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# LLANBADARN FAWR

## Conservation Area Appraisal

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

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



*Fig. 1 View over Llanbadarn Fawr looking south*

- 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.

## 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.



**Fig. 2 General View of Llanbadarn Fawr Conservation Area**

- 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 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).

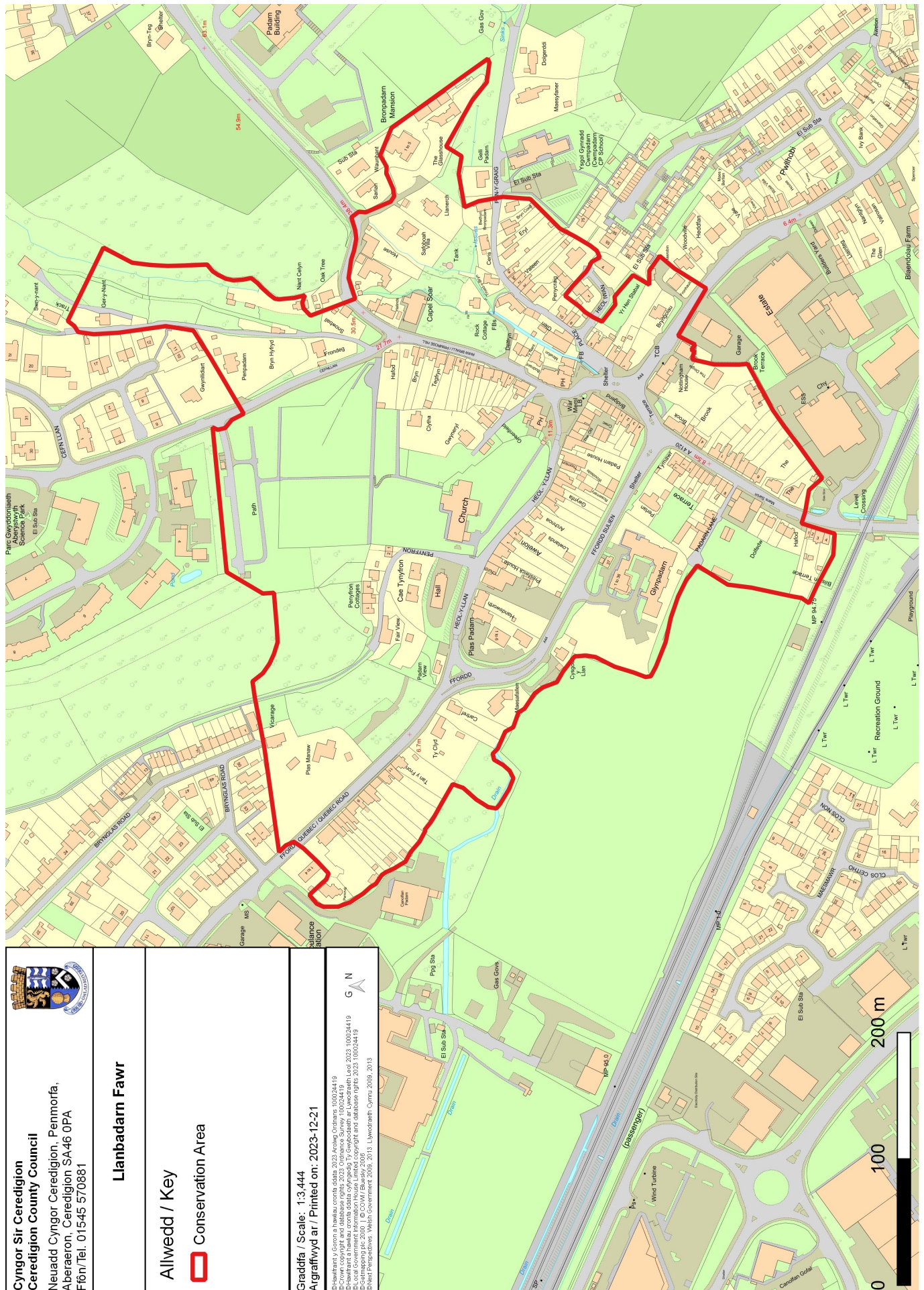
## **2 INTRODUCTION TO LLANBADARN FAWR CONSERVATION AREA**

### **2.1 The Conservation Area Boundary**

- 2.1.1 Llanbadarn Fawr Conservation Area was designated on 5 January 1987 with the boundary which currently exists and is shown over the page. There is no existing appraisal or management plan for the conservation area.



**Fig. 3 Current Llanbadarn Fawr Conservation Area**



## 2.2 Location and Setting

2.2.1 Llanbadarn Fawr is essentially a small rural village settlement on the outskirts of a larger town, Aberystwyth. As with many villages in this situation, the historical fortunes of the two settlements were intertwined and the settlements developed in conjunction with each other. Its unique location overlooking the Rheidol Valley and the steep northern slopes of the village provide views out over the surrounding landscape.

## 2.3 Summary Description

2.3.1 Llanbadarn's monastic medieval origins shaped its initial development and subsequent expansion of the settlement around the square and church. The Victorian prosperity of the area has left its mark through a range of architectural styles, expanding the settlement but with a scale and design ethos which has retained and enhanced the village character. The abundance of green open space and small winding lanes with plenty of trees and hedgerows, the variety of architectural styles and the low key scale of development all contribute to the village character. Only later development has eroded this nucleated village character with modern development, both residential and industrial, expanding the boundaries of the village and altering its rural character.

## 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 (Wales) Act 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'*.



**Fig. 4 Llanbadarn Fawr Street Furniture (Notice Board)**

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.

### 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.



***Fig. 5 Polychrome facades on Victorian terraces at Llanbadarn Fawr***

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
HIGH	HIGH	MEDIUM	MEDIUM

- 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. 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.

4.1.2 The terms ‘significance’ and ‘value’ are used interchangeably in this context and both contribute to identifying the ‘special interest’ of a place.

