining the field pattern leaving town. The domestic urban terrace development in this area continues along Barn Road, Francis Terrace and on to the more architecturally intricate Richmond Terrace dating from early to mid 19th Century. Generally through these areas the terraces are set behind short stone walls or railings and retain their original chimneys. Some original door surrounds and examples of original windows and doors are sporadically retained and original bay windows either of single or two storey's exist. In addition there are retained examples of decorative render bands and render surrounds to openings, that presumably would originally have been the norm for these terraces prior to later re-rendering. Waterloo Terrace follows a similar arrangement in being set behind boundary walls and railings, although generally single fronted terraced buildings a number of larger double fronted houses exist of an earlier date than the rest of the street (two of these are grade II listed buildings). In general the architectural quality of the building's on this street is higher with examples of decorative eaves boards, decorative render, decorative window surrounds, original doors and windows and chimneys retained. Generally the original slate roofs of purple colour natural slate are retained across all of the terraced housing mentioned.

Civic Buildings

The Conservation Area includes some individual civic buildings of note including Carmarthen Workhouse of 1834, set above Waterloo Terrace behind a high stone wall and accessed via the possible older Gatehouse from Penlan Road, the Workhouse site is partially derelict, and/or fire damaged and partially of a later 19th Century and in good condition. In terms of significance, of course the social history of workhouses in general is important as is this particular workhouse being famous for being the general location of the Rebecca Riots in 1843 and the social history of this event.

In educational buildings the imposing group of buildings that make up the former Carmarthen Grammar School, a large complex surrounding public open space. In terms of significance these buildings of course contribute to the Civic Expansion of Carmarthen in the later 19th Century and are architecturally important in themselves in their institutional Gothic Revival style, with good architectural detailing and generally retaining historic character.

Tabernacle Chapel and its Sunday School are not listed but are of good architectural quality and contribute to the character and appearance of the North Carmarthen Conservation Area, in its current form dating from 1842 and has significance as an independent Welsh Language Baptist Chapel founded by a breakaway part of the congregation of the English Baptist Chapel

Semi Detached Houses

The further expansion of Carmarthen Town to the North of Parc Myrddin (The former Carmarthen

Grammar School) and to the East of Waterloo Terrace in parts of Wellfield Road, Long Acre Road and in particular Myrddin Crescent has been in the form of later semi-detached houses dating from around the turn of the 20th Century. Myrddin Crescent constructed later in the 20th Century (1930's to 40's) in particular is of different construction style and material to the prevailing character of Carmarthen Town being brick built, partially rendered with good architectural character and rhythm to the whole of the street. Generally these semi-detached houses are set back behind either railings or brick boundary walls and although they vary pair to pair architectural themes are repeated throughout the street, and the detailing in terms of decorative tiles, terracotta ridge tiles, render detailing, decorative porches, door surrounds and bay windows are all of high quality. Some examples of retained stained glass windows and doors and some examples of the original sliding sash windows exist within the Crescent. In general the original brick chimneys in this street are retained and are of good character and contribute positively to the character and appearance of the conservation area. It is important to the character of this area that the possible removal of front courtyard railings and boundary walls in order to facilitate the parking of cars is resisted.

Similar to above is true of the semi detached houses along parts of Wellfield Road and Long Acre Road which are a mixture of larger and grander sometimes two and a half storey with gable in scale and rather detailed architecturally, and some of smaller scale and more similar to those described in Myrddin Crescent above. A higher quantity of original windows and doors appear to have been retained within these streets and whilst none of them are individually listed there are some particularly high quality survivals of original architectural features within these streets, giving it an air of higher quality and social standing than possibly exists in Myrddin Crescent. In general the original brick chimneys and the Welsh Natural purple slate roofs in this street are retained and are of good character and contribute positively to the character and appearance of the conservation area. It is important to the character of this area that the possible removal of front courtyard railings and boundary walls in order to facilitate the parking of cars is resisted.

Urban Villas and Large Houses

The Northern portion of the Conservation Area both amid the semi detached houses and further north set in their own grounds, are numerous villas in their own grounds and large houses often adjacent to the terraces.

