

# LLANDYSUL

## Conservation Area Appraisal

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Prepared for

**Ceredigion County Council**

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The GRIFFITHS HERITAGE CONSULTANCY Ltd

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## 1. INTRODUCTION

### 1.1 The Historic Environment in Ceredigion

- 1.1.1 The Ceredigion landscape is rich in evidence from the past. The term ‘historic environment’ describes the results of human interaction with the natural environment over many thousands of years, including the buildings, monuments, conservation areas, townscapes and landscapes that we value as a community and wish to preserve. This series of appraisals and management plans are to assist the Council and the local community / public with understanding the special value and interest of the conservation areas in Ceredigion, and how it can best be protected and enhanced.
- 1.1.2 Many historic features are protected through legislation and the planning system (see below). In addition to Ceredigion’s designated assets there are numerous undesignated features including archaeological sites and historic buildings. Undesignated assets can be more vulnerable to unsympathetic change or loss through development and other works. As well as analysing the contribution of designated assets to the towns of Ceredigion, the acknowledgement of undesignated assets, through tools such as this appraisal, can help to identify their significance and to protect them for the future. In Wales, over 200,000 undesignated heritage assets are recorded on the four regional Historic Environment



*Fig. 1 View from one of the ‘gateways’ into Llandysul*

Records that are now a consideration in the planning system under the Historic Environment (Wales) Act 2016.

- 1.1.3 There are 1896 buildings and structures included on the national 'List of Buildings of Special Architectural and Historic Interest' in Ceredigion. Many more pre 1948 structures are protected by being within the 'curtilage' of a listed building. A Listed Building is one which has been identified, by Cadw, as being of national architectural or historic importance. As such, any works which would affect the character of the structure or any features of architectural or historic interest would require permission - known as Listed Building Consent. Contrary to popular belief, the listing covers the whole of a building - inside and out, and includes any fixtures or fittings.
- 1.1.4 Ceredigion has 262 Scheduled Monuments. Scheduling is the way that a monument or archaeological site of national importance is recognised by law. The term 'scheduled monument' is wide ranging and includes not only well-known castles, abbeys and prehistoric burial sites, but also sites such as limekilns, deserted medieval settlements and the remains of the iron, coal and slate industries. Some scheduled monuments contain standing buildings or ruins and others have no visible remains above ground, but their buried archaeology is of national importance. The aim of scheduling is to preserve the archaeological evidence that survives within sites and monuments. This includes the physical fabric of the monument, its setting and any associated artefacts and environmental evidence. This means that if you want to carry out work that would physically alter a scheduled monument you will probably need to apply to Cadw for permission - known as Scheduled Monument Consent.
- 1.1.5 There are 12 Registered Historic Parks and Gardens within Ceredigion. Registration identifies parks and gardens which are of special historic interest to Wales. They range in date from the medieval period to the mid-twentieth century. Registration is a material consideration in the planning process; local planning authorities must take into account the historic interest of the site when deciding whether or not to grant permission for any changes.
- 1.1.6 Four areas in Ceredigion have been designated through the Register of Landscapes of Historic Interest in Wales. The largest of these is the Upland Ceredigion Historic Landscape which covers much of the eastern and northern part of the county. The Lower Teifi Valley Historic Landscape, is located in the south-west, and is partially shared with Pembrokeshire and Carmarthenshire. The Drefach-Felindre and Towy Valley Historic Landscapes are located within Carmarthenshire, but part also falls within Ceredigion's southern boundary.

1.1.7 Ceredigion also has 13 designated conservation areas, which means there are additional controls over demolition (requiring Conservation Area Consent) and works to trees in these areas. The conservation areas are:

- Aberaeron
- Aberystwyth
- Adpar
- Cardigan
- Lampeter
- Llanbadarn Fawr
- Llandysul
- Cenarth
- Llanddewi Brefi
- Llanrhystud
- Llansantffraed
- New Quay
- Tregaron

Of these areas; Cardigan, Llanddewi Brefi and Tregaron have Article 4 Directions in place. These Directions remove the permitted development rights for a particular building, site or area meaning that there are more restrictions regarding what works can be carried out without the need for planning permission. Trees in Conservation Areas are also protected: the local authority must be given 6 weeks notice before carrying out works to trees in a conservation area.



***Fig. 2 The residential area in the southern part of the Conservation Area***

## 1.2 Conservation Areas

- 1.2.1 Local Planning Authorities are required to **preserve or enhance** the character and appearance of designated conservation areas under The Planning (Listed Buildings and Conservation Areas) Act 1990. This Act also requires the Local Authority to identify and designate new conservation areas by determining which parts of their area are of special architectural or historic interest.
- 1.2.2 There are more than 500 conservation areas in Wales and they are valued as special places by those who visit and live or work in them.
- 1.2.3 Conservation areas are rich in the physical evidence of the past. Their special interest is expressed in the character of the area and not in isolated buildings. This could be the pattern of settlement, the organisation of space and building plots, and the networks of routes, as well as the style and type of building, their materials and detailing.
- 1.2.4 This means that it is essential to manage change carefully in conservation areas to make sure that their character and appearance are safeguarded and enhanced. To achieve this, there are special controls around demolishing buildings and cutting down, topping and lopping trees.

## 1.3 Appraisals and Management Plans

- 1.3.1 Section 71 of the 1990 Act sets out that it shall be the duty of the LPA, from time to time, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Technical Advice Note 24: The Historic Environment identifies conservation area appraisals as the foundation for such proposals as they provide a basis for more detailed management plans.
- 1.3.2 A conservation area appraisal is the foundation for positive management. It provides a detailed picture of what makes an area special and can be used to identify opportunities and priorities for action. The appraisal offers a shared understanding of character and importance, and highlights problems and potential, which can be used as the evidence base for a more detailed management plan supported by a robust local policy framework.
- 1.3.3 Ceredigion County Council has commissioned The Griffiths Heritage Consultancy to prepare appraisals and management plans, alongside undertaking a boundary review, for the conservation areas in 6 of the County's towns.

- 1.3.4 The appraisals and management plans have been subject to initial stakeholder and public consultation as set out in section 4.5. If agreed, following further public consultation, they will be adopted by Ceredigion County Council as supplementary planning guidance (SPG).

## **2 INTRODUCTION TO LLANDYSUL CONSERVATION AREA**

### **2.1 The Conservation Area Status**

- 2.1.1 Llandysul was designated as a conservation area in 1988. There have been no amendments to its boundary, shown overleaf.
- 2.1.2 There is no current Conservation Area Appraisal or Management Plan for the conservation area.

### **2.2 Location and Setting**

- 2.2.1 Llandysul is located in south Ceredigion in the Teifi Valley just on the border with Carmarthenshire. It is 7 miles east of Newcastle Emlyn, 19 miles east of Cardigan and 13 miles south west of Lampeter.
- 2.2.2 Llandysul is set within the beautiful Teifi Valley and on the banks of the river which lies to the east of the town and forms the county boundary. To the north and south the river is at the edge of the town settlement area but with a large meander enclosing the playing fields in the centre.



***Fig. 3 The Teifi runs to the east of the town and partially forms the conservation area boundary***

[illegible]

- 2.2.3 Llandysul is mostly a ribbon development along the B4624, with development on layered terraces up the south east facing slope of a promontory outcrop around which the Teifi Valley has formed.

## 2.3 Summary Description

- 2.3.1 Llandysul is a small town with a village character and atmosphere. Quality mid and late 19th century town centre development betrays its economic importance in the industrial period. The foundation of the town is thought to lie in the 6th century, beginning as an early Christian settlement. The origin of the town's name relates to Saint Tysul, a first cousin of Saint David, the patron saint of Wales. Llandysul was just a village in the early 19th century but grew into a town with the growth of the woollen industry in the mid and late 19th century. The proximity of upland grassland for sheep and the rapid-flowing river Teifi (for driving water mills) made it ideal for woollen manufacture and this was the centre of the Welsh woollen industry. The railway opened here in 1865, further fuelling the success of the town in this period.
- 2.3.2 Across the river in Carmarthenshire and joined by a stone bridge is the twin settlement of Pont-Tyweli. The two settlements have grown up co-dependant and are still strongly linked today.

## 3. LEGISLATION, PLANNING POLICY AND GUIDANCE

### 3.1 Well-Being of Future Generations (Wales) Act 2015

- 3.1.1 The Well-being of Future Generations Act (Wales) 2015, places a duty on public bodies to *'improve the economic, social, environmental and cultural well-being of Wales in accordance with the sustainable development principle that the needs of the present are met without compromising the ability of future generations to meet their own needs'*.
- 3.1.2 It is widely recognised that the historic environment can have a positive impact on people and communities and contribute towards quality of life and well-being. If the historic environment is going to continue to deliver its rich benefits to communities there is a need to identify what is significant and manage change in a sensitive and sustainable way.
- 3.1.3 Essential to maintaining the special quality of a particular area (or any heritage asset) is the positive management of change based on a full understanding of the character and significance of the area. This is underpinned by raising awareness and understanding of the benefits that they can deliver and the skills necessary to do so.



*Fig. 5 Llandysul grew into a prosperous town in the mid and late 19th century*

### 3.2 Historic Environment (Wales) Act 2023

3.2.1 The Historic Environment (Wales) Act 2023 ('the 2023 Act') came into force on 4 November 2024, and provides the framework for the protection and management of the Welsh historic environment. It repealed the following legislation in Wales:

- The Historic Buildings and Monuments Act 1953
- The Ancient Monuments and Archaeological Areas Act 1979
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Historic Environment (Wales) Act 2016

3.2.2 The 2023 Act requires the local planning authority have: special regard to the desirability of preserving: the listed building; the setting of the building; and any features of special architectural or historic interest the building possesses when considering whether to grant listed building consent or planning permission for development which affects a listed building or its setting.

3.2.3 The 2023 Act also requires that the local planning authority must, in exercising a planning function in relation to a building or other land in a conservation area have special regard to the desirability of preserving or enhancing the character or appearance of that area.

### 3.3 National Policy and Guidance

- 3.3.1 *Planning Policy Wales* (PPW) (Edition 12, 2024) sets the context for sustainable land use policy within Wales and identifies the need for the promotion of good design.
- 3.3.2 Policy on the historic environment is contained within Chapter 6 of PPW, which sets out national policies requiring that Local Planning Authorities exercise a general presumption in favour of the preservation or enhancement of the character of a Conservation Area and/or its setting when considering development proposals.
- 3.3.3 *Technical Advice Note (TAN) 24: The Historic Environment* provides guidance on how to consider the historic environment in development plans and planning decisions.
- 3.3.4 Local planning authorities should take account of Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (Conservation Principles) to achieve high-quality sensitive change. The document sets out six guiding principles for the conservation of the historic environment:
- Historic assets will be managed to sustain their values
  - Understanding the significance of historic assets is vital
  - The historic environment is a shared resource
  - Everyone will be able to participate in sustaining the historic environment
  - Decisions about change must be reasonable, transparent and consistent
  - Documenting and learning from decisions is essential
- 3.3.5 Cadw has also produced a series of best-practice guidance publications that complement the legislative framework and associated planning policy and advice and support the sustainable management of the Welsh historic environment. These include: *Managing Conservation Areas in Wales; Managing Historic Character in Wales; Managing Change to Listed Buildings in Wales, Setting of Historic Assets in Wales, and Managing Lists of Historic Assets of Special Local Interest*, amongst others.
- 3.3.6 Cadw's (2017) *Managing Conservation Areas in Wales* supplements PPW and TAN 24 and 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.

### 3.4 Local Planning Policy

- 3.4.1 Ceredigion Local Development Plan (LDP1): 2007 - 2022 (Adopted 2013) sets out policies and specific proposals for the development and use of land in Ceredigion for the 15 year period up to 31 March 2022. The replacement LDP (LDP2) is, however, currently on hold due to Phosphate issues and therefore LDP1 is the current Development Plan for the county.
- 3.4.2 In LDP1, Policy DM07 requires that development within conservation areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance.
- 3.4.3 Ceredigion County Council's SPG: Built Environment and Design provides supplementary guidance for development relating to or affecting the historic environment.