## 4.2 Evidential

4.2.1 Llanbadarn Fawr has a high archaeological potential due to its former status as an important centre for Christian worship and likely to have had a large early Medieval monastic enclosure.

4.2.2 St Padarn’s church retains substantial early and later Medieval material.



*Fig. 6 The Rheidol Railway runs to the south of the conservation area*

- 4.2.3 There is potential evidential significance in the structures of some earlier properties within the village. Whilst these have been greatly altered there remains the potential for survival of features and material, evidence of workmanship and techniques, and the early layout of plots within the village around the church.
- 4.2.4 The presence and high integrity of survival of several buildings attributed to the renowned Gothic revivalist architect John Pollard Seddon provides an excellent evidential source for his work in a small geographical area.
- 4.2.5 The evidential value of the Victorian growth and expansion of the village is evident in its buildings but these have lost integrity due to later alteration and loss of architectural features.
- 4.2.6 For a relatively small settlement there is, proportionately, a large amount of archival and historical research material available.

### 4.3 Historical

- 4.3.1 The historical significance of the early Medieval origins of the settlement is very high as an important early Christian centre.
- 4.3.2 There are a substantial number of important historic figures who are associated with Llanbadarn Fawr and especially the establishment of the early Christian church in Wales and as a centre of scholarship.
- 4.3.3 For a relatively small settlement there is, proportionately, a large amount of archival and historical research material available.
- 4.3.4 The expansion and growth of Llanbadarn during the late Georgian and Victorian period is associated with the historical growth of Aberystwyth and the area as an industrial, naval and tourism centre.

### 4.4 Aesthetic

- 4.4.1 The appeal of the village lies in its restrained scale of architecture, with diverse style and materials resulting in a village character, particularly around the Church, the square and the northern half of the village.
- 4.4.2 The aesthetic value of the village is enhanced by the biodiversity value, and the extent of green open spaces, woodland, hedgerows and wooded valleys. This is particularly prevalent around the west of the cemetery, around the Church and Vicarage, and the Cwmpadarn Valley and the central vegetated area around the steam and Rock Cottage, to the west of Primrose Hill.



4.4.3 The architectural aesthetic value of the area has been reduced by inappropriate alterations.

4.4.4 The busy A44 and its associated highway features negatively impact on the overall village character.

#### 4.5 Communal values

4.5.1 The conservation area contains a number of public buildings and community resources such as the church, pubs, chapels, school, war memorial and others.

4.5.2 The main commercial and economic activity happens outside of the conservation area boundary meaning that the domestic nature and scale of development is retained within the village core.

4.5.3 During the process of producing this appraisal, an initial survey was sent to stakeholders asking them to identify what they thought was important about the conservation area and if there were any issues. These responses were used to develop the draft appraisal. Responses identified:

- The early Christian origins of the settlement
- That Llanbadarn pre-dates Aberystwyth as a settlement
- The historic architecture, particularly St Padarns Church
- Trees, particularly the yew trees in the churchyard and exotic trees at the Bronpadarn Mansion Site
- The unique village feel of Llanbadarn Fawr and community surrounding the church
- Concerns were identified about new/further housing development
- Concerns about the loss of village character
- More information could be supplied about the conservation area and the history of the village
- Consider extending the conservation area boundary to include the Llanbadarn Fawr University Campus site and the Field of Brynteg
- Any new housing development should be carefully designed to be in keeping with the character of the village

4.5.4 In order to gather public comments about the first draft of the appraisal and management plan, a public consultation drop in event was held at Llanbadarn Fawr during September 2023. The draft appraisal and management plan were also available to download via a web link.

Eight people attended the session and a number of comments were received which have been used to inform this appraisal.

- 4.5.5 This rate of engagement is, from experience, quite substantial for a small area such as Llanbadarn Fawr. It is clear from the written and verbal responses that the local community has pride in the village, its architecture and history and would like it to be preserved and enhanced. More could be made of its history, particularly its early Christian origins.



*Fig. 7 The Church of St Padarn has been identified as important to the community for its history, architecture and setting*

## 5. LOCATION AND PHYSICAL CONTEXT

### 5.1 Designation

- 5.1.1 Llanbadarn Fawr Conservation Area was designated on 5 January 1987 with the boundary which currently exists. There is no existing appraisal for the conservation area.

### 5.2 Location, Geology and Topography

- 5.2.1 The settlement is located to the east of Aberystwyth and while identified on maps and administratively as a separate settlement, on the ground, along the A44, there is contiguous development between the two and visually little to separate it from being a suburb of Aberystwyth.
- 5.2.2 The settlement is located on the southern facing edge of a glacial slope, just north of the Afon Rheidol floodplain and consists of initially gently rising ground which gets steeper towards the north. It rises from approximately 11m above sea level in the south to a maximum of approximately 60m above sea level in the north. This creates some steep sections of ground

along the northern parts of the conservation area.

- 5.2.3 The Rheidol railway and the main train line to Aberystwyth run to the south of the settlement and conservation area boundary while the A44, one of the major roads in to and out of Aberystwyth, runs through the conservation area. Several minor roads, older trackways and paths radiate out from the centre of the settlement. A spring runs north - south through Cwmpadarn and the conservation area (underground in places) and ends as a tributary of the Afon Rheidol.
- 5.2.4 According to the British Geological Society the sedimentary bedrock around Llanbadarn Fawr was formed between 443.8 and 433.4 million years ago during the Llandovery Epoch of the Silurian period. It is part of the Aberystwyth Grits Group comprising sandstone and mudstone (Sandstone with subsidiary siliciclastic argillaceous rock). Sedimentary superficial deposits are composed of alluvium (river deposits) - clay, silt, sand and gravel, formed between 11.8 thousand years ago and the present during the Quaternary period.