This area beyond Wellfield Road and Long Acre Road is a location populated with early-mid 19th Century individual houses of varying high quality design, set in their own grounds. In addition to them individual large houses are interspersed within the other terraced and semi detached houses of both streets. These houses are of varying design, from late Victorian and Edwardian Villas, to large arts and crafts house set within their own landscaped grounds. These houses and villas are set in larger plots moving away from the historic core of the town, giving them a suburban high quality, high status character when compared to higher density terraced housing in closer proximity to the historic core of Carmarthen Town. Within this area there is a high rate of survival of historic boundary features such as stone boundary walls, entrance gates, iron railings, with some particularly unusual stone boundary walls in the area of Long Acre Road. It is important to the character of these areas that the intention to continue the previous practice of back land development that resulted in the cul-de-sac developments of Llys y Nant and Capel Evan Road be resisted in the future. This will help to preserve the suburban character of the area. The proposed removal of boundary walls or railings should also be resisted.

6.0 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 Historic Environment Act (Wales) 2023. 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 160(2))). 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 159).

The following table summarises the key issues and threats which have been identified through the preparation of the Character Area Appraisal for North Carmarthen. 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.

1.0 Views and setting


1.1 Views into and out of the CA can be difficult to protect, since those buildings which have the potential to affect key views can be outside of protected areas such as a CA; their impact can sometimes become fully apparent only after construction. This relates to the introduction of tall buildings outside of the CA, or those on higher ground which affect long distance views of the streetscape beyond. For example, the St Catherines Walk Shopping Centre Development have impacted the setting of the eastern border of the CA (although there are historic three storey buildings in this location), notably the views through and out of the CA in this location.

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




<p>1.2</p>	<p>The uniformity of terraces along Barn Road, Waterloo Terrace, Tabernacle Terrace, Barnsfield Terrace, Francis Terrace, Richmond Terrace, Elliston Terrace and the Terraces fronting Little Water Street are important to the character of the Conservation Area. The retained chimneys, decorative railings, boundary walls, and natural slate roofs are a characterful part of the CA and development that would detrimentally affect this character should be resisted. This includes the loss of individual architectural features such as decorative door surrounds, bay windows, gablets, render quoins.</p> <p>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.</p>	<p>Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of these important terraces, 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.</p>	
<p>1.3</p>	<p>The existing green spaces within the CA, although relatively sparse, provide important break points to the buildings and require effective, continued protection. The currently Local Authority owned Parc Myrddin open space should be protected from future development, if the buildings are sold to the private sector. The loss of trees can significantly alter key views through the CA.</p>	<p>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.</p>	

2.0 Redevelopment

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

Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.



<p>2.2</p>	<p>Within North Carmarthen Conservation Area there are some notable gap sites and problem buildings which could be under pressure for re-development in the future. In particular the fire damaged former Carmarthen Workhouse, and open ground/garages on the south side of Wellfield Road. Adjacent to Springfield Road, a large area of open space has been included within the Conservation Area, which also could be under pressure for housing development in the future. Within the grounds of the pleasing array of large detached houses that exist behind Wellfield Road, Springfield Road and Long Acre Road there presumably will be pressure for back land development, and also for the subdivision of land/buildings.</p>	<p>Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Consider statutory protection for buildings of good character to the Wellfield Road, Springfield Road and Long Acre Road area.</p>	
<p>2.3</p>	<p>Myrddin Crescent in itself is of a later date than the majority of the buildings within the Conservation Area, and has a completely different palate of materials and architectural detailing than many of the terraces. The buildings here are predominantly pairs of semi-detached houses or larger detached houses of good character. Longacre Road is similar in nature, but with a more traditional palette of materials</p>	<p>Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used.</p>	

2.4	<p>The visibility of the rear elevations of buildings along Richmond Terrace from public car parks and sports fields, mean that there is increased sensitivity to the provision for rearward extensions and boundary treatments in these locations. For some exceptional buildings this has caused the complete reversal of buildings used commercially to face the car park removing all boundary walls to the rear.</p>	<p>Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of the 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.</p>	
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For Consultation