## 4. DEFINITION OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

### 4.1 Summary of Special Architectural or Historic Interest

EVIDENTIAL SIGNIFICANCE	HISTORICAL SIGNIFICANCE	AESTHETIC SIGNIFICANCE	COMMUNAL VALUES
MEDIUM	HIGH	MEDIUM	HIGH

- 4.1.1 This table, together with the explanations below, summarise the state of the conservation area at the current time and identifies the special interest, which should be preserved, and also where enhancements can be made. A 'High' value does not mean that improvements cannot be made. They are based on the physical and historic research and assessment undertaken for this appraisal and used in conjunction with Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, which identifies four heritage values by which significance can be identified:

- **Evidential value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
- **Historical value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation

and association, historic assets can connect past people, aspects of life and events with the present.

- **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.
- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.



*Figs. 6 to 9 Llandysul has a good range of architectural detailing*

## 4.2 Evidential - Medium Significance

- 4.2.1 Early medieval inscribed stones have been found in the area and indicate that it was a recognised settlement during this era. As the site of an early Christian settlement there may be historical and physical evidence of this important period of Welsh history.
- 4.2.2 Whilst Llandysul's settlement origins are medieval there has so far been little evidence found of the Medieval settlement except for the church and the plan layout of some of the town. Nevertheless, archaeologists consider that there is high potential for medieval remains to survive.
- 4.2.3 There is strong evidential value of the expansion and development of the town in the post-Medieval era and particularly the 18th and 19th centuries. This includes the industrial and commercial expansion of the town as well as wide range of residential properties.
- 4.2.4 The development of the woollen industry in this part of Wales is highly important historically and Llandysul could provide further evidence of the economic and social developments of this period.
- 4.2.5 Llandysul has a good range of architectural detailing and design relating to the post-Medieval period and some of the best 19th century shopfronts in the country.

## 4.3 Historical - High Significance

- 4.3.1 The early history of the settlement relating to the development of the Christian church in Wales demonstrates that Llandysul has historical value in a national context.



**Fig. 10**  
*St Tysul's Church  
 retains Medieval  
 fabric and has  
 early Christian  
 origins*

- 4.3.2 From being the seat of Owain Glyndŵr's family and supporting his uprisings, through the Civil War, the development of communications and transport routes, and to the Industrial Revolution, Llandysul has historically played at least a small part in much of the key historical events of the late and post Medieval period in Wales.
- 4.3.3 This document is not an historical study and only relates the highlights of Llandysul's history. Further, more intensive, historical research seems likely to uncover additional significance relating to the post medieval period and there is high historical potential.

#### **4.4 Aesthetic - Medium Significance**

- 4.4.1 Llandysul's physical location within the beautiful Teifi Valley and its proximity to the river and the town's development on a rocky promontory, with tiers of hillside development, give the town a unique aesthetic.
- 4.4.2 The rural location and long views out to the east and along the valley are particularly important aesthetically and provide the wider setting of the conservation area.
- 4.4.3 The majority of the architectural character of the town is later 18th and 19th century. This has been diluted with more modern development and alteration but nevertheless there is an impressive architectural aesthetic from this period.
- 4.4.4 Architectural detailing is varied and of generally good quality. Poor maintenance and later alteration in some places could easily be improved in the future.
- 4.4.5 The layout of the town and particularly the roads along and around the hillside connected by small alleys and lanes are particularly characteristic of Llandysul.
- 4.4.6 Llandysul has a rural village type character, with buildings of mostly small scale. Development is relatively dense but there is good provision of open space as well, particularly around the edges of development.

#### **4.5 Communal - High Significance**

- 4.5.1 Historically, the difficulty in accessing Llandysul must have made it an independent and self sufficient community. Although, its support for national causes such as Owain Glyndŵr's campaigns, means it was aware of the wider political picture in Wales. Llandysul's prosperity really only began in the 18th century when communications improved and it was able to easily interact and trade with wider communities.
- 4.5.2 Llandysul is still a small close knit community, which appears proud of their town and its heritage. Local groups are prevalent and work hard to provide local services where these

have been lost. Of particular interest in this regard, is the town's ownership and management of the leisure centre, Memorial Park and playing fields - a valuable community asset.

- 4.5.3 Llandysul and District Local History Society is a popular and active local group with regular talks and an exhibition in the Library. They also undertake local history projects, produce publications and have produced interpretation boards for the town.
- 4.5.4 Small independent shops prevail in Llandysul, with little of the generic take over by national chains as seen in other small towns in Wales. This helps to establish the sense of community and provide architectural variety through shopfronts and signage.
- 4.5.5 The conservation area contains a number of public buildings and community resources such as the church, library, pubs, chapels, shops, cafes, hotels, and community buildings amongst others.



***Fig. 11 Public buildings such as the library have a high community value and contribute aesthetically to the variety of architecture in the town***

- 4.5.6 Tourism plays a small part in Llandysul's economy but has potential to increase its communal value providing it is developed alongside the local community's aims and

ambitions. Llandysul is primarily a local service centre and tourism should not negatively impact on its aesthetic or overall character.

- 4.5.7 The public consultation events sought to gather knowledge and views from stakeholders on the conservation area. This included a public consultation drop-in event which was held at Llandysul during January 2024. Electronic copies of the draft Management Plan were shared with stakeholders. Seventeen people attended the drop-in session which is an extremely high turn out for a small community. A good number of comments were received which have been used to revise the appraisal. The community felt strongly that the heritage and buildings of the town were important to its character and also the natural features such as the river, tress and the rural setting. The areas where improvements could be made were identified as the public realm and street and pavement surfacing. Interest was expressed in using the area formerly housing the Gomer Press as a public plaza or market square.

## **5. PHYSICAL CONTEXT**

### **5.1 Geology**

- 5.1.1 The geology consists of Ordovician and Silurian mudstones, siltstones and sandstones, that are extensively mantled by Quaternary deposits of variable, but sometimes considerable thicknesses. These consist of sands and gravels, glacial lake clays, alluvium and peat. The river gorges along the course of the Teifi, as at Cilgerran, Henllan, Alltcavan, Llandysul and Llanllwni, were fashioned by glacial meltwater across spurs during ice-sheet melting.

### **5.2 Landscape Character and Topography**

- 5.2.1 Llandysul sits within the National Landscape Character Area of the Teifi Valley. The valley is also a Special Landscape Area (Fig. 32) predominantly rural and enclosed for agriculture, with a wide variety of field sizes and areas with thick hedgerows, mainly enclosing pastures. Clusters of enclosed, intimate fieldscapes, contrast with areas of open, improved land. The meandering course of the Teifi running between Llandysul and Newcastle Emlyn is highlighted by incised and wooded strips and a number of small, incised tributary valleys with woodlands on steep sides. An important feature of the Teifi Valley landscape is the presence of narrow, rock-lined gorges, such as is found at Llandysul and other places.
- 5.2.2 Many of the small towns along the river grew up as bridging or defensive points, as small tight-knit groups of buildings with a prominent church or castle, as at Llandysul or Newcastle Emlyn. Main roads follow the bottom of the valley sides, just above the floodplain – rock exposures are characteristic where the road has been carved through the narrow rocky

gorges. Earlier buildings are typically simple in form - built from local stone and white or colour rendered with slate roofs. Later buildings generally follow the building styles of the period, often with locally distinctive detailing or character.

## 6. HISTORICAL DEVELOPMENT

### 6.1 Historic maps

- 6.1.1 Llandysul is shown on Saxton's map of 1579 and Speed's map of 1610 but with no detail. It is simply identified as a settlement with a notable church.
- 6.1.2 By the time of the 1840s Tithe map it is clear that Llandysul was a quite sizable settlement, mostly clustered around the church with some ribbon development along the road.



**Fig. 12 The 1840s Tithe Map shows a sizeable settlement around the church with some ribbon development along the road**

- 6.1.3 The 1887/8 Ordnance Survey map (overleaf) shows that by the latter part of the 19th century, Llandysul had grown further. The centre of the town is much as it is seen today.

### 6.2 Prehistoric

- 6.2.1 There are a number of signs of earlier prehistoric activity in the area, the most local ones being confined to individual finds of flints or other small artefacts. Bronze age standing

stones seem to be scattered around the fields but they are not supported by the usual evidence of barrows or similar monuments from this period. Known defended enclosures and hillforts from the Iron Age demonstrate activity in the area akin to activity in other areas of West Wales at this period.



**Fig. 13** The 1887/8 Ordnance Survey map shows the growth of Llandysul in the later 19th century

### 6.3 Romano-British and Medieval

- 6.3.1 A Romano-British stone with a rare inscription to a woman ('VELVOR FILIA BROHO') has been reset on the north wall of the church, indicating that there was some activity around the area in this period, although this has left little other evidence. Another early medieval inscribed stone, found nearby, is kept within the church.
- 6.3.2 Sources indicate that the early Christian settlement at Llandysul began around the 6th century. This was probably the start of the settlement that we see today. This was an important site for the early Celtic church, as St Tysul is said to have been a first cousin and contemporary of St David. In the 13th century a substantial church was recorded here and the earliest parts of the present church are thought to date to this period but most of what we see today is later.
- 6.3.3 Llandysul is an important crossing of the Teifi and a settlement developed around the church in the Medieval period. Some of the plot layout within the town implies burgage plots, demonstrating that the Medieval layout can still be seen within the grain of development.
- 6.3.4 Lewis (1833) mentions sources which indicate a number of battles between Welsh tribes were fought here in the 12th and 13th centuries.
- 6.3.5 Despite its Medieval beginnings and layout there are no medieval buildings left within the town except for parts of the church and Ffynnon Tyssul, a Holy well on the northern outskirts.
- 6.3.6 Elen, the mother of Wales' famous hero, Owain Glyndŵr, had family estates at Iscoed and Gwinionydd along the Teifi valley, and Owain himself may have held court at Llandysul. The men of Llandysul were among the first to join Owain in his campaign against Henry IV in 1400.

### 6.4 Post Medieval

- 6.4.1 During the 1642-51 Civil War the bridge was blown up by the Royalists in an attempt to stop the Parliamentarians crossing the river.
- 6.4.2 One of the oldest buildings in Llandysul is the Porth Hotel, which used to be the Union Inn. It opened in 1707 and was named in celebration of the union between England and Scotland.
- 6.4.3 Historically, Llandysul would have been more difficult to get to and therefore more isolated than it is today. The main roads which now connect the town to other areas in mid Wales,

the A475 and the A484, were constructed as turnpike roads in the late 18th century. No doubt this opened up Llandysul to new travellers and markets meaning that the settlement undoubtedly expanded in this period. Lewis in 1833 describes the parish as containing 2724 inhabitants and Llandysul as being a 'village, *which is of considerable extent and of interesting appearance*'. He also mentions '*a venerable bridge over the Teivy, the tower of the church rising above the trees*' and several gentry houses. Despite the venerable nature of this bridge it was rebuilt in 1837 by James Hughes, Cardiganshire County Surveyor. At this period a weekly market was held and five annual fairs and there were at least four nonconformist chapels. Its layout around this time can be seen on the 1840s Tithe map (above).

- 6.4.4 This was the period of the Industrial Revolution and this, combined with the additional access afforded by the turnpike roads, explains the expansion of Llandysul. A thriving woollen industry grew up in the Teifi Valley employing thousands of weavers, spinners, dyers, knitters, drapers and tailors. The river and its tributaries powered dozens of mills, and sheep fared well in the surrounding fields, supplying fleeces to be made into woollen products. The area became economically important and, of course, development and expansion followed. The town rapidly expanded providing for the social, cultural, spiritual and economic needs of the workers and most of the older buildings seen in the town today date to this period of prosperity.