### 5.3 Landscape Character

- 5.3.1 Natural Resources Wales' LANDMAP resource identifies this area as being centrally within the National Landscape Character Area of 'Rheidol and Ystwyth Hills and Valleys'. LANDMAP's historic landscape character statement reports a "built-up area of Aberystwyth and Llanbadarn. It includes the old centres of these two settlements, modern housing development, institutions such as the university and National Library of Wales and industrial estates. Tourist/leisure facilities such as sports fields and a golf course are included." "Horticulture. Nucleated Settlement. Other Settlement. Processing/Manufacturing. Communications. Military. Designed Landscape. Recreational". These landscape assessments are broad brush and cover a far wider area than the area considered within this appraisal.

## 6. HISTORICAL DEVELOPMENT

### 6.1 Introduction

- 6.1.1 Llanbadarn Fawr has two main periods of development. The founding of the early medieval church, a known centre of early Christian worship, has a recorded history from 988 AD onwards. It was monastic by the early 11th century, at least, and the existing building (C13th origins) retains two early medieval crosses which once stood in the churchyard. The village did not really develop much further until the 19th and 20th centuries.

### 6.2 Historic Maps

- 6.2.1 The Gorgerddan estate map from c.1800 is the earliest available for the area. It clearly shows



a few early buildings around the church and much of the existing road layout already in place. This probably reflects the early medieval settlement and demonstrates that there was little development since the founding of the church and priory until the later post medieval period. The close up of the centre of the village shows a number of early buildings, whose sites are still in use today.



*Fig. 8 The northern part of the conservation area is characterised by steep roads, often narrow country lanes*

6.2.2 Robert Dawson's 1832 map and the first edition Ordnance Survey map published in 1834 show considerable linear development has occurred in a short period of time along the roads into and out of the village, particularly around the cross roads in the centre of the village and along the Aberystwyth road (now the A44).



*Fig. 9 Street names can give clues about the history of the area*





*Figs. 10 and 11. Map and close up of Llanbadarn Fawr c. 1800. Gogerddan 110 - A map of the Borough of Aberystwith with several farms, messuages & lands in the parish of Llanbadarnfawr and county of Cardigan. (Llyfrgell Genedlaethol Cymru – The National Library of Wales)*



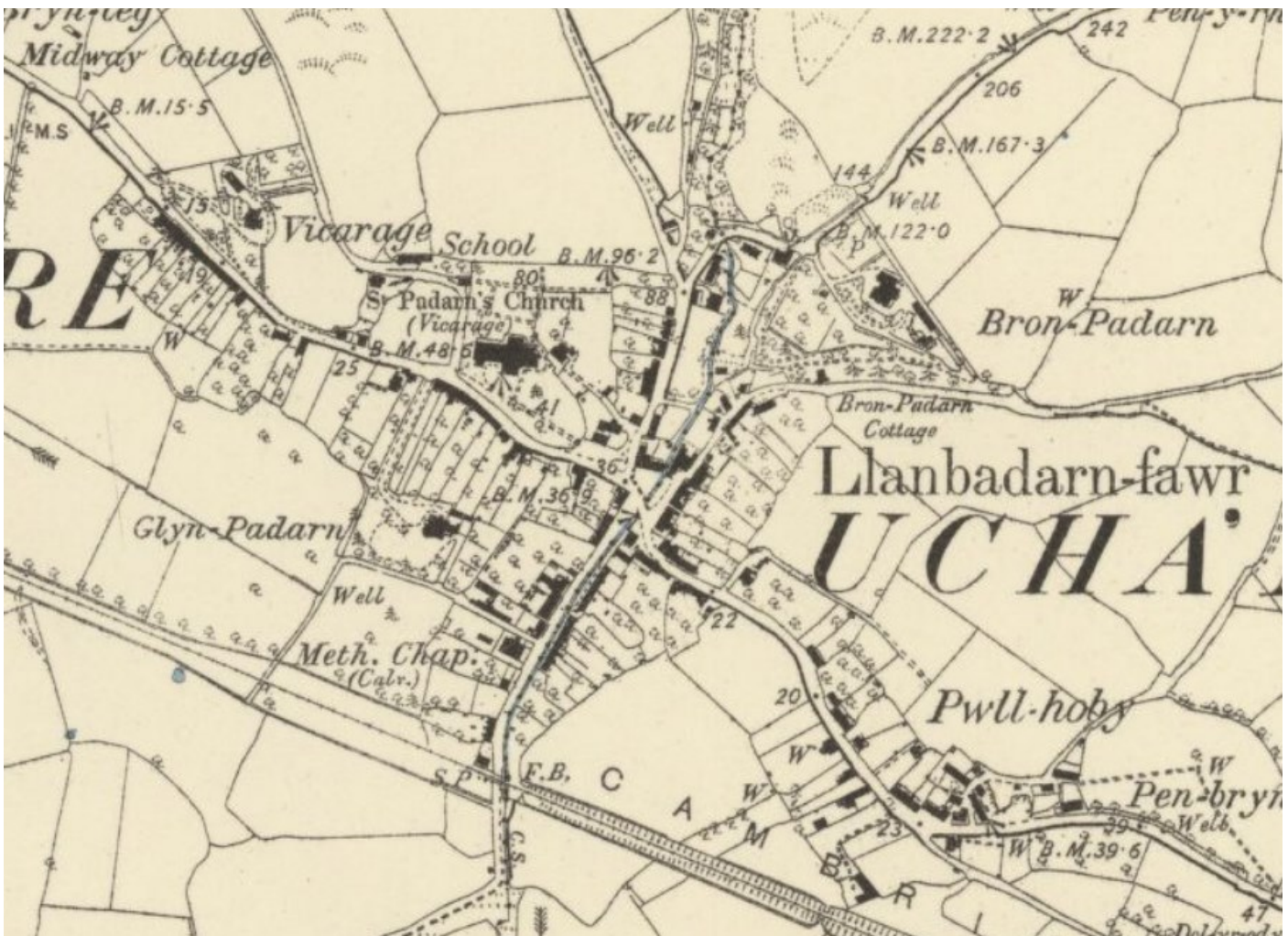
*Fig. 12 Extract from Robert Dawson's map of 1832*







**Fig. 13 First edition Ordnance Survey map. Published 1834.**



**Fig. 14 Second edition Ordnance Survey map. Published 1887.**

This expansion coincided with a rise in population, improved roads and stage coaches and Aberystwyth's popularity as a tourism centre.