3.0 Inappropriate alterations and loss of original features

- 3.1 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
 - Loss of Features within rendering such as render bands, Ashlar Struck render etc.
 - Changing windows to PVC replacements
 - Loss of detailing around Bay Windows and Gablet's within roofs
 - The introduction of new services which are prominently positioned
 - The installation of satellite dishes
 - Loss of cast iron rainwater goods
 - Replacement of natural slate with red tile and concrete tiles
 - Loss of chimneys
 - Loss of timber panelled front doors with canopies and doorsets
 - Loss of historic boundaries such as railings and rubble stone walls

Detailed design guidance should be developed to include information on the typical architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area.

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



3.2	Several buildings have been re-rendered with external wall insulation projection from the surface of the wall, necessitating adaptations to guttering and eaves which are uncharacteristic and have had a negative impact on the street scene.	Detailed design guidance should be developed to include information on the typical architectural details such as windows, and appropriate materials including types of render found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area.	
3.3	Dormers are generally absent from terraced buildings within the Conservation Area, but are used on the larger semi detached or detached buildings within Wellfield Road. The introduction of dormers, particularly within the terraces should largely be resisted in order to maintain the well preserved roofscapes here.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used.	
3.4	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.	

4.0 Street furniture, signage, roads

	<p>Increased traffic density and poorly managed road layouts can have a detrimental impact on the overall character of the area, causing a loss of stopping points, and areas to congregate which would otherwise allow for moments of reflection and appreciation. Limited crossing points and narrow pavements also cause streets to be divorced from each other and a limited appreciation of buildings due to the density of traffic obscuring lower storeys.</p>	<p>Produce and implement a strategy for opportunities for increased pedestrianisation and improved road layouts.</p> <p>Encourage and support major new development which would improve cycle and pedestrian connectivity and incorporate public space.</p>	
	<p>There is a lack of coordination in the treatment of pavements, roads, and pedestrian footpaths, including a lack of cohesion in the use of materials, signage, road marking and barrier treatments. This can lead to a deterioration of character within the public realm and significant changes between areas which would otherwise share a strong connection to each other. The use of patch repairs and inappropriate repair methods has also led to a general deterioration of the streetscape.</p>	<p>Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture.</p> <p>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.</p>	
	<p>Throughout the CA there is a lack of high quality and consistent design to street furniture, including modern street lighting and benches. There has been some effort to introduce common elements such as with interpretation boards, but this has not been consistent throughout the CA. A coordinated approach to street furniture of a high-quality design would help to unify the character of the area and substantially uplift the quality of the public realm.</p>	<p>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.</p> <p>There is scope for introducing more traditional streetlights, traditional paving materials, and greater street planting throughout the conservation area.</p>	

5.0 Boundary treatments		
5.1	The introduction of modern materials to create new boundaries and hard landscaping which are not in keeping with the CA or of sufficient quality can dilute character and interrupt views.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture.
5.2	Loss of existing historic boundary treatments such as stone boundary walls, railings will be resisted. The reinstatement of lost boundary features in a traditional manner will be supported.	
6.0 Demolition of buildings and structures		
6.1	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.
6.2	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	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

	<p>of embodied carbon already spent through its original construction.</p>	<p>presumption that these are retained.</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> <p>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.</p>	
6.3	<p>The loss of buildings to the street line can cause break points which disrupt the long elevational views which are characteristic of the area and can lead to blank gable end elevations.</p>	<p>There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the creation of modern gaps which would disrupt long elevational views of established street lines.</p>	
<p>7.0 Change of Use</p>			

7.1	<p>The introduction of commercial activities within former residential buildings can cause harm through the following;</p> <ul style="list-style-type: none"> • 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. 	<p>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.</p>	
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General	
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.
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>
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.
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.

For Consultation

7.0 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.