**Fig. 14** *The rear range of Y Porth appears from its size, design and proximity to the river, to be a former woollen mill*

- 6.4.5 The coming of the railway in 1865 to Pont-Tweli further opened up markets for the goods produced in the area whilst bringing in new materials and fashions, fuelling another phase of expansion and development.
- 6.4.6 A number of schools opened during this period following the establishment of the original Board School in 1838 and the use of private houses for educational purposes. The National School opened in 1851 and the first grammar school was begun in 1860 by the Rev. William Thomas (known as Gwilym Marles, and Dylan Thomas' great Uncle). In 1896 a new Board School opened, later becoming Telynu Teifi, The Harp Centre of Wales.
- 6.4.7 By 1892, John David Lewis, a literary enthusiast, had established a press. By 1908 it became known as the Gomerian Press and is now the biggest Welsh-language press in the country and is still active, although now on the outskirts of the town.
- 6.4.8 The Teifi continued (and continues) to be important to the success of the town, with a Power House opening at Pont-Tyweli in 1922. This was also powered by the river and provided electricity to the area until it was joined to the National Grid in 1955.

## **7 SPATIAL ANALYSIS**

### **7.1 Form and Layout**

- 7.1.1 The river and its valley have been instrumental in forming the location and layout of the town and are an important part of its wider setting.
- 7.1.2 The original settlement formed around the church in a meander of the river and probably simply consisted as a cluster of houses. As has been noted above, the arrangement of Medieval burgage plots can still be seen within the layout of the town.
- 7.1.3 Tracks and roads were established as communications improved and the town developed along these and up the side of the hilly promontory to the west as far as its steepness would allow. This has resulted in terraced layers of development curving around the hillside with each terrace being above and overlooking the lower ones. Only in recent times has the upland grazing been built upon.
- 7.1.4 The linear lines of the roads follow around the slope of the hill along the edge of the flood plain. Joining each terrace of development are short interconnecting lanes of often distinctive appearance, creating a grid pattern.
- 7.1.5 The majority of properties of historical interest within the town date from the early or mid 19th century. Later 19th century buildings are also characteristic and there are a few survivals of the town's industrial past such as former warehouses and mills.

## 7.2 Borders

- 7.2.1 The most obvious boundary is clearly the Teifi and its floodplain which has restricted development to the east. Although throughout its history, attempts have been made to bridge this boundary and connect the settlement with the land on the other side.
- 7.2.2 The steep hillside, prevented development on its upper slopes which are still mostly undeveloped today, creating a distinct boundary between fields and the town.
- 7.2.3 Within the town, most houses and buildings open onto the street - fewer have small front gardens. Nevertheless, there are traditional stone boundary walls within the area which positively contribute to its village character. Later properties have a more formal aesthetic with boundary walls topped by coping stones or railings.

## 7.3 Views and Approaches

- 7.3.1 Views from outside the town are extremely restricted due to the topography of the landscape. However, there are striking views across the valley towards Llandysul from the east, particularly from Morris Terrace.
- 7.3.2 Due to the topographical layout of the town each terrace of development has views out across the Teifi Valley to the east.



**Fig. 15** Within the town mid-length views are normal due to the roads curving around the hillside. This creates a sense of intimacy and enhances the village type character

- 7.3.3 Within the town most other views are mid to short length along roads or alleys with the gentle curve of the roads bounded by buildings on either side restricting longer views.

#### 7.4 Open and Green Spaces

- 7.4.1 In addition to the pastoral surroundings, there are also plenty of green spaces within the town. Of particular note are the playing / sports fields, the children's playground, St Tysul's graveyard, the wooded river walk to the south of the town and the small garden area to the north at the junction of the High Street and Lon Letty.
- 7.4.2 These spaces are kept in good condition. Seating has been provided within the woodland river walk to the south and whilst it is uneven and sometimes muddy underfoot it is a very pleasant stroll which appears popular with the local community.
- 7.4.3 The playing fields and playground have a particularly high community value due to the adoption and management of the facilities here by the local community. The park was originally established and is known as the Memorial Park, having been opened in 1932 in memory of those men of the town who lost their lives in World War I.



*Fig. 16 The woodland river walk, one of the important open spaces within the conservation area*

## 8 ARCHITECTURAL CHARACTER

### 8.1 Building Traditions, Materials and Detailing

- 8.1.1 Llandysul mostly has a mix of Georgian, Neo-Georgian and Victorian style architecture. Most of this is domestic in style and scale and range from formal town houses to small terraced cottages. There are also more vernacular buildings within the town. This mix provides a pleasing aesthetic with a village like character.
- 8.1.2 Most domestic properties appear to be stone built with coloured render and natural slate roofs. Recently renovated properties have often had their render removed exposing the natural rubble stone - more vernacular structures are often bare rubble stone.
- 8.1.3 Domestic properties have varying degrees of architectural decoration. In the main the higher status houses have more decorative features. Architectural features are generally in keeping with the architectural style of the property, for example:

#### *Georgian and Neo Georgian styles*

- Small pane timber sash windows
- Window architraves and key stones
- Door architraves and porches in the classical style
- Doors set higher from pavement with steps
- Quoins
- Hoodmoulds
- Hipped roofs
- Slate roofs at low pitch
- Large chimney stacks
- Six panel timber doors (where they survive)
- Fanlights or overlights
- Classical proportions and symmetry in scale and design
- Stone with painted render with contrasting detailing
- Individual styling (next door houses / terraces are similar but use different detailing)

#### *Victorian style*

- Railings and architectural ironwork
- Two over two timber sash windows
- Bay windows
- Slate roofs

- Some decorative timber barge boards and ridge tiles
- Consistent styling along terraces
- Four panel timber doors (where they survive)
- Overlights
- Brick chimneys
- Proportions generally have a lesser width to height ratio than Georgian
- Brick or stone sometimes with contrasting window heads etc

8.1.4 Despite this, there are instances where earlier houses have later features or vice versa, especially where they have been replaced or when they have been constructed at the cusp of a change in style. Other characteristic features relating to no particular period include slate hanging, mixture of gable fronted and lateral facades, cast iron road names, and slate stone steps.



*Fig. 17 Bilingual cast iron painted road name signs reinforce the Welsh character of Llandysul*

8.1.5 There are a number of religious establishments and sites within the town each with its own particular character:

- The church of St Tysul dates from the 13th century and is probably on an earlier Celtic site. It is said that until 1783 the church roof was thatched. The tower, which is the only remaining medieval part of the building also exhibits 15th century work. In the church vestry there is a picture of the church in 1859 which shows a low roof over the nave and south aisle. The 1874 restoration is said to have involved the complete rebuilding of the chancel and raising of the nave roof. The church supports a large parish which may represent the remains of a much larger parochium, while six chapels -of-ease suggest that it may have been a pilgrimage centre. It is a grade II\* Listed Building.



**Fig. 18 Seion / Zion Independent Chapel**



**Fig. 19 Ebenezer Baptist Chapel**



**Fig. 20 Tabernacle Chapel**



**Fig. 21 Capel-y-Graig Unitarian Chapel**



**Fig 22 Peniel Methodist Chapel / Youth Club**



**Fig. 23 Lychgate**

- Seion / Zion Independent Chapel is located on the hillside above town centre, on the road to Gilfach. It was built between 1870-1 and designed by Rev Thomas Thomas of Landore. It is of stucco with a slate roof and has a tripartite facade with pilasters and central arch with a pedimental gable. It is a grade II Listed Building.
- The former Ebenezer Chapel (Baptist) is set about halfway along King Street. It is constructed of rubble stone with concrete tile roof and replaced timber eaves. The lateral facade has arch-headed openings, 2 long centre windows with the original small paned glazing and 2 outer doors. It is also Grade II Listed.
- Tabernacle Chapel (Calvinistic Methodist ) was constructed in 1832 and altered later in the 19th century. It has a stucco-fronted lateral facade with 2 long arched windows to the centre and 2 arched outer doors with arched gallery windows above. To the east is an attached former chapel house. Both of these are Grade II Listed.
- Capel-y-Graig Unitarian Chapel was built in 1884 and designed by John Wills of Derby. The chapel was rebuilt in 1906, in the Gothic style with an integral tower. The building has snecked rock-faced stone walls with Bath stone dressings and slate roofs with fancy terracotta finials to the gables. A new detached vestry was built in 1929. It is not Listed.
- Peniel Methodist Chapel was built in 1808, rebuilt in 1844 and 1867, and then altered in 1902. The present chapel, dated 1902, is built in the Classical style of the gable entry type. It is now used as a Youth Club and the gable front has been heavily altered. It is not Listed.
- The lychgate at the church was erected in 1933 to mark the centenary of 'Calanhen', which was revived in 1833 as a Sunday school festival. It is a striking structure of rubble stone with shouldered gable, the gable apex corbelled with a small lancet and slate roof. It has a 4-centred arch and wooden gate with seats within. It is Listed Grade II.
- The churchyard for St Tysul's church is polygonal / circular in shape on the first edition Ordnance Survey map indicating that it has pre-Christian origins. It is currently a pleasant green space next to the river and provides the immediate setting for the church. It is surrounded by a traditional rubble stone boundary wall, with ornate iron gates.

8.1.6 There are a large number of commercial, former industrial or retail units within the town. In general the same architectural features can be seen depending on the date of construction.

Older industrial premises tend to be of a vernacular style of rubble stone (possibly originally with limewash) with practical features located where they were needed. Examples of this include:

- The shop adjoining Carreg Llys on Wesley Hill, which is a Grade II Listed former warehouse. It is of 3 stories with a continuous roof and loading doors to each floor
- The rear north range of the Porth Hotel where the design and scale suggests it may be a former woollen mill
- No 5 Barley Mow, an early 19th century former warehouse with windows and loading doors (now converted into housing)
- Some back yard vernacular buildings, possibly former small warehouses

8.1.7 Interspersed amongst the earlier architecture are some good Edwardian buildings often retaining original features such as windows and more elaborate barge boards, ridge tiles and decoration than their earlier neighbours.



*Figs. 24 and 25 Edwardian buildings often have more ornate architectural detailing*

## 8.2 Street Scene and Shop Fronts

8.2.1 Llandysul has previously been noted for its good historic shopfronts and many of these are on Listed Buildings. Some good examples include:

- 1 Wind Street - full-width late C19 jeweller's shopfront of 5 lights with door to right. Lights and doorway have flattened arched heads, doorway is slightly wider with

overlight and recessed double doors. Three slim piers with brackets and fascia of glass lettered in gold 'Watchmaker E Davies Jeweller'. Behind the overlight is a fixed clock with 'John E Jones Watchmaker, Llandysul' on the dial. Thought to be the best historic shopfront in Llandysul and rare in west Wales.

- 3 Lincoln Street - good 19th century shopwindow of single broad 4-pane sash in timber, surround with brackets under a cornice
- The shop adjoining Carreg Llys on Wesley Hill - 3-pane shopwindow in timber surround with brackets flanking fascia and cornice
- 1 Bridge Street - later C19 shopfront. Centre door between 2 big 3-light shop-windows, the lights with Tudor-arched heads, piers each side of shop-windows carrying brackets to overall shelf hood, and double doors with overlight

8.2.2 There are other good shopfronts within the town but there are some which could be much improved. Issues include: overall design; use of large areas of unbroken glazing; no shop surrounds, pilasters or cornice; poor materials, quality, size and design of fascia; and so on. These poor quality shopfronts negatively impact on the overall character and appearance of the conservation area.