- 6.2.3 The Tithe map of the 1840s (shown in section 6 below) shows the subdivision of land parcels into separate houses with gardens. They are mostly regular long rectangular strips with the short edge against the road, like burgage plots. The majority of the houses were not owned by their occupiers and were presumably rented. Irregularly shaped fields surround the village.
- 6.2.4 The second edition Ordnance Survey map of 1886 shows delightful detail but little in the way of additional expansion of the settlement, with just a few more buildings and subdivision of land parcels. However, by this time some important new houses have been built such as Padarn House (1860), Garn-Padarn (villa of c1875-80), Plas Manaw (original Vicarage), Bron-Padarn (c1875), and key public buildings including the Sunday School (1880), the rebuilding of both Soar and Saron chapels and Cwm Padarn school (1877). During the later C19th many of the earlier buildings were rebuilt or renovated, as was St Padarn's church itself (1867 to 1884) by John Pollard Seddon. It is possible he also built some of the larger new houses which correspond to his Gothic style. This was clearly a time of great change and possible prosperity for the village, no doubt partly due to the coming of the railway and the increased popularity of nearby Aberystwyth, although with little alteration to the extent of the village.
- 6.2.5 The next period of great change was towards the end of the 20th century with the scope of the village expanding through the building of the industrial estate, Ysgol Cwmpadarn School, and the Science Park, all on the outskirts, and the upgrading of the Aberystwyth Road into the A44 trunk road.

### 6.3 Population and Census Returns

- 6.3.1 The parish of Llanbadarn Fawr was once the most extensive in Wales - covering most of North Cardiganshire, although during the 19th century it was gradually reduced in size. The parish is now composed of most of the two districts of Issayndre ('below the town') and Uchayndre ('above the town'), which formed the nucleus of the ancient parish. The parish boundaries are gradually being reduced by the expansion of Aberystwyth and its satellite residential areas. Although, until 1861, Aberystwyth was part of the parish of Llanbadarn Fawr which makes it difficult to use early census returns to form any concrete assertions about relationships between population and development of the area. However, the work below on population change has factored this in and extrapolated data for Llanbadarn Fawr.
- 6.3.2 Population changes over time help to understand the development of the area because of the associated needs for housing and services. A small section of interesting facts from the census returns have been included below as they help to understand the social status of the population and their links with the local area. The spike in population around 1820 was

possibly due to this being the first census following soldiers returning from the Napoleonic wars and a generally high population growth at the time.

- 6.3.3 The census returns for 1841 shows a predominance of agricultural labourers and jobs associated with the shipping industry including many mariners and shipwrights and allied trades such as carpenters, sail and rope makers. This provides an indication of the rural nature of the hinterland of Aberystwyth and also the importance of the harbour at Aberystwyth, improved in 1836 to be able to finally take in larger merchant ships. Virtually everyone had been born in the local area and household sizes vary from single individuals to households of eight or nine.
- 6.3.4 The importance of Aberystwyth harbour diminished with the introduction of the railways in the 1860s and the 1861 census shows far fewer people working in shipping or associated trades. The vast numbers of miners attest to the growth of the local lead mining industry and there are still a fair number of agricultural workers.
- 6.3.5 In the 1911 census there is an increase in the number of independent farmers often supported by their family and an interesting amount of service industry employees such as gardeners, coachmen, and domestic servants.



**Fig. 15 Population changes over time for Llanbadarn Fawr. (This work is based on data provided through [www.VisionofBritain.org.uk](http://www.VisionofBritain.org.uk) and uses historical material which is copyright of the Great Britain Historical GIS Project and the University of Portsmouth.)**

## 7 SPATIAL ANALYSIS

### 7.1 Form and Layout

- 7.1.1 The historical layout of the village was around the staggered cross of the main roads leading north, south, east and west with original development centred around the church.
- 7.1.2 The development of the A44 bypass has created an oval around the houses to the south of the church on the original western road leading to Aberystwyth. Roads still radiate to the four points of the compass and the A44 joins to the original staggered cross roads with an uncomfortable pair of small roundabouts.
- 7.1.3 Industrial estates and new housing developments have grown up on the outskirts of the original core of the village but there are still areas of open ground and green spaces defining the extent of the village to the south, north and east.
- 7.1.4 To the west infill development along the A44 has resulted in an almost continuous line of development linking Llanbadarn Fawr with Aberystwyth.
- 7.1.5 The railway lines to the south are strong features defining the southern edge of the village and separating it from the Afon Rheidol and floodplain.



**Fig. 16 1840s Tithe Map showing the 'grain' and layout of plots within the village which mostly still survive today**



- 7.1.6 The grain of development within the village is still predominantly based on the rectangular subdivision of building plots set out on the 1840s Tithe map. In addition there are a few larger and more irregular plots, most of which belong to the larger houses built towards the end of the 19th and during the 20th century.
- 7.1.7 The village square, now containing the war memorial and Y Garreg Fawr, is still the centre point of the village and is bypassed by the A44.
- 7.1.8 There are a number of small off road parking areas within the village centre as most of the housing stock was built before the need for driveways and parking.