The North Carmarthen Conservation Area offers significant potential for enhancement and sustainable management. Building on its rich architectural and historic character, the following opportunities have been identified:

Building Conservation and Sustainability

There is scope to improve the condition and long-term sustainability of historic buildings through proactive maintenance and sensitive repair. Encouraging the use of traditional materials and techniques can reverse past harm caused by inappropriate modern interventions, improve energy efficiency, and create healthier living environments.

Restoration of Architectural Character

Many properties could benefit from the reinstatement of lost historic features, such as timber windows, doors, and brick chimneys, and the removal of unsympathetic additions like uPVC units and cement renders. These enhancements would strengthen the area's architectural integrity and visual cohesion.

Community Engagement and Awareness

Greater involvement of local residents and stakeholders presents an opportunity to foster pride in the conservation area. Initiatives such as heritage workshops, guidance on maintenance, and interpretation projects can deepen understanding of the area's significance and encourage sympathetic improvements.

Adaptive Reuse and Sensitive Development

Vacant or underused sites, including the former Carmarthen Workhouse and land behind Parc Myrddin, offer opportunities for creative reuse and high-quality development that respects historic character. Such projects could deliver economic and social benefits while enhancing the conservation area's appearance.

Enhanced Protection of Historic Features

Introducing Article 4 Directions for streets with a high survival rate of original features—such as Wellfield Road, Springfield Road, and Long Acre Road—would help safeguard these assets from incremental loss. This measure would ensure that future alterations reinforce, rather than erode, the area's distinctive character.

8.0 Conclusion

The North Carmarthen Conservation Area is a vital component of Carmarthen's historic environment, embodying the town's evolution from its early 19th-century suburban growth to later civic and residential developments. This appraisal has demonstrated the area's special architectural and historic interest, defined by its distinctive street patterns, varied building typologies, and cultural associations, including links to the Rebecca Riots and the development of Welsh non-conformist chapels.

The review confirms that conservation area status should be retained, with targeted boundary adjustments to strengthen the designation's integrity. These changes—such as the reassignment of Little Water Street to the Carmarthen Town Conservation Area and the exclusion of modern housing developments—will help maintain the historic character and prevent dilution of

significance.

Looking forward, the management plan provides a clear framework for positive action. Opportunities exist to restore lost architectural features, improve building maintenance, and encourage sensitive reuse of vacant sites, such as the former Carmarthen Workhouse. Enhanced community engagement and the introduction of Article 4 Directions for streets with high survival rates of original features will further safeguard the area's character.

Preserving and enhancing the North Carmarthen Conservation Area will require collaboration between Carmarthenshire County Council, property owners, and the wider community. By implementing the recommendations set out in this document, the Council can ensure that this area continues to contribute to Carmarthen's cultural identity, sense of place, and sustainable future, in line with statutory duties under the Historic Environment (Wales) Act 2023 and Planning Policy Wales.

For Consultation

APPENDICES

Appendix I - Bibliography

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Tomb (b) and railings in the burial ground of the former Ebenezer Chapel: <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=82208>

Railings and gate to former Ebenezer Chapel burial ground: <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=9458>

2 Barn Road: <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=9422>

3-4 Barn Road: <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=82119>

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Appendix II - Glossary

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 brought within the control of the planning department.
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.
CA	Conservation Area	An area, designated by the local authority, the character of which it is desirable to preserve or 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 or government agency for a defined purpose and at a fair rate

Abbreviation	Formal term	Definition
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
	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
	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