**Fig. 26 Modern or replacement shopfronts can use design principles from historic shopfronts to enhance the street scene**

- 8.2.3 The town centre is well provided with street furniture, particularly benches and with the steepness of the hills this is probably a necessary feature to aid accessibility. In general these are of good quality in a traditional cast iron / timber design. Bollards and railings have also in the main been thoughtfully chosen.
- 8.2.4 There are some minor issues with maintenance of street furniture and areas where it could be improved such as use of replacement plastic bollards. Street lighting, in particular, is modern and intrusive and could be replaced with more sympathetic designs.
- 8.2.5 There is a wide variety of pavement materials throughout the conservation area, including concrete paviours, tarmac, concrete slab and a few areas of historic tiling or bricks / cobbles. This is certainly a feature which could be improved.
- 8.2.6 There is an overuse of double yellow lines and street signage in some places, which could be improved and rationalised. Yellow lines can be made thinner and a lighter less vibrant shade of yellow could be used. Parking restrictions could be attached to buildings, rather than on posts, in some places, or simply be removed.
- 8.2.7 The crossing triangle at the junction of New Road and Bridge Street by the Cilgwyn Inn is of poor design and materials. This provides part of the gateway to the centre of the conservation area and does not currently reflect the character or appearance of the rest of the town.



**Fig. 27 Double yellow lines can be more subtle in conservation areas. (Louth, Lincs. Photo: BBC News)**

## **9 DESIGNATED ASSETS AND IMPORTANT LOCAL BUILDINGS**

### **9.1 Scheduled Monuments and Listed Buildings**

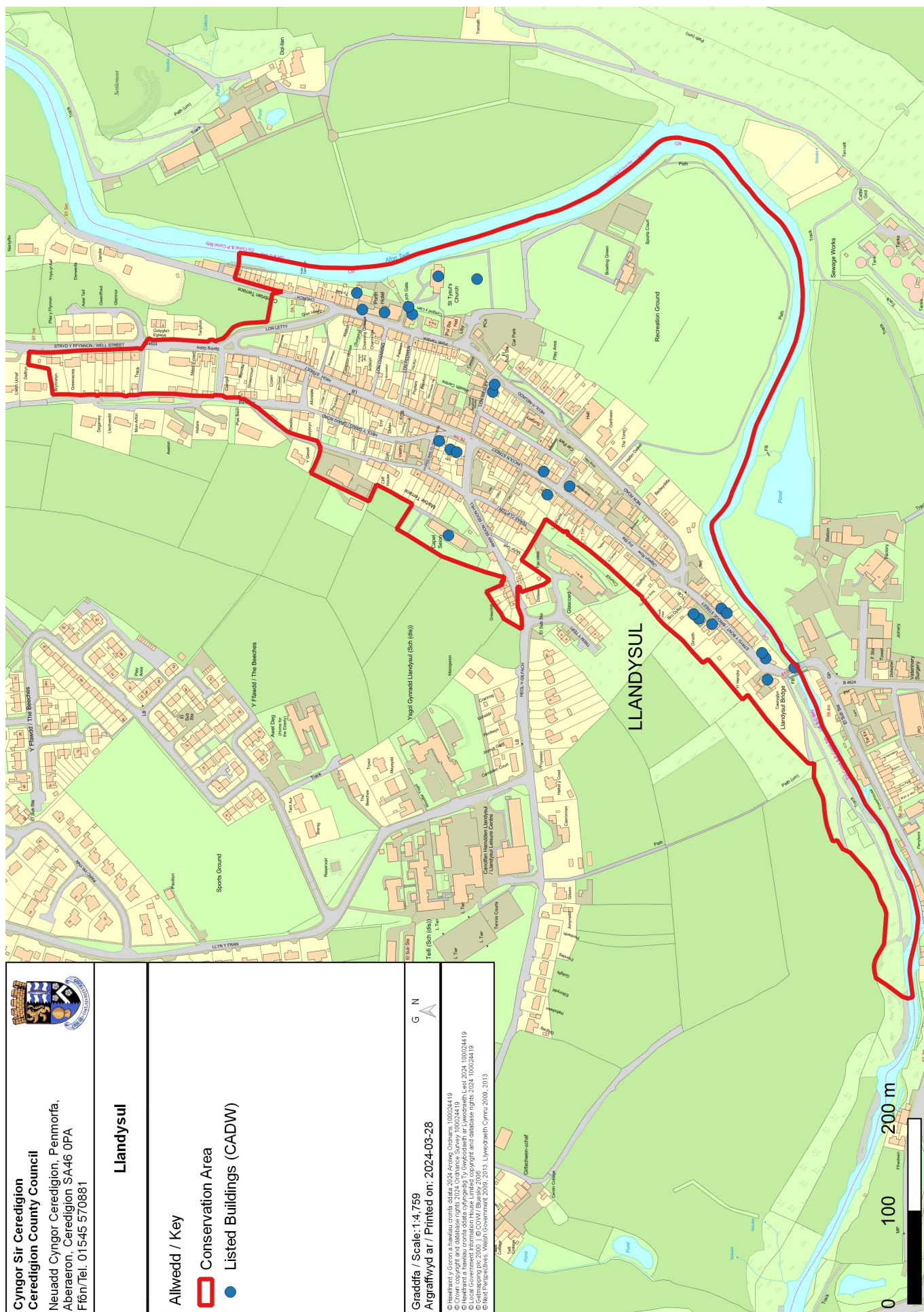
- 9.1.1 There are no scheduled monuments within the conservation area.

- 9.1.2 There are 24 Listed Buildings within Llandysul Conservation Area, one at Grade II\* (St Tysul's Church) and 23 at Grade II. These are shown on the map overleaf.

## 9.2 Buildings of Local Interest

- 9.2.1 There are two levels of buildings of local interest - those which might meet the criteria for being included on a list of buildings of local special architectural or historic interest (see <https://cadw.gov.wales/advice-support/historic-assets/other-historic-assets/historic-assets-special-local-interest>) and those which positively contribute to the character or appearance of the conservation area.
- 9.2.2 Local planning authorities may choose to identify historic assets of special local interest and keep a list of them. This is known as 'local listing'. The criteria for the selection of assets should be drawn up by the local authority but can be based on Cadw's guidance. Selection should also be based on community involvement. Planning authorities can then develop policies for their protection and enhancement through Local Plan policies and Supplementary Planning Guidance.
- 9.2.3 Buildings which positively contribute to the character and appearance of a conservation area are often traditional buildings with historic value, quality architecture or detailing. It does not mean that they have not been changed in some way nor that there is not room for enhancement, only that their loss would negatively impact on the overall character or appearance of the designated area. Buildings not included on the list should not be viewed negatively since there are often opportunities to enhance a building or structure or reinstate features. Their lack of inclusion may mean that several elements of a traditional building have been lost or its integrity severely compromised through later alteration. Lack of inclusion should not, by itself, be a reason for granting consent for demolition or for permitting poor quality development, design, materials or alterations.
- 9.2.4 Most of the buildings of historical or architectural interest within Llandysul Conservation Area have been listed but there are a few unlisted buildings which should be considered for inclusion on a 'local list':
- All the unlisted religious establishments and sites mentioned above (section 8.1)
  - All the unlisted former industrial vernacular buildings relating to Llandysul's woollen industry
  - Any buildings with good historic shopfronts which are not listed
  - Historic buildings or structures included on the Historic Environment Record

**Fig. 28 Designated Historic Assets in Llandysul**



## 10 HISTORICAL ASSOCIATIONS

### 10.1 People

- 10.1.1 St Tysul was the first cousin and a contemporary of St David, the patron saint of Wales. He was a key figure for early Christianity of Wales and Llandysul may have been a place of pilgrimage. St Tysul was the grandson of Ceredig, the ruler who gave his name to the kingdom, now the county, of Ceredigion. He was born c470 AD and died in 554 AD.
- 10.1.2 Owain Glyndŵr was chosen Prince of Wales, by his supporters in 1400. His genealogical right to this title came from his father's (Gruffydd Fychan) descent from the Royal Family of Powys, and his mother's descent from the Royal Family of Deheubarth. Owain's mother, Elen, and her siblings were the last, independent, landowning members of the Royal Family of Deheubarth, tracing their ancestry back to Hywel Dda. Elen's estate holdings were around Llandysul and it is thought that Owain may have held his court here. He certainly had a lot of political support from the community, who were amongst the first to join his campaign against Henry IV in 1400.
- 10.1.3 Rev. William Thomas (also known by his bardic name of Gwilym Marles) was Dylan Thomas' great uncle. He founded the Grammar school at Llandysul and was a very active Unitarian activist, supporting local farmers in a tithe war and campaigning on behalf of the Liberal Party in Parliamentary elections. For this he was evicted from his chapel although his vast numbers of supporters managed to ensure a new chapel was built. His poems were published in 1859 and he also wrote hymns, stories and a novel. He translated the works of many famous poets into Welsh. It is said that he inspired the character of Rev. Eli Jenkins in Dylan's play, *Under Milk Wood*.



***Figs. 29 and 30 Myfyrgell Cottage, the first Grammar School in Llandysul***

10.1.4 Peniel Wesleyan Chapel was established c1806 by the Rev. Edward Jones who usually preached on the horse block by the Kings Head. One day he was accused of being drunk, and in reply he gave the following verse at the end of the sermon:

*They say where hills and valleys wind,  
That I am drunk and out of mind;  
I'll not deny I'm drunk and odd  
But only on sweet wine from the cellar of God*

## 10.2 Traditions

10.2.1 New Year's Day was celebrated by a game of Cnapan (possibly an early Welsh version of rugby football and played with very large teams - often 100s of people) played between Llanwenog and Llandysul churches, with the porches as goals. The game was a survivor of an old war, and the event often involved a fair amount of drinking and a lot of fighting with no real rules. It was played with a greased up solid piece of wood as a ball. By the beginning of the 19th century many people had been killed or injured during the game. In 1833 the then Vicar of Llandysul decided that it was not longer suitable for the game to be played between the two churches. Instead he established a scripture competition between the local parishes, which still continues.

10.2.2 The building to the north of the car park (Police Station, library and home of Llandysul & District History Society) is the former National School that was run by the church. Opened in 1851 and closed approximately 100 years later it is topped by an interesting clock tower - which only has a clock face on 3 sides. This is because the owners of the Dôl-Llan estate, on the other side of the river, would not give any money towards the building of it, so the town decided they would not get the benefit of being able to see the clock.