**Fig. 17 Important Views**

## 7.2 Boundaries

- 7.2.1 The historical boundary of the village was well defined by the surrounding fields. The Tithe map above shows a nucleated village centred around the church.
- 7.2.2 The population growth together combined with the success of Aberystwyth in the late 19th century resulted in the expansion of the town so that the integrity of the western village boundary has been compromised.
- 7.2.3 Incremental growth over time, particularly apparent through modern housing and industrial developments in the 20th century, has resulted in the expansion of the village. This is particularly the case to the east and to the north, although this latter boundary is still well defined by woodland and green open spaces.

### 7.3 Views and Approaches

- 7.3.1 Since the topography of the conservation area slopes dramatically upwards to the northern part of the village there are correspondingly dramatic views out over the Rheidol Valley and beyond. Views are identified on the map below.
- 7.3.2 Of particular importance within the views out to the south are Pen Dinas Hillfort with the prominent 19th century Wellington Monument, the southern side of the Rheidol valley and occasional views of the sea. Views of interest include: The northern part of the cemetery has near 180 degree view of the valley; framed views down Cefnllan to the southeast and views out across the school playing fields and floodplain from Ffordd Sulien.
- 7.3.3 Views within the village are mostly truncated by winding streets and paths which creates a more intimate feel and sense of exploration within the village centre.
- 7.3.4 The exceptions to this are the main approaches to the village along the A44 (including Quebec Road and Ffordd Sulien) to the west and south west, the A44 to the east and the view north from the railway lines up Hoel Y Bont where the roads are wider and the view uninterrupted along its length. Whilst these exceptions are generally characterised by historic buildings and boundaries along their length, Fford Sulien, however, is mostly utilitarian and lacking historic features and interest.
- 7.3.5 In addition, there are important views out over Llanbadarn Fawr Conservation Area from the designated Registered Park and Garden to the north east (Cadw Ref: PGW(Dy)47(CER) University of Wales, Aberystwyth: Plas Penglais, Penglais Campus and Llanbadarn Campus; The National Library of Wales). See section 9.2 below.

### 7.4 Open and Green Spaces

- 7.4.1 The setting of the conservation area and the views out are characterised by green spaces and agricultural land. These reflect the historical setting of the village and are important for retaining the village character and to define the settlement limits.
- 7.4.2 Within the conservation area there are several larger gardens and green spaces which contribute to its character. These include: the churchyard cemetery; the woodland to the west of the cemetery; the gardens and woodland around the Vicarage and Plas Manaw; the wooded slopes of Cwmpadarn; the densely planted and semi-tropical style gardens and path around Bronpadarn and the attractive hidden paths around the stream in the upper central area between Rhiw Brialli and Pen Y Graig.



7.4.3 Within the centre of the conservation area is the village square with the war memorial and Y Garreg Mawr with another open area to the east and south of the Gogerddan Arms (now parking, bus stop and partially culverted stream) which in plan appears to have been historically part of the same 'L' shaped square (see Tithe and 1880s OS maps) and may perhaps have been a small market place. It is now physically and visually bisected by the road. To the southern side of Bridge Terrace is a small public garden with a few benches and mostly hard standing.



*Fig. 18 The wooded slopes of Cwmpadarn*



*Fig. 19 Agricultural character at the end of Padarn Lane*





*Fig. 20 1 and 2 Awelon have the form of much older cottages*



*Figs. 21 and 22 The chimney dimensions on Tymawr (left) and Tan Y Fron (below) indicate their earlier origins*





- 7.4.4 At the west end of Padarn Lane is a small farm, one of the few remnants of the former agricultural character of the historic village.



*Fig. 23 One of Alfred Worthington's views of St Padarn's Church and the Black Lion*

## 8 ARCHITECTURAL CHARACTER

### 8.1 Building Traditions

- 8.1.1 The overall character of the buildings within the conservation area is Victorian and there is little visual evidence of older buildings or structures within the conservation area. St Padarn's church has Medieval fabric but following its restoration (1867 to 1884) it is predominantly 19th century in character.
- 8.1.2 Some of the earlier buildings shown on the 1800 Gogerddan 110 map may have survived despite being much altered. It is uncertain whether any internal historical features survive but the external indications that these properties may pre-date their later more obvious Victorian (and later) architectural details include: form and scale; chimney details; land parcels and building position; distance below current street level; and can possibly be matched up to early buildings shown on the 1800 map. These properties include: 1 and 2 Awelon and Church Cottage, Hoel Y Llan; 5 Quebec Road; Tymawr (corner of Bridge Terrace, Ffordd Sulien and Hoel Y Bont); Tan Y Fron, Cartref and possibly Ty Clyd on Quebec Road.
- 8.1.3 Both of the pubs, the Black Lion and the Gogerddan Arms Hotel, are traditionally located around the village square and buildings in these locations are shown on the 1800 map. The Black Lion, along with the church, is shown in several paintings by Alfred Worthington (1834–1927) as a long low building with a thatched roof - the traditional long house or cottage style. Considering the existing Black Lion building architecturally appears to date from the late

19th / early 20th century it seems very likely that the original building was demolished and replaced. The Gogerddan Arms Hotel has external architectural inferences of the Georgian period but may be earlier and much altered.