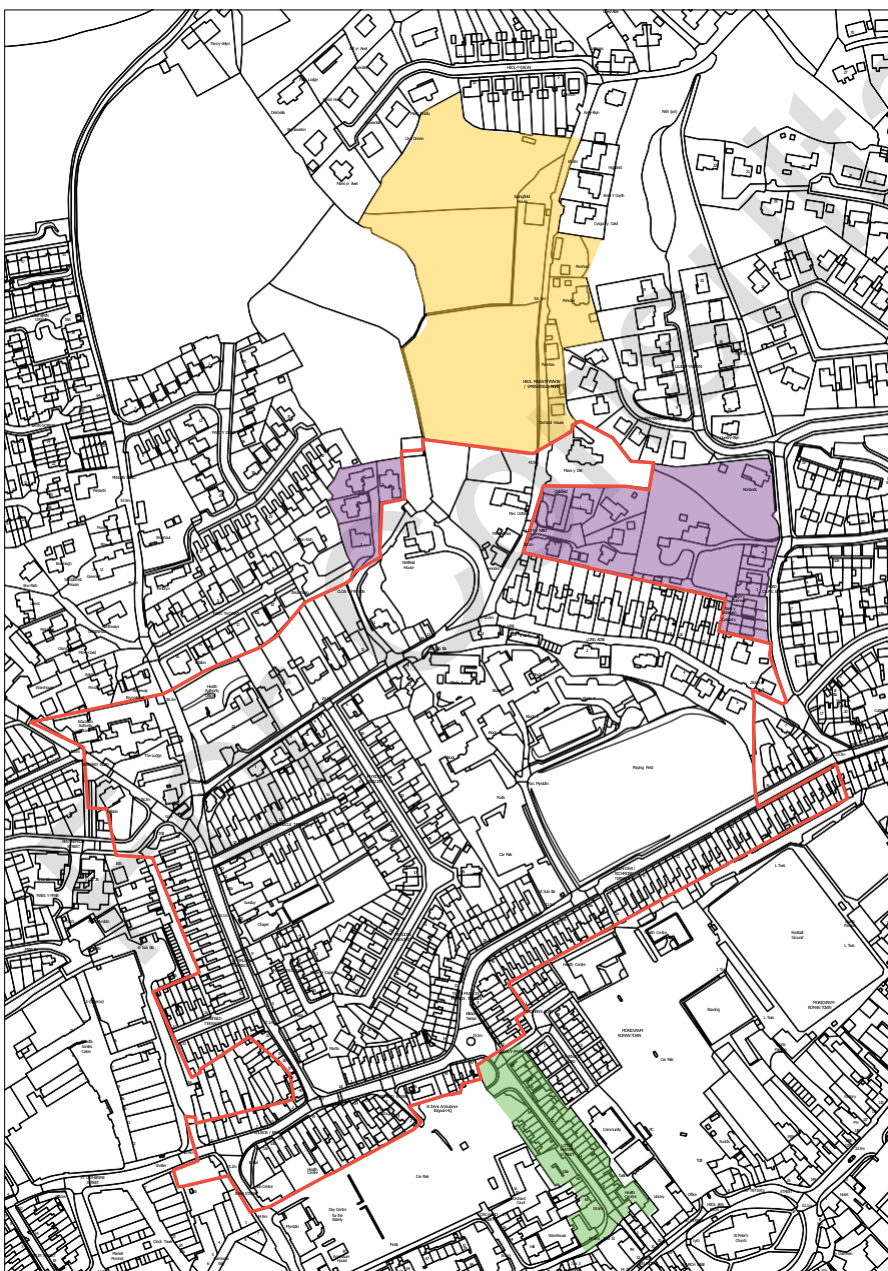
	Fascia	The space in which a sign is displayed, typically above a shop
LBC	Listed Building Consent	An approval for the carrying out of works to a listed building (which would otherwise constitute a criminal offence) issued by the local authority and following consultation with a set list of national and local amenity bodies and organisations
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.
PPW	Planning Policy Wales	National policy outlining guidance for making planning decisions
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

		or city with medieval origins
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
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
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