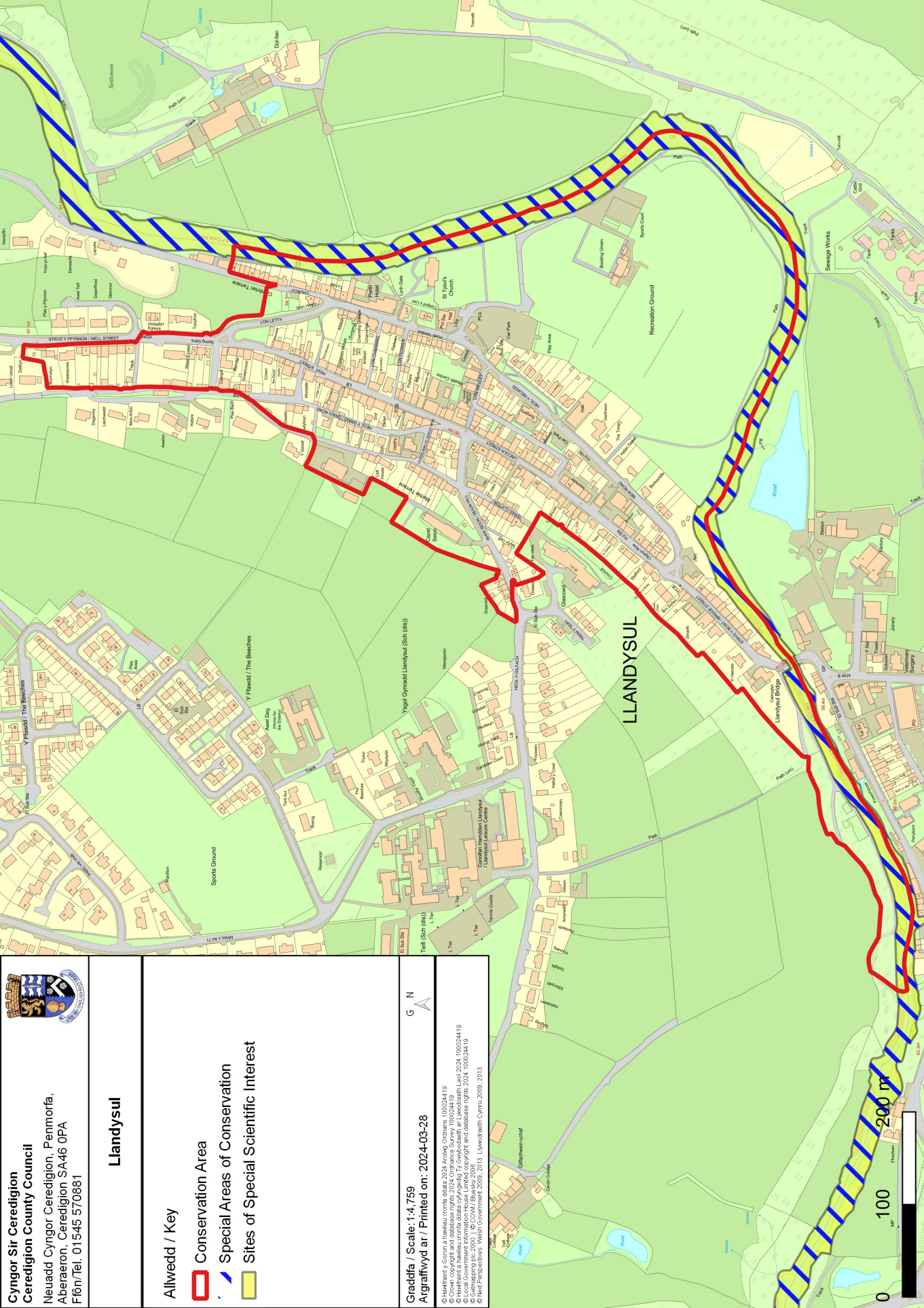
## 11 HIDDEN HISTORIES

### 11.1 Archaeological Potential

11.1.1 There have been few archaeological investigations in the town but those that have been undertaken have assumed that there is a high archaeological potential for the survival of medieval remains. Unfortunately those that have been investigated were where the ground had been levelled and terraced at later dates, so removing any earlier deposits. Nevertheless it is noted in reports that there is still potential for significant archaeological deposits in the vicinity of the medieval town.

11.1.2 The Industrial history of the area has left behind some standing archaeological evidence and it seems likely that there will be below ground evidence to be found as well.

Fig. 31 Map showing the boundaries of the SAC and the SSSI at Llandysul



## 12 BIODIVERSITY

### 12.1 Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI)

12.1.1 The Afon Teifi has been designated as a Riverine SAC and as a SSSI. The Teifi is a large catchment of high conservation value. The primary reasons for the selection of this site are the following characteristic and the presence of the following species:

- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation
- Species: Brook lamprey *Lampetra planeri*
- Species: River lamprey *Lampetra fluviatilis*
- Species: Atlantic salmon *Salmo salar*
- Species: Bullhead *Cottus gobio*
- Species: Otter *Lutra lutra*
- Species: Floating water-plantain *Luronium natans*

### 12.2 Green Infrastructure

12.2.1 Llandysul's built form layout is relatively dense but still retains quite a high proportion of green space and infrastructure within town, primarily consisting of private gardens, the churchyard, the playing fields, and the setting consisting of open fields and the views out across the valley.

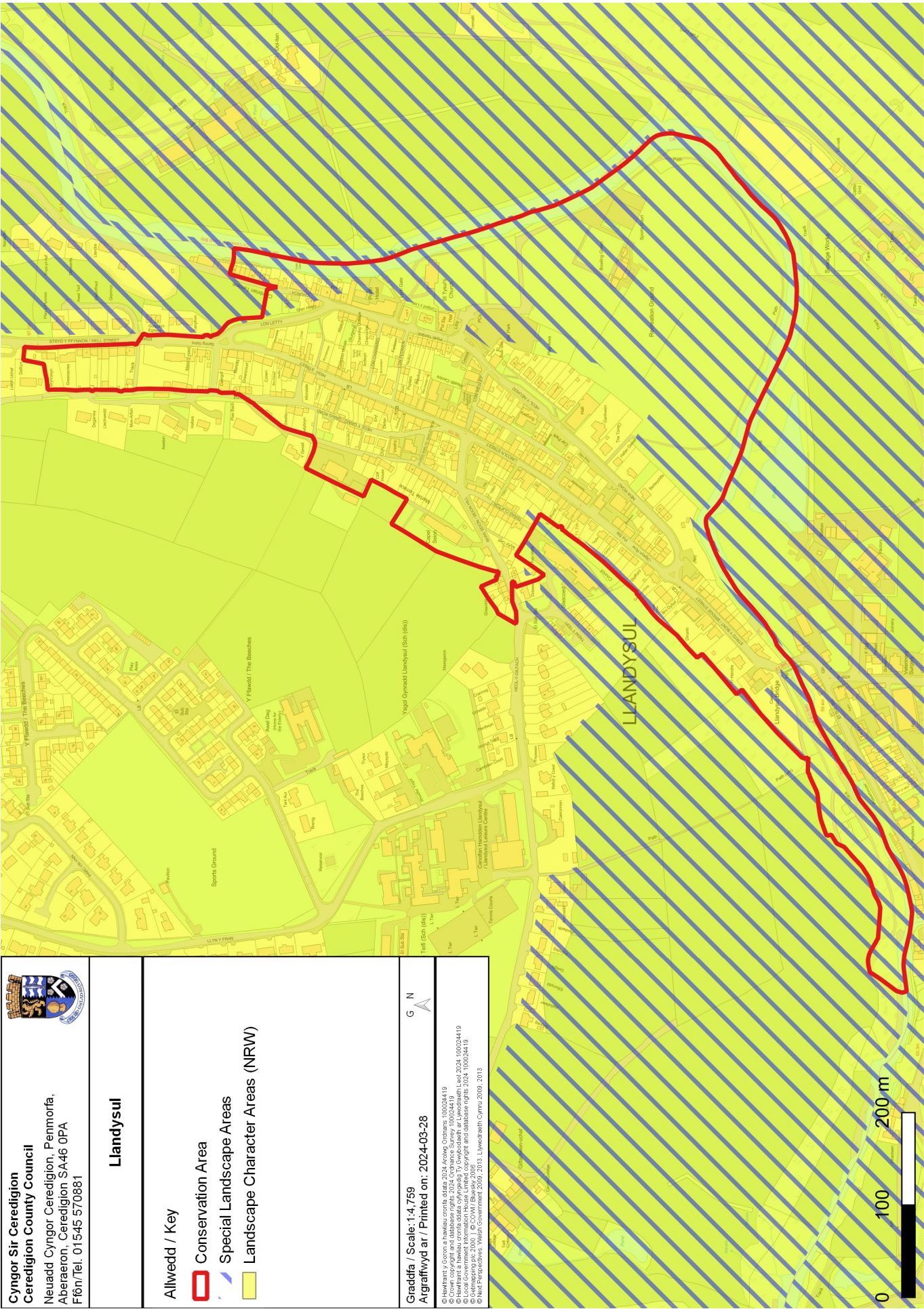
12.2.2 DataMapWales (2018 data) shows Natural Resources Wales' data on Urban Tree Cover. It shows that there are mainly individual trees within the conservation area and most within people's gardens. There is more density of tree cover around the playing fields. This data does not cover the small woodland to the west of the bridge or the woodland on the slopes surrounding the town which contribute to its setting.



*Fig. 32 Views across the valley to the east are an important part of the setting and character of the conservation area*



Fig. 34 Teifi Valley Special Landscape Area provides the wider setting for the conservation area



## 13 ISSUES — SWOT ANALYSIS

<p style="text-align: center;"><b>STRENGTHS</b></p> <p>Early Christian historical significance</p> <p>Quality post-medieval architecture</p> <p>Use of local traditional materials</p> <p>Good tree coverage and green spaces</p> <p>Good close to town parking</p> <p>Characterful narrow back lanes</p> <p>River</p> <p>Welsh language, culture and community activities</p> <p>Location</p> <p>Landscape and topography</p> <p>Views out</p> <p>Community</p> <p>Good historic shopfronts</p>	<p style="text-align: center;"><b>WEAKNESSES</b></p> <p>Loss of original architectural features</p> <p>A few poor quality shop fronts</p> <p>Replacement of traditional boundary features with non-traditional materials</p> <p>Build up of maintenance</p> <p>Loss of banks</p> <p>Key empty properties</p> <p>On street parking</p> <p>Lack of awareness of town history</p> <p>Empty shops</p> <p>Garages / extensions to rear of properties</p> <p>Fading grandeur</p> <p>Topography and access</p> <p>No clear USP</p>
<p style="text-align: center;"><b>OPPORTUNITIES</b></p> <p>River use, access and appearance</p> <p>Town information / marketing / trail</p> <p>New retail offers</p> <p>Outdoor pursuits / sustainable tourism</p> <p>Protection or replacement of original architectural features on unlisted buildings</p> <p>Increase community and visitor awareness of history and significance</p> <p>Improve rear views of properties</p> <p>Improve streetscape</p> <p>Enhance alleys and access</p> <p>Develop heritage tourism offer</p>	<p style="text-align: center;"><b>THREATS</b></p> <p>Inappropriate new development and extensions</p> <p>Loss of original architectural detailing and features</p> <p>Loss of tree cover</p> <p>Loss of open spaces to development</p> <p>Reduction in tourism and local use of town</p> <p>Key facilities moving out of town</p> <p>Competition with other market towns and more major centres</p> <p>Flooding</p>

# LLANDYSUL

## Conservation Area Management Plan

June 2025

Prepared for

**Ceredigion County Council**

This project is funded by the UK government through the UK Shared Prosperity Fund

The GRIFFITHS HERITAGE CONSULTANCY Ltd

## **1. INTRODUCTION**

### **1.1 Introduction to Management Plan**

- 1.1.1 This management plan addresses the issues raised in the appraisals and identifies appropriate responses commensurate with the significance of the area. The plan sets out realistic management objectives, taking into account resources and funding opportunities, and policies for enhancement.

## **2. ARTICLE 4 DIRECTIONS**

### **2.1 Introduction to Article 4 Directions**

- 2.1.1 The special interest of conservation areas is expressed in the character and appearance of the area and not in isolated buildings. This means that it is essential to manage change carefully in conservation areas to make sure that their character and appearance are safeguarded and enhanced. To achieve this, there are special controls around demolishing buildings and cutting down, topping and lopping trees.
- 2.1.2 There are additional planning controls which can be applied to conservation areas to protect the historic and architectural elements that make the area special. These special controls are called Article 4 Directions. They are decided by each local planning authority depending on what particular element of the conservation area they wish to protect. They are most likely to affect owners who want to make changes to the outside of their building. These can include cladding, replacing doors or windows, and installing satellite dishes and solar panels.
- 2.1.3 These controls are not intended to prevent change; instead they encourage developments in keeping with the area or that enhance its special character. Article 4 Directions could be used to help manage small-scale changes which would have little effect individually, but cumulatively could affect the appearance or character of a conservation area.
- 2.1.4 Articles 4(1) and 4(2) of the General Permitted Development Order 1995 enable local authorities to make directions that withdraw some permitted development rights, including from certain types of buildings or specified areas.
- 2.1.5 Article 4(1) Directions can be used to withdraw permitted development rights to most types of land and building but need to be approved by the Welsh Ministers.
- 2.1.6 Article 4(2) Directions apply to domestic buildings and structures, but only to those parts that front onto highways, waterways or open spaces. They can be confirmed by local authorities once the direction has been advertised locally and notice served on residents. Such directions

could also apply to the demolition of the whole or part of any gate, fence, wall or other means of enclosure, which may or may not be associated with a domestic property.