- 8.1.4 A few Georgian houses, some with good features, survive interspersed between the later Victorian development.
- 8.1.5 Whilst the predominant architectural style can be defined as Victorian there is considerable architectural variety within this period, as demonstrated throughout the conservation area.
- 8.1.6 John Pollard Seddon's Victorian Gothic is much in evidence, with buildings associated with this style being identified in Section 5.2.4.
- 8.1.7 Traditional roadside Victorian terraces are prevalent in many areas, such as along Hoel Y Bont, the south side of Quebec Road, Bridge Terrace, the west side of Pen Y Graig and Primrose Hill. Yet there is still considerable variety in their detailing and style. It was traditional for a builder to buy a plot of land and build a short terrace of properties all in a similar style, while the next plot of terraces was built by another builder in a different style and possibly with different materials. Small architectural differences make these stand alone and create a pleasing mixture of architectural features, materials, and detailing, greatly contributing to the village character. Unfortunately many of these properties have later been altered and traditional detailing lost, such as through the introduction of modern windows, doors, external render, dormer windows, loss of chimneys and so on.
- 8.1.8 The terraces are interspersed by small scale Victorian and Edwardian public and civic buildings and the occasional independent development. These include cottages, detached and semi-detached houses such as: Frondeg; Glyn Cottage and Minafon; and Padarn View, and buildings including the rebuilt chapels, Old Cwmpadarn School and The Friary.
- 8.1.9 Most terraces are built front elevation straight onto the pavement or road whilst independent buildings are often side on or at angles to the roads with surrounding gardens to take advantage of the views. The roofs of terraced and semi-detached houses are stepped where they are built up slopes. Building sizes are generally small in scale with two storey properties being the most common and a few three story properties. Very large development is almost unknown within the conservation area, ensuring the continued dominance of the church.
- 8.1.10 There has been infill development in the mid and later 20th century but unfortunately few of these are of any particular architectural quality. Later housing developments have also grown up around the village, contributing to the creeping suburbanisation of Llanbadarn Fawr.



## 8.2 Boundaries, Materials, Detailing and Street Furniture

- 8.2.1 Traditional boundary walls are characteristic of the conservation area including around the church and independent houses. Most of these are of stone with some of brick and occasionally boundary walls have been replaced with unsympathetic modern materials or fencing.
- 8.2.2 Hedge boundaries are also common, contributing to the rural village character.
- 8.2.3 A few larger houses and buildings have traditional iron railings but these are less common.
- 8.2.4 Prevalent materials for buildings include local stone, brick, natural slate, and render (often painted in bright colours). In general Georgian and Gothic Victorian houses are built of rubble stone whilst Victorian terraces, semi-detached and detached houses are usually built from Victorian brick - sometimes in contrasting colours.
- 8.2.5 Original architectural details greatly contribute to the overall character of the village. These include original doors and windows (where they survive), contrasting brick detailing around doorways and windows, stone windows cills, chimneys, cast iron rainwater goods, boundary walls and railings.



***Fig. 24 Original cast iron railings***

- 8.2.6 Due to the narrow pavements and busy roads there are a large amount of railings designed to separate traffic from pedestrians. In some case these important safety features have been carefully designed and integrated into their environment, in other areas these are purely functional and lack consideration for their context.



***Fig. 25 Contrasting brick details around windows and doorways and chimneys add distinctiveness to separate rows of terraces***



***Fig. 26 Original doors and windows are important architectural details***

- 8.2.7 Due to the nature of the busy roads there are numerous signs, traffic bollards, road calming measures and street clutter. These have not been carefully designed and detract from the overall village character. The traffic island at the west end of Heol Y Llan where it joins the A44 is constructed of poor quality modern materials and its design does not reflect its context.
- 8.2.8 Street furniture is varied and includes some good, well thought through examples such as around the village square. However, there are other examples, such as poorly maintained concrete pipe planters, which have a negative rather than a positive effect.





*Fig. 27 Appropriately designed safety railings, although in need of some maintenance*



*Fig. 28 Inappropriate utilitarian safety railings*



*Figs. 29 and 30 Examples of appropriate and inappropriate street furniture*



## 9 DESIGNATED ASSETS AND IMPORTANT LOCAL BUILDINGS

### 9.1 Scheduled Monuments and Listed Buildings

9.1.1 There are no scheduled monuments within the Llanbadarn Conservation Area.

9.1.2 Pen Dinas Camp (Cadw Ref: CD007) Scheduled Ancient Monument, an Iron Age hillfort, lies across the valley and within important views out from the conservation area.

9.1.3 Within the conservation area there are 10 Listed buildings:

- Church of St Padarn, Grade 1 (Cadw Ref: 9832)
- Churchyard gate to SW of Church of St Padarn, Grade II (Cadw Ref: 27048 )
- Lychgate to SE of Church of St Padarn, Grade II (Cadw Ref: 27047)
- The War Memorial, Grade II (Cadw Ref: 27049)
- Y Garreg Fawr, Grade II (Cadw Ref: 27050)
- Bronpadarn, Grade II (Cadw Ref: 27055)
- Padarn House including front railings, Grade II (Cadw Ref: 22778)
- Glyn Padarn, Grade II (Cadw Ref: 27053)
- Capel Saron including vestry, forecourt railings and gates, Grade II (Cadw Ref: 24022)
- Ty Mawr and railings, Grade II (Cadw Ref: 27051)

9.1.4 Just outside the conservation area boundary to the west along Quebec Road is a grade II listed milestone (Cadw Ref: 27057).