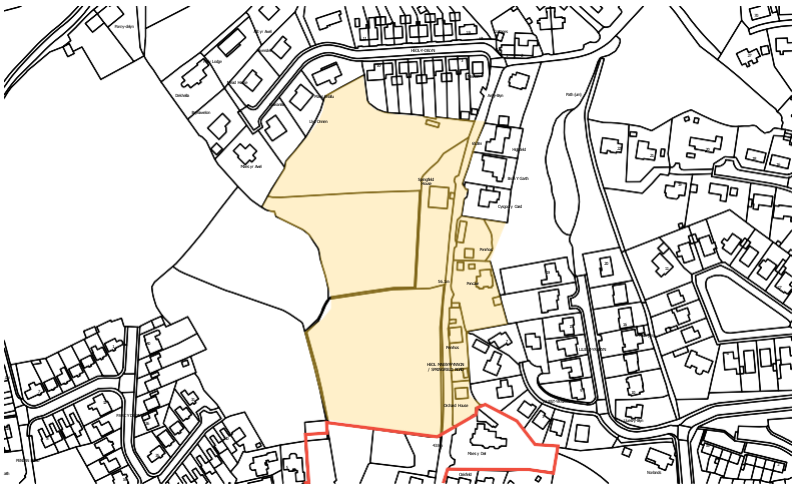
Appendix III - Boundary Review

It is recommended that the boundary to the North Carmarthen Conservation Area is amended as follows:

- Proposed new boundary to the North Carmarthen Conservation Area
- Proposed exclusion to the North Carmarthen Conservation Area - Springfield Road
- Proposed exclusion from the North Carmarthen Conservation Area - modern houses adjacent to Wellfield House, Llys Y Nant and Capel Evan Road
- Proposed reassignment of Little Water Street from the North Carmarthen Conservation to the Carmarthen Town Conservation Area.



Exclusion of Springfield Road



The norther half of Springfield Road, looking north



It is proposed that the northern half of Springfield Road, including the open fields to the west, are excluded from the North Carmarthen Conservation Area.

The character of this area is distinct from the rest of the conservation area and does not contribute to the historic narrative of continuous, incremental, mostly residential development. In addition, conservation area designation is primarily designed for the preservation of the built environment and it is not considered that using this designation is appropriate for preventing or having greater control over development in this open space.

In addition, the houses along the northern half of Springfield Road are not of sufficient architectural interest as modern housing to warrant inclusion within the conservation area designation.

To continue to include this area within the North Carmarthen Conservation Area risks devaluing this type of designation.

Exclusion of modern houses adjacent to Wellfield House, Llys Y Nant and Capel Evan Road



The modern development of houses east of Wellfield House



The modern development of Llys Y Nant off Springfield Road

It is proposed that the modern housing developments adjacent to Wellfield House, on the cul-de-sac Llys Y Nant and along Capel Evan Road are excluded from the North Carmarthen Conservation Area.

Whilst demonstrating the 20th and 21st Century development of North Carmarthen as a suburb, these streets are not of sufficient architectural interest as modern housing to warrant inclusion within the conservation area designation. The houses to the east of Wellfield House have been constructed on land that it is assumed

was previously in the same ownership as the listed building hence the original inclusion of this area in the conservation area boundary, however these were constructed in the 1990s and their inclusion would dilute the conservation area's character.

To continue to include these three areas within the North Carmarthen Conservation Area risks devaluing this type of designation.

Reassignment of Little Water Street into the Carmarthen Town Conservation Area



For Consultation



Little Water Street looking north

It is recommended that consideration be given to relocating Little Water Street from the North Carmarthen Conservation Area to the Carmarthen Town Conservation Area. This road is still worthy of conservation area designation for its historic interest however it has a closer relationship as a historic throughfare into the town and development of the historic core of Carmarthen rather than the northern suburbs. In addition, the building typography as high density housing is more closely aligned with an urban setting of the historic core of Carmarthen than the suburban character of North Carmarthen.

Appendix IV – Policy Framework

The Historic Environment (Wales) Act 2023 requires:

- Local planning authorities to determine areas where it is desirable to preserve and enhance, and designate them as conservation areas (section 158[1 a and b])
- 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 159 [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 160 [1])

Well-being of Future Generations (Wales) Act 2015

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

Planning Policy Wales, Edition 12, February 2024

- 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 Historic Environment (Wales) Act 2023 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.
- One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of the environment. It is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area will result, in practice, in more exacting standards when the authority considers whether to grant consent for a proposed advertisement in such an area.
- 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.
- 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.
- 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.
- 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.
- 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.

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

Managing Conservation Areas in Wales, Cadw, 2017

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