2.1.7 Article 4 (2) Directions are the most commonly applied direction for control within conservation areas. They are often applied in a 'stick and carrot' scenario, where controls are applied through the planning system and the use of a Direction but incentives are applied through a grant system applicable to replacement or maintenance of traditional features.

2.1.8 The Town and Country Planning (General Permitted Development etc.) (Amendment) (Wales) Order 2022 contains a change to Article 4 Directions but as of the date of writing this has not yet come into force. This change removes Article 4(2) Directions and allows Local Authorities to make Directions without recourse to Welsh Government Ministers. In effect there will be two types of Directions, both served under Article 4(1) of the Order:

- An **Immediate Direction** is where permitted development rights are withdrawn with immediate effect and are then confirmed by the LPA following consultation;
- A **Non-Immediate Direction** is where permitted development rights are withdrawn following consultation and confirmation by the LPA.



*Fig. 35 Traditional cottage with new windows, door, concrete render, fibre roof tiles, concrete steps*

*Fig. 36 Traditional cottage with original windows, slate roof, slate steps, traditional style replacement door*

## 2.2 Llandysul

- 2.2.1 Llandysul does not currently have an Article 4 Direction in place.
- 2.2.2 Llandysul has two main architectural periods / styles. The earlier vernacular cottages mostly from the 19th century and the higher status Victorian and earlier Georgian style developments.
- 2.2.3 The majority of the vernacular cottages have lost their original windows and doors and many have been covered in modern concrete render, although they generally retain their chimneys and overall scale. Where there are still examples of traditional windows and doors these complement the vernacular architecture and positively contribute to the character and appearance of the conservation area. Modern windows, doors, materials and alterations to openings have negatively impacted on the character and appearance of these properties.
- 2.2.4 The higher status Georgian and Victorian buildings have finer architectural detailing and more original windows and doors survive, along with architraves, drip moulds, porches, ironwork, chimneys, steps, boundary walls. There has still been some loss of original features.
- 2.2.5 Boundary treatments such as stone boundary walls have been highlighted as being important features of the Conservation Area. There has been some replacement of these using inappropriate new materials in places.



***Figs. 37 & 38 Two houses of the same period - adjoining - one with original windows, door, ironwork and stone boundary wall incorporated into improved disabled access. The other with modern Upvc windows, door, concrete render, rooflight, altered door and window openings and lost front boundary wall.***



***Figs. 39 & 40 Examples of traditional stone boundary walls***

2.2.6 Llandysul is in perhaps a unique position compared with other conservation areas in Ceredigion due to its topography. The construction of terraces of residential properties on the side of the steep slope has resulted in both front and rear elevations being viewable from highways and public spaces in many places. This would mean that an Article 4 Direction could apply to the rear of properties as well as front elevations. Positively managing changes to rear elevations could bring about enormous benefits to improving the character and appearance of the conservation area.

### **2.3 Recommendations - Depending on what legislation is in effect at the time of adoption**

2.3.1 That an Article 4 (1 or 2) Direction should be applied to Llandysul Conservation Area. This cannot be applied retrospectively and only applies to dwelling houses and to elevations fronting a highway, open space or waterway. The Article 4 (2) should be applied to the following permitted development rights:

- Schedule 2 Part 1, Class A: The enlargement, improvement or other alteration of a dwelling house ( to cover alterations to windows, alterations to doors, extensions, the rendering, or re-rendering, of properties)
- Schedule 2 Part 1, Class B: Addition or alteration of a roof
- Schedule 2 Part 1, Class C: Other alterations to roofs
- Schedule 2 Part 1, Class D: The erection of porches
- Schedule 2 Part 1, Class G: The alteration, erection, rendering, or removal, of chimneys
- Schedule 2 Part 2, Class A: The erection, alteration, rendering, or removal, of boundary walls, fences, or railings
- Schedule 2 Part 2, Class C: The external painting of buildings
- Schedule 2 Part 11, Class C: Demolition of boundary walls, fences or railings

2.3.2 Ensure that owners, occupiers and planning officers are aware of any new Article 4 Direction and the restrictions to permitted development rights.

2.3.3 Commit to undertaking enforcement action when necessary.

### **3. BOUNDARY REVIEW**

#### **3.1 Introduction**

3.1.1 It is important to review the boundary of conservation areas from time to time and consider where adjustments may be necessary. Many early conservation area boundaries were drawn very tightly and did not always acknowledge the contribution of later phases of development to the character of a place, or the value of historic plot patterns, for example. In some instances land boundaries have changed or good modern development has occurred.

#### **3.2 Llandysul**

3.2.1 The conservation area boundary at Llandysul has not been extended since it was first designated in 1988.

3.2.2 All of the original medieval part of the town and most of the later quality post-medieval development has been included within the boundary.

3.2.3 The small settlement of Pont-Tyweli lies over the bridge on the southern side of the Afon Teifi in Carmarthenshire. It is a settlement which is associated with the growth and development of Llandysul. Pont-Tyweli primarily grew as a settlement due to the lack of suitable development ground in Llandysul (which was the primary residential and retail area) for industrial development. The terminus of the railway line was also located in Pont-Tyweli. The two settlements were, and are, almost continuous and mutually supporting. Pont-Tyweli forms part of the setting of the existing conservation area. It has historical and architectural interest that would merit conservation.

#### **3.3 Recommendation**

3.3.1 It is recommended that Ceredigion and Carmarthenshire County Council work together to consider the benefits of designating part of Pont-Tyweli as Llandysul / Pont-Tyweli conservation area and aligning them together for appraisals, reviews and management. There are good examples of historic assets being managed cross-authority, such as Offa's Dyke, Blaenavon WHS and Talygarn house and grounds Conservation Area (Rhonda Cynon Taff and Vale of Glamorgan). The extent of the boundary should be subject to discussion and public consultation.



*Fig. 41 The two settlements of Llandysul and Pont-Tyweli shown on the 1st edition OS map (1886-8)*

## 4. NEED FOR DETAILED DESIGN GUIDANCE OR PUBLIC INFORMATION

### 4.1 Introduction

- 4.1.1 Local planning authorities are involved in the day to day management of conservation areas through their role in the planning process. Local planning authorities have a statutory duty to **preserve or enhance the character or appearance** of conservation areas and need to scrutinise planning applications closely with these objectives in mind.
- 4.1.2 Detailed information about particular aspects of the historic built environment can help owners, occupiers, planning agents and the Local Planning Authority to decide the best ways of managing positive change and keep to a consistent approach.

- 4.1.3 Public information or interpretation can help ensure that everyone understands why an area is special. People who understand why something is special are more likely to care about it and want to look after it. It can also help with the tourism offer and encourage investment in a local area.

## 4.2 Llandysul

- 4.2.1 There is no existing Management Plan for Llandysul Conservation Area. A brief assessment of the area was undertaken to inform a Townscape Heritage Initiative funding bid in 2001. Unfortunately this bid was not successful.
- 4.2.2 There is little information available about the history of the town. Llandysul (and District) does have an active local history group but the information on its website is limited. They do, however, have an active programme of events and exhibitions and a large archive of photographs and historic memorabilia. There are a few interpretation boards around the town, some installed by this group, which provide useful and interesting information. All boards were installed a few years ago and would benefit from being updated.



*Fig. 42 One of the interpretation panels around the town*

- 4.2.3 There are a number of walking trails which start and finish in Llandysul. There is also a walking festival and trail leaflets to download including a historic town trail leaflet.
- 4.2.4 The community puts on a number of events each year covering a variety of subjects and interests, many of which relate to the historical development of the town and area.
- 4.2.5 The only map currently available on the Council's website showing Llandysul Conservation Area is incorporated into the LDP documents. Residents spoken to during the assessment were unaware of the conservation status of the town.

### 4.3 Recommendations

- 4.3.1 The Conservation Area Appraisal and Management Plan should be adopted as Supplementary Planning Guidance and used to guide decision making.
- 4.3.2 Produce a Llandysul Conservation Area leaflet for residents and businesses which explains what is important about the area, controls and what it means to be living and working within the area. Also have this available on the Council's website.
- 4.3.3 In partnership with other Local authorities, the South and Mid-Wales Conservation Officers Groups, Cadw's Built Heritage Forum, IHBC, Twyi Centre and other organisations develop and adopt new guidance leaflets and information relevant to the area. Examples could include guidance on maintenance and repair, historic windows and doors, micro-generation and the forthcoming guidance on external wall insulation.
- 4.3.4 Produce guidance regarding sustainability and energy efficiency for all conservation areas, historic, and listed buildings in Ceredigion. This could be produced in conjunction with other authorities or existing resources such as the Tywi Centre, Heritage Construction in Wales or the Traditional Buildings Alliance. The guidance should cover:
  - **Maintenance:** Building defects affect the long-term sustainability of historic buildings. Educating building custodians and contractors is essential to address these issues, to preserve the region's architectural heritage, and to meet sustainability goals. The use of appropriate traditional materials and skills in a timely fashion is vitally important to the long term survival of historic buildings.
  - **Traditional construction and how old buildings work:** Traditional buildings are generally defined as those that were built before 1919, with solid (as opposed to cavity) walls, using natural materials including stone, earth, brick, wood and lime. The term 'traditional' covers a huge range of types, styles and ages of building, from stone cottages to castles and town houses to chapels. The materials and techniques used in traditional construction have created the individual, contrasting and idiosyncratic buildings that help to define the distinctive character of our towns, villages and rural landscapes, and the identity of the communities that live in them. Older buildings use different building techniques to modern new builds. Understanding this and learning to use the appropriate techniques is vital to the longevity of our historic buildings.
  - **Energy saving and Retrofit in historic buildings:** The guidance should cover: Energy efficiency and why is it important - health, climate change and carbon emissions; What is

retrofit and why do older buildings need a special approach? ; Options for improving energy efficiency in traditional buildings - e.g. use, ensuring a whole house approach, alternatives to traditional window and door replacement, the importance of heating and venting, breathability and insulation, maintenance and repair etc.

- 4.3.5 The local community clearly has an appetite and interest in the history of the town. This interest could be harnessed to help develop a more coherent interpretation plan for the town. Combined with a marketing, communication and events plan this could help to increase tourism and develop a much needed Unique Selling Point (USP) to encourage tourism and visitors.
- 4.3.6 There are many themes which could be developed to encourage day visitors and longer term tourists. Many of these relate to the history and development of the town and have been explored in the appraisal.
- 4.4.7 Llandysul benefits from many good historic shopfronts but some are in need of repair and conservation, some are no longer retail premises, while others could be much improved. The existing shop front design guidance for Aberystwyth should be revised and updated so that it can be used throughout all conservation areas in Ceredigion. Work with local business organisations to distribute, provide training and seek funding to assist with implementation.



***Figs. 43 & 44 Examples of good traditional shopfronts***



**Fig. 45** An historic shopfront where the signage could be improved



**Fig. 46** A shopfront which could be improved through design and choice of materials

## 5. OPPORTUNITIES FOR LOCAL LISTING

### 5.1 Introduction

- 5.1.1 Local planning authorities may choose to identify historic assets of special local interest and keep a list of them. This is known as 'local listing'. The list can include all types of historic asset — buildings, parks, gardens, monuments and archaeological sites — so long as they are not already formally designated.
- 5.1.2 The assets identified for inclusion on the list should make an important contribution to local distinctiveness and have the potential to contribute to public knowledge.
- 5.1.3 Their selection should be based on clear criteria, sound local evidence and public consultation. A conservation area appraisal is one way of identifying these assets.
- 5.1.4 An adopted list of historic assets of special local interest must be added to the local historic environment record for public accessibility. The Local planning authority must then develop relevant local plan policies that can be used for decision making.
- 5.1.5 Further information and advice can be found here: <https://cadw.gov.wales/sites/default/files/2019-05/Managing%20Lists%20of%20Historic%20Assets%20of%20Special%20Local%20Interest%20in%20Wales%20EN.pdf>

### 5.2 Llandysul

- 5.2.1 Llandysul has a few historic buildings which are of particular local historic and architectural significance and which are not designated in their own right.
- 5.2.2 Recognising these buildings through inclusion on a 'local list' would:
  - Provide recognition that these buildings are valued by local people

- Provide an opportunity for the community to get involved in their identification and in caring for them appropriately
- Allow the Council to apply for funding or grant schemes that would provide regeneration opportunities for locally listed buildings
- Enable changes to be carefully considered through the planning process to ensure they are positive and do not negatively affect the assets, their settings or the communities in which they are located.