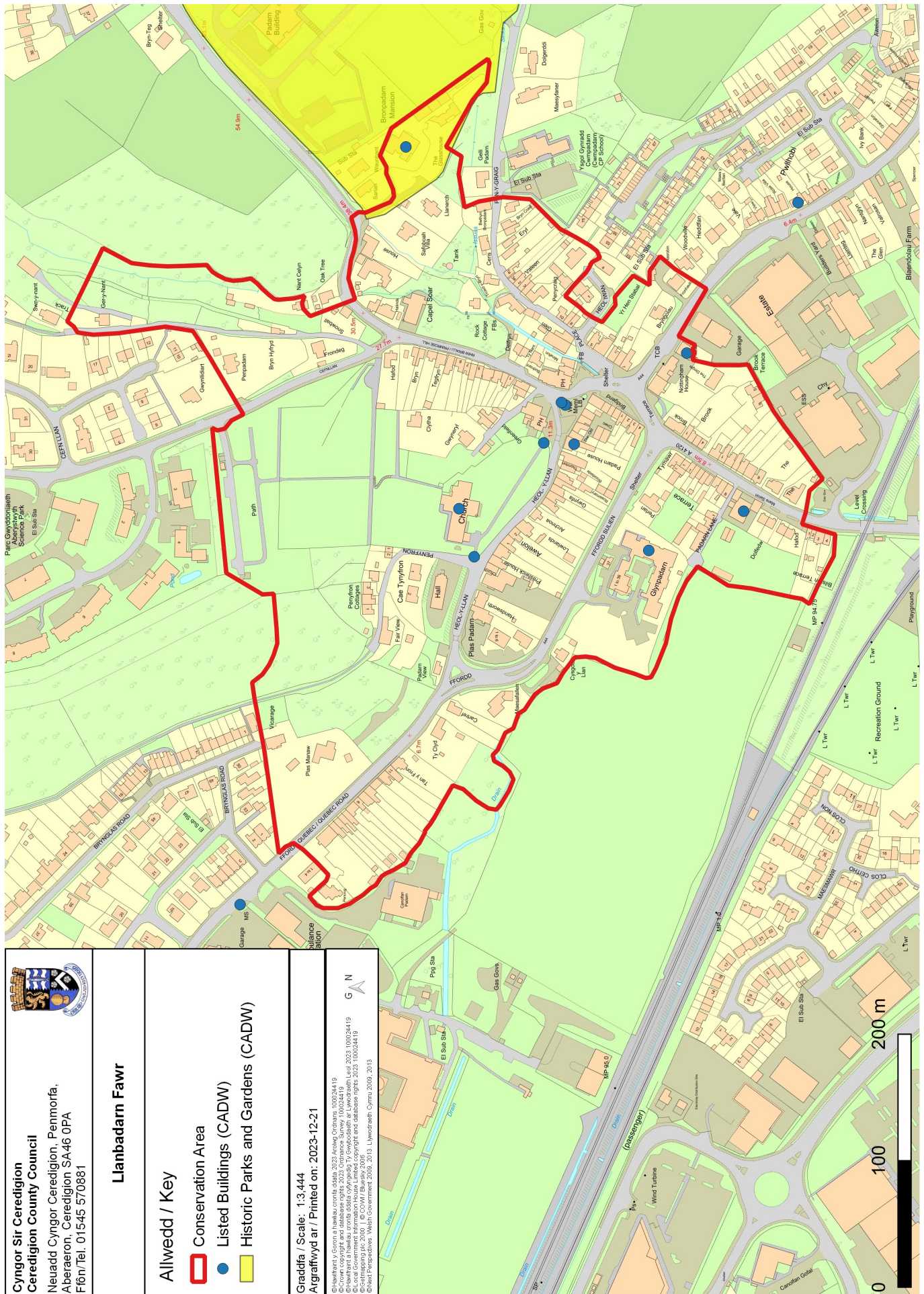
Unfortunately, its setting is poor but it can be viewed as one enters the conservation area from Aberystwyth. It is an indication of the historic importance of the old turnpike road from Aberystwyth which lead through Llanbadarn Fawr.



**Fig. 31** *The Grade II listed milestone just on the conservation area boundary*



Fig 32. Designated Assets within the Llanbadarn Fawr Conservation Area



## 9.2 Registered Parks and Gardens

- 9.2.1 The northwestern corner of the conservation area is within a Grade II\* Registered Park and Garden: University of Wales, Aberystwyth: Plas Penglais, Penglais Campus and Llanbadarn Campus; The National Library of Wales (Cadw Ref: PGW(Dy)47(CER)). It is registered for its exceptional historic interest as one of the most important modern landscaping schemes in Wales and consists of: informal gardens and former botany garden; landscaped university campuses; and landscaped library grounds. Bronpadarn and the buildings immediately west and east of it are included within the area.

## 9.3 Buildings of Local Interest

- 9.3.1 There are two levels of buildings of 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. There is often, but not always, duplication within the two categories.
- 9.3.2 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.
- 9.3.3 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.
- 9.3.4 A list of potential buildings which could be included on a local list has been included in Section 5 of the Management Plan.



## 10 HISTORICAL ASSOCIATIONS

### 10.1 People

10.1.1 There are a number of important historical figures associated with the early Christian community who are linked with Llanbadarn Fawr:

- St Padarn, an early 6th century British bishop who founded the church, is considered one of the seven founding saints of Brittany. He performed a number of miracles and pilgrimages and was a companion of St David and St Teilo. He is also associated with King Arthur. There are a number of other churches dedicated to him throughout Wales.
- Sulien was an 11th-century Bishop of St David's, for two periods (1073-1078 and 1079/80-1085/6) who took refuge at Llanbadarn from the Vikings. He and his eldest Son (Rhigyfarch - author of a 'Life of Saint David') helped to establish Llanbadarn Fawr as an early centre of Christian learning and scholarship.
- Thomas Bradwardine was vicar in the early 14th century and went on to become chaplain and confessor to [Edward III](#), Archbishop of Canterbury and a renowned and influential theological scholar, mentioned by Chaucer.
- William Morgan, translator of the Bible into Welsh, was vicar here in the 16th century

10.1.2 The architect John Pollard Seddon greatly contributed to the architecture of the village. His style of Gothic revival architecture can be seen in the larger houses and in the restoration of St Padarn's church. Three of his buildings are Listed. The British Museum's biography of Seddon states that he was best known as an exponent of the Gothic revival, articulated in 1847 to the neo-classical architect T.L. Donaldson and also joined the Architectural Association as a founder member, becoming honorary secretary in 1850. He was heavily influenced by John Ruskin's, 'Seven Lamps of Architecture' and throughout his long career maintained that Gothic was the only true Christian art, 'most scientific and beautiful, and most in accord with common sense'. His practice flourished in the 1860s and early 1870s. Significant secular designs included University College, Aberystwyth but he was essentially an ecclesiastical architect and he built churches at: Chigwell Row in Essex, Great Yarmouth (St James's 1869-78); Ullenhall, Warwickshire; Ayot St Peter, Herefordshire (c. 1874-5); and Hoarwithy, Herefordshire (1872-85). He also restored many medieval churches, designed numerous church fittings and was a designer of stained glass and mosaic. He was also working in nearby Aberystwyth at this time.