### 5.3 Recommendation

5.3.1 The Council should set up an 'Historic Assets of Special Local Interest Project' that will identify the criteria for inclusion on such a list and develop the list.

5.3.2 Local communities should be involved with the selection process.

5.3.3 Ceredigion County Council should develop and adopt a relevant Local Development Plan policy.

5.3.4 The following is a list of buildings of special local interest (that are not already designated) as identified in the appraisal that could be considered for inclusion. It should be noted that there are many other buildings which positively contribute to the character of the area but which may not currently meet the criteria for inclusion on a local list.

- Former National School and Library (Police Station)
- Bradford House, King Street
- Tysul Youth Centre, Lon Wesley – former Peniel Wesleyan Chapel
- Myfyrgell House, Seion Hill
- Graig Chapel
- Penwalkau Cottages, Marble Terrace
- Former Elementary Council School
- 1-3 Sunnyhill - Former British School and Board School
- Channings, Church Street - former shop
- 4/5 Bridge Street - Williams & Bourne Solicitors
- Broniestyn - Corner of Lon Channing and King Street
- Greystones, High Street



**Fig. 47 Bradford House, King Street**



**Fig. 48 Penwalkau Cottages, Marble Terrace**

## **6. CONSIDERATION OF ENFORCEMENT**

### **6.1 Introduction**

- 6.1.1 Enforcement has a key role to play in the protection of conservation areas.
- 6.1.2 It is essential to ensure that all owners and occupiers of buildings understand where there are limitations for development, what their permitted development rights are, and that they can approach the LPA for advice.
- 6.1.3 Regular monitoring is a more proactive approach for LPAs which may help to reduce the number of contraventions.
- 6.1.4 Discussion and negotiation with the owner / occupier should be the first action taken in any case, which may lead to a suitable solution without the need for enforcement action.

### **6.2 Llandysul**

- 6.2.1 There is no current comprehensive baseline review information for Llandysul.
- 6.2.2 Owners and occupiers may be unaware of their permitted development rights and where there may be restrictions on development.
- 6.2.3 It has been identified that there has been a considerable loss of traditional windows and doors throughout the conservation area but there is also survival of original windows, doors, porches, ironwork and other architectural features. Currently, the alteration or replacement of these features is not controlled except on Listed Buildings.

### **6.3 Recommendation**

- 6.3.1 The photographic survey produced as part of this conservation area appraisal should be used as baseline information for enforcement purposes.

- 6.3.2 The Council should make a commitment to follow best practice enforcement procedures within the conservation areas in Ceredigion.
- 6.3.3 The Council should take steps to ensure all owners and occupiers are aware of their permitted development rights and any restrictions.
- 6.3.4 A follow up photographic survey should be conducted during the next review of the conservation area appraisal, ideally every five years.

## 7. OPPORTUNITIES FOR REGENERATION AND ENVIRONMENTAL IMPROVEMENTS

### 7.1 Introduction

- 7.1.1 Historic areas can be an important focus for community regeneration. Their distinctive character is an asset that can deliver social, economic and environmental benefits for Welsh communities. Regeneration can help to create a sense of place and local distinctiveness, and support valuable skills and encourage investment.
- 7.1.2 Many historic areas have suffered from declining economic activity, which results in underused buildings and low investment. In these circumstances, targeted actions may be needed to unlock potential and realise wider benefits. Regeneration activities can give historic assets fresh meaning and relevance, breathing new life into underused and undervalued buildings and areas.



*Fig. 49 Empty retail properties in prime locations with historic interest can encourage investment*

- 7.1.3 In addition to the various enforcement tools available for local planning authorities there are additional opportunities for environmental enhancement. These include partnership working with national agencies, other council departments and local organisations such as Town Councils and business forums.

- 7.1.4 Opportunities for environmental enhancement often relate to the physical infrastructure of the town, including highways, works by statutory undertakers, environmental health, housing and others.
- 7.1.5 Community engagement and mentoring can also achieve positive change within designated areas.

## **7.2 Llandysul**

- 7.2.1 Llandysul has not benefitted, as other conservation areas have, from the larger town regeneration schemes. There was an application for THI funding in 2001 but unfortunately this was not successful.
- 7.2.2 Llandysul is suffering, as with most small market towns in West Wales, from the closure of local shops and in town local facilities and a slow decline in visitors and local use.
- 7.2.3 There are several empty retail properties within the town, many in prime locations. The school and one of the doctor's surgeries have moved to the periphery of the town, the library has closed and all of the banks.
- 7.2.4 Llandysul has a pro-active and dedicated community, embodied in the Llandysul & Pont-Tyweli Ymlaen and the Business Group. These partnerships have been successful in gaining funding for improvement works in the town and are currently advertising for a Community Event Development Officer, which will be funded by the UK Shared Prosperity Fund. There are many active social groups and clubs and the community as a whole is doing its best to boost tourism, encourage new businesses and improve local facilities.
- 7.2.5 Llandysul has a unique and interesting history and wealth of built heritage within the town and surroundings on which it can build. Creating improvements in the public realm, to individual buildings, and the overall environment would help to encourage investment, provide a sense of place and improve prospects for increasing tourism and local use.
- 7.2.6 Llandysul would benefit from creating its own Unique Selling Point and this could be based around the history and development of the town, its historic assets and historical events and activities in combination with newer successful enterprises such as the Gardening events and Youth and Sports clubs.

## **7.3 Recommendations**

- 7.3.1 It would be advisable to retain and re-use existing retail premises, especially where they are housed in historic town centre buildings and / or have historic shopfronts. In partnership with

the local community, the County Council could seek funding for the conservation of retail units and see where any barriers to their re-use can be overcome, particularly in relation to planning and heritage. Opportunities for improving newer shopfronts and signage should also be investigated.

- 7.3.2 Ideas for improving the public realm have been identified via the draft Place Plan and the local community. There is currently a mixture of styles and materials, although many of these can be considered appropriate. There are plenty of good quality benches although some may be in need of refurbishment. There may be opportunities for placing benches in some of the more difficult to access areas such as halfway up and at the top of some of the steep alleys and pathways. There needs to be co-ordination of design in high quality materials of items such as bollards, waste bins and so on. Pavement surfacing could be improved.
- 7.3.3 The alleys and pathways connecting the different terraces of the town are generally attractive and interesting places. There could be improvement made to some in terms of surfacing and maintenance and they could in turn be used to inspire events and encourage tourism, much like the Snickleways of York or Steep Hill in Lincoln.
- 7.3.4 Improvements to the rear areas of properties, particularly to rear extension design and provision of garaging should be encouraged. Due to the topography of Llandysul these areas are publicly visible and impact on the overall character of the town centre. A 'best shed or garage of the year' competition might encourage improvements and could be made into a local event. Link to the (now demolished) 'smallest house in Wales'.
- 7.3.5 There are a few town centre sites which might come up for re-development, such as the former Barclays Bank site. The Council should draw up design guidance for such sites so that any future development will preserve and enhance the conservation area and the setting of listed buildings.
- 7.3.6 The Council needs to ensure that building owners and users have the tools necessary to carry out their own appropriate repairs and renovations. This may include guidance, training and mentoring.
- 7.3.7 The Council should liaise with building owners of long term empty properties to establish the reasons behind their lack of use and use this information to inform applications for regeneration funding schemes.



*Fig. 50 Redevelopment of the former Barclays Bank site could enhance the conservation area*

- 7.3.8 In line with the Aberystwyth Conservation Area Management Plan, the Council should seek funding to buy and conserve a vacant listed building to set up a Conservation training establishment in partnership with organisations such as Cadw, the University, RCAHMW, the Welsh Traditional Buildings Forum, Building Research Establishment (BRE), the Strata Florida Project, the Towy Centre, Hyfforddiant Ceredigion Training (HCT), Adult Learning Wales, Creative and Cultural Skills, or similar. This could train local people in conservation techniques, create jobs which provide local conservation services to owners and occupiers in the towns and surrounding areas. This could provide a valuable and sustainable resource which would support regeneration in Ceredigion's town centres and conservation areas, in addition to providing some employment, upskilling owners and occupiers, and helping to preserve and enhance the historical architecture of the county. A model similar to Carmarthenshire's Adfer Ban a Chwm building preservation trust could be used.
- 7.3.9 The Council should work with the Town Council to implement the suggestions of the Place Plan to help address some of these issues.
- 7.3.10 In conjunction with the community develop an interpretation, marketing and communications plan which will help keep encourage local people to use the town and encourage visitors into the area.
- 7.3.11 The Council's development management team must encourage good design for extensions and new development within conservation areas, particularly by using the pre-application enquiry process and ensuring the current SPG is fit for purpose. The SPG may need revising and re-release with promotion especially within designated areas.

- 7.3.12 Ensure Enforcement Officers are trained in understanding the specific remit of conservation areas and designated buildings and sites and that resources are available for enforcement action if and when required.
- 7.3.13 If required, offer training for Highways Officers regarding good design in conservation areas. There are some excellent publications and guidelines available such as Historic England's '*Streets for All*' (<https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>).
- 7.3.14 In conjunction with Highways colleagues draw up a design code for each conservation area in Ceredigion and seek funding for implementation. Cover surfacing, safety railings, street furniture, lighting and highways road and safety features.
- 7.3.15 With the local community set up a conservation area advisory / enhancement community group which can carry out small tasks which would make a big difference such as litter picking, identifying signage for removal, noting empty properties etc. (see: <https://www.keepbritaintidy.org/sites/default/files/resources/How%20To%20Organise%20A%20Litter-Picking%20Event.pdf>). They could also comment on development proposals in conservation areas and bring any future issues within the conservation area to the Council's attention. Mentoring and training should be provided by the Council.
- 7.3.16 Consider continuing the existing free parking scheme and publicise it more widely, to encourage local people to use the existing car park. This would also encourage more people to visit and shop in the town centre and to stay longer.
- 7.3.17 Historical themes, interpretation and events could include:
- Use of the river - Otter watching (rather than otter hunting!), salmon and sewin fishing, canoeing river walks, water power (The Powerhouse), angling association, Llandysul Paddlers
  - Early Christianity in Wales, Inscribed stones, Ogham and sites, St. Tysul, St. David, St Gelert
  - Famous people: Dylan Thomas, Elen (Mother of Owain Glyndŵr), William Thomas "Gwilym Marles"
  - The historic game of Cnapan (football), sports and sports clubs / gyms, Calon Tysul, using the hills and steep alleys for training and keep fit (It is approximately 10,000 steps if you walk all of the roads and lanes within the conservation area!)

- Gomer Press and writers / poets - Dylan Thomas, Gwilym Marles, T. Llew Jones, Menna Elfyn, Fflur Dafydd
- Welsh woollen industry, agriculture, livestock market, local crafts, gardening club
- Welsh music, harps, choirs, Sioned James, Aled Hall, Cate le Bon, Welsh folk music, dancing and Twmpath, Gŵyl Tysul , Fflur Dafydd



*Fig. 51 More could be made of the historical associations of the river, including sports and events*

## 8. ADVERTISEMENT GUIDANCE AND CONTROL

### 8.1 Introduction

8.1.1 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. Many conservation areas include commercial premises ranging from small corner shops to thriving commercial centres so outdoor advertising can be essential to commercial vitality. The kinds of advertisement which require planning consent include illuminated advertisements on business premises and advertisements on hoardings around development sites.

8.1.2 Authorities may also choose to adopt advertisement control policies as part of their proposals for the preservation or enhancement of conservation areas, for example, by the designation

of areas of special advertisement control. Local planning authorities should use such controls flexibly in conservation areas to preserve those features of architectural or historic interest which led to designation.

## **8.2 Llandysul**

8.2.1 The conservation area has a small commercial core. This area features surviving and replacement historic shop frontages, public houses, and residential buildings. There has been some ingress of poor quality or designed shop fascia and advertising.

## **8.3 Recommendations**

8.3.1 It is not considered that an area of special advertisement control is currently necessary within Llandysul Conservation Area. Instead negotiation with owners and shop managers should be a priority.

8.3.2 Review the 2013 Aberystwyth shopfront guidance to cover good practice in all conservation areas and consider a re-release of the guidance with additional promotion throughout conservation areas in Ceredigion.

# **9. BUILDINGS AT RISK**

## **9.1 Introduction**

9.1.1 Keeping buildings in use and repaired is the cornerstone of successful conservation area management. Neglected and underused buildings damage the vitality and attractiveness of conservation areas.

## **9.2 Vacant Buildings in Llandysul**

9.2.1 There are a small number of vacant buildings within the conservation area which are currently empty and some which negatively impact on the character and appearance of the area.

- Empty shops and retail spaces
- Richmond House (Grade II Listed Building)
- Former banks
- Former Elementary Council School

## **9.3 Recommendations**

9.3.1 The Council should set up a county wide Buildings at Risk Strategy which would work with both Listed Buildings and those considered to positively contribute to the character or appearance of conservation areas. This would identify a strategic approach to identifying and

managing these buildings. (see: <https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/listed-buildings-risk#section-managing-listed-buildings-at-risk>).

- 9.3.2 Owners of listed buildings are obliged to keep them in a reasonable state of repair. Local planning authorities have powers to serve Repairs Notices and use other enforcement tools in extreme cases. If negotiation fails, then the Council should consider the use of its statutory powers.
- 9.3.3 The Council, to cover all conservation areas, listed buildings and non-designated properties, should investigate the possibility of setting up training schemes and courses - training occupiers and owners in good conservation practice, especially in repair and maintenance with appropriate materials. See Aberystwyth Conservation Management Plan for full scheme suggestion. Circulation of a publication such as 'Stitch in Time' (IHBC and SPAB) to all properties within Ceredigion conservation areas would provide a good start to this process.



***Fig. 52 Some formerly empty properties have been successfully repurposed as new retail units.***

***Good architecture can make them appealing to new businesses***

## **10 TREES, LANDSCAPE AND OPEN SPACES**

### **10.1 Introduction**

- 10.1.1 Trees are an important component of the character and amenity of many conservation areas and — along with green open spaces, including private gardens — have a valuable role to play

in ecosystem services. To complement the controls over trees in conservation areas, it is a good idea for local planning authorities to develop specific local policies for the protection and management of trees and other elements of the natural environment, such as hedgerows and verges.

10.1.2 A strategy for trees could include an assessment of their amenity and biodiversity value, and their contribution to ecosystem services before there is pressure to remove them. The protection and management of trees and open spaces could be integrated in a green infrastructure strategy.

## 10.2 Llandysul

10.2.1 Llandysul has individual trees and areas of tree cover within the conservation area which positively contribute to its character and appearance. There are also many private gardens which contribute to the 'green' character of the area.

10.2.2 In addition to the pastoral surroundings, there are also plenty of green spaces within the town. Of particular note are the playing / sports fields, the children's playground, St Tysul's graveyard, the wooded river walk to the south of the town and the small garden area to the north at the junction of the High Street and Lon Letty.



***Fig. 53 The sports fields and playground are important green spaces within the conservation area***

10.2.3 The river corridor is a particularly important environment and recreational space.

10.2.4 Ceredigion County Council has an adopted Strategy for Greening Towns and a Green Infrastructure Assessment has been undertaken by consultants.

### 10.3 Recommendations

10.3.1 Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents.

10.3.2 Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed.

10.3.3 Consider commissioning a separate tree report and / or involve the local community in identifying and mapping trees and tree groups suitable for Tree Preservation Orders.

10.3.4 Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP.

10.3.5 Consider improvements to the wooded river walk at the south of the conservation area, particularly in regards to surfacing (access) and interpretation / use of the quarry area.



*Fig. 54 The quarry walk at the south end of the Conservation Area*

## **11. MONITORING AND REVIEW**

### **11.1 Introduction**

- 11.1.1 The legislation requires local planning authorities to review existing conservation areas 'from time to time' - best practice is generally considered to be every five to ten years.
- 11.1.2 The review should establish progress achieved since the previous appraisal and should confirm or redefine both special interest and critical issues. The review should also revise the management plan and provide new recommendations where appropriate.
- 11.1.3 Monitoring change is essential to be able to evaluate the impact of designation and the success of management strategies in preserving or enhancing the character or appearance of conservation areas.
- 11.1.4 Cadw considers that the baseline for periodic review is a full photographic survey recording buildings from the street, as well as other components of character, including trees, gardens, boundaries and views. There is scope for involving local community groups in carrying out this work.

### **11.2 Llandysul**

- 11.2.1 The County Council currently does not have a Management Plan for Llandysul Conservation Area.
- 11.2.2 The Council has recently appointed a new planning officer with responsibility for conservation.

### **11.3 Recommendations**

- 11.3.1 The Council should adopt this appraisal and management plan as Supplementary Planning Guidance and use it to inform decision making.
- 11.3.2 The Council should commit to review the Conservation Area Appraisal and Management Plan at a suitable interval and at least within ten years.
- 11.3.3 The Council should involve the local community with the monitoring and management of the area and future appraisal reviews, where possible.
- 11.3.4 The Council should ensure that, within budget constraints, Conservation and Heritage officers are politically supported and have sufficient resources.
- 11.3.5 The Council should continue to facilitate partnership working between local councils, departments, local businesses and communities to ensure their statutory duty with regards to conservation areas is carried out.

## APPENDIX A: ACTION PLAN

ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
The Conservation Area Appraisal and Management Plan should be adopted as Supplementary Planning Guidance and used to guide decision making.	CCC - Heritage and Policy	High 0-1 years
Article 4 (1 or 2) Direction should be applied to Llandysul Conservation Area.	CCC - Heritage and Policy Local community / TCC	High 0-1 years
Work with Carmarthenshire County Council to consider extending the conservation area boundary into Pont-Tyweli to create Llandysul / Pont-Tyweli as a cross authority conservation area.	CCC - Heritage and Policy Carmarthenshire County Council TCC Local community	High 0-1 years
The photographic survey produced as part of this conservation area appraisal should be used as baseline information for enforcement purposes.	CCC - Heritage, Planning Enforcement, Legal	High 0-1 years Ongoing
Make a commitment to follow best practice enforcement procedures within the conservation areas in Ceredigion (Enforcement charter or similar). Negotiate with owners regarding infringements. Serve Repairs Notices and use other enforcement tools as necessary. Ensure Enforcement Officers are trained in understanding the specific remit of conservation areas and designated buildings and sites.	CCC - Heritage, Planning Enforcement, Legal Local community	High - 0-1 years Ongoing
Ensure that regeneration and other schemes utilise heritage based design principles to ensure the significance of these areas informs the development of any proposals. Draw up design briefs for potential development and infill sites within and in the setting of the conservation area. Encourage good design for extensions and new development within conservation areas. Consider revising existing relevant SPG.	CCC - Heritage, Policy, Regeneration, Development Management TCC Local community	High 0-1 years Ongoing
Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents. Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed.	CCC - Ecology, Policy and Development Management Local community	High - ongoing
Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP and development management. Identify opportunities for tree planting, TPOs and encourage participation in the Tree Warden Scheme.	CCC - Heritage, Policy, Ecology and Development Management Local community	High - ongoing

ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
Ensure that, within budget constraints, Conservation and Heritage officers are politically supported and have sufficient resources.	CCC	High - ongoing
Facilitate partnership working between departments, local businesses and communities to ensure their statutory duty with regards to conservation areas is carried out.	CCC TCC Local community	High - ongoing
Produce a Llandysul Conservation Area leaflet. Ensure all owners and occupiers are aware of their permitted development rights and any restrictions, particularly if the Article 4 Direction is made.	CCC - Heritage, Ecology and Policy Local community	Medium 2-3 years
Review the 2013 Aberystwyth shopfront guidance to cover good practice for shop fronts and signage in all conservation areas. Seek funding for a shop front and signage grant programme. Consider enforcement measures as necessary.	CCC - Policy and Heritage Other local authorities, the South Wales and Mid-Wales Conservation Officer Groups	Medium 2-3 years
Set up an 'Historic Assets of Special Local Interest Project'. Develop and adopt a relevant Local Development Plan policy.	CCC - Heritage and Policy Local community	Medium 2-3 years
Consider continuing the free parking scheme to encourage local people to use the existing car park and publicising it more widely.	CCC	Medium 2-3 years
Develop and implement a Buildings at Risk Strategy which would work with both Listed Buildings and those considered to positively contribute to the character or appearance of conservation areas.	CCC - Heritage, Policy, Regeneration, Housing Local community	Medium 2-3 years and ongoing
Seek funding for a variety of maintenance, repair, regeneration and training schemes (see 7.3). Possibly in conjunction with below.	CCC - Heritage and Policy, Regeneration	Medium 2-3 years and ongoing
Seek funding to buy and conserve a vacant listed building to set up a Conservation training establishment in partnership with other organisations.	CCC - Regeneration, Heritage Cadw, the University, RCAHMMW, the Welsh Traditional Buildings Forum, Building Research Establishment (BRE), the Strata Florida Project, the Towy Centre, Hyfforddiant Ceredigion Training (HCT), Adult Learning Wales Creative and Cultural Skills, etc.	Medium 2-3 years and ongoing

<b>ACTION / RECOMMENDATION</b> (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	<b>RESPONSIBILITY / PARTNERS</b>	<b>PRIORITY</b>
Set up a conservation area advisory / enhancement community group which can carry out small tasks to enhance the conservation area and also comment on development proposals. Identify sites for environmental improvement.	CCC - Heritage, Policy TCC Local community	<b>Medium 2-3 years</b> <b>ongoing</b>
Develop and adopt guidance leaflets and information for conservation areas (e.g. historic windows, micro generation, external wall insulation, sustainability and energy efficiency etc.).	CCC - Heritage Other local authorities, the South Wales and Mid-Wales Conservation Officer Groups, Cadw's Built Heritage Forum, IHBC, Tywi Centre	<b>Low 3-5 years</b>
Develop and implement a strategic plan for improving the public realm, alleyways, streets and footpaths. Seek funding for improvements.	CCC - Heritage, Policy, Regeneration, Highways TCC Local community	<b>Low 3-5 years</b>
Highways - draw up a design code for each conservation area in Ceredigion and seek funding for implementation. Heritage training for Highways Officers, as required.	CCC - Heritage, Policy, Regeneration and Highways Welsh Government?	<b>Low 3-5 years</b>
Develop an interpretation, marketing, communication and events plan which would help to increase tourism and develop a Unique Selling Point (USP) for Llandysul.	CCC - Policy, Regeneration TCC Local community Consultants?	<b>Low 3-5 years</b>
Consider ways in which the visual appearance of garages and sheds can be improved such as 'best shed or garage of the year' competition.	CCC - Policy, Regeneration	<b>Low 3-5 years</b>
Commit to review the Conservation Area Appraisal and Management Plan at a suitable interval and at least within ten years. Follow up photographic survey as part of next review. Keep the Action Plan up to date and publish progress. Involve the local community with the monitoring and management of the area and future appraisal reviews.	CCC - Policy and Heritage Consultants	<b>Low 5 -10 years</b>

## APPENDIX B: REFERENCES AND BIBLIOGRAPHY

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