10.1.3 Alfred Worthington (1834–1927) was a Victorian painter and photographer. Aberystwyth University School of Art describes him as the son of a naval lieutenant who received drawing

lessons as a child but never undertook any formal training in adult life. During the late 1850s he is thought to have earned a living as a hunter in Canada but was back in England by 1862, the year he was married. Due to his own, and his family's, ill health he moved to Aberystwyth on doctor's advice around 1870. Here he established a photographic studio in Terrace Road where his output included painted photographic portraits. He also became a prolific painter producing numerous oils of maritime scenes, still life's, birds, animals and landscapes for the local and tourist market. He often made numerous copies of some scenes. In later life he is reputed to have been an alcoholic. A large collection of his work is held in Ceredigion Museum, Aberystwyth. Worthington painted the same scene of St Padarn's Church and the Black Lion many times.

## 10.2 Traditions

### 10.2.1 Y Garreg Fawr is said to be Neolithic in origin, possibly the remains of a chambered tomb.

According to archival material several famous preachers (Including Vavasor Powell and Dr T. Phillips, of Neuaddlwyd) stood on it to broadcast their messages, it was also used to make public announcements, and it once stood on four stones or legs. In 1808 Samuel Meyrick, the county historian, wrote that 'An immense stone still remains in the centre of the village, but this has of late been broken by some wicked boys making a bonfire on it.' and by 1848 it had been set on a block of stones. In 1871, the local Court Leet hoped that the Lord of the Manor would take measures to ensure that 'the ancient druidical stone, commonly known as the Garreg Fawr' would be restored, and protected from future injury. It now has a cast-iron plaque stating that it belonged to the Powells of Nanteos.



**Fig. 33 Llanbadarn Fawr surveyed by William Couling (1782-1816), Carmarthen, Scale [1:2,112]. 3 inches = 8 chains. 1810, NLW Nanteos 79**



## 11 HIDDEN HISTORIES

### 11.1 St Padarn's Church and the Early Medieval Monastic Settlement

11.1.1 The Listing description for the church has an excellent summary of its 'hidden' history and it is worth quoting from extensively:

*"The church succeeds one of the most important Celtic foundations in Wales, the monastery of St Padarn, missionary from Brittany in mid C6, and first bishop. The bishopric lasted until c720 and the church was destroyed by Vikings in 987 and 1038. In C11 Llanbadarn was a noted centre of learning under Sulien and his four sons, including Rhygyfarch, author of the life of St David, but declined after the first arrival of the Normans in the C12. It was under royal control from mid C13 and presumably then rebuilt. Thomas Bradwardine vicar in early C14 became Archbishop of Canterbury. Given to Vale Royal Abbey, Cheshire c1360, and under that abbey until 1538. The nave and transepts are massive and plain with simple lancets, but the S door is so exceptional a piece of Decorated Gothic of the C13 as to arouse suggestions that it was moved from another church such as Strata Florida, but of this there is no evidence. The chancel was remodelled by Abbot William Stratford of Vale Royal in the later C15 with new red sandstone side windows. The parish of 240 square miles (621.6 square kilometres) was the largest in Wales, and included Aberystwyth until the C19. Dafydd ap Gwilym wrote his famous poem the Girls of Llanbadarn about the church in the mid C14. William Morgan, translator of the Bible into Welsh was vicar in the C16. There were still fine medieval screens in the church in 1810, possibly lost when repairs were done in 1813-16. Then the church was divided into the Capel hir (nave), Capel y dre or Capel Aberystwyth (N transept) and Capel Clarach (S transept). In poor condition in the mid C19, the nave walls leaning outward and decayed roofs, restoration was proposed in 1848 under R.K. Penson, but not actively pursued until the Rev John Pugh became vicar in 1862, when new plans were made by W. Butterfield. Butterfield resigned in 1867 and the restoration was finally carried out 1868-84 by J.P. Seddon."*

### 11.2 Archaeological Potential

11.2.1 The extent of the medieval settlement at Llanbadarn Fawr is not known but the church is known as a centre of early Christian worship from 988AD onwards. It is thought to have been monastic from the early 11th century and two important early Christian medieval cross remains still reside within the church. Large religious enclosures were characteristic of early monastic sites, extending well beyond the site of the present churchyard. It is therefore possible that the remains of the early monastic site may survive outside the current area of the churchyard.

11.2.2 According to the Historic Environment Records, just two archaeological investigations have been carried out within the boundary of the conservation area. These were both at the Llanbadarn Body Repair Centre, to the north-east of Bridge Terrace and within what is conjectured to be the area of the early medieval monastic enclosure. Neither investigation was conclusive due to their limited nature and no deposits found which were earlier than the 19th century. The reports indicate that this area is thought to have important archaeological potential.

11.2.3 The National Monuments Record, records the site of the C18th former vicarage to the north east of St Padarn's church, approximately within the western area of garden at Gwyneryl. It is noted as: Hen Blas - Substantial C18th, three-storey house, now demolished.

## **12 BIODIVERSITY**

### **12.1 Green Infrastructure**

12.1.1 The conservation area includes green leafy lanes, woodland and wooded valleys, private gardens and green open spaces. There are numerous hedgerows, a small stream in a well vegetated valley and many good trees. It is thought to be high in biodiversity potential.

12.1.2 There is some evidence of invasive non-native species, particularly around the waterways including Japanese knotweed and bamboo.

### **12.2 Trees**

12.2.1 DataMapWales (2018 data) shows Natural Resources Wales' data on Urban Tree Cover. It includes a number of groups of tree cover within and adjacent to the conservation area and also shows point data for individual trees which are potentially important to the character and appearance of the conservation area. The map unfortunately only includes non-woodland areas so cannot be taken as conclusive as to important wooded areas. For example, it doesn't include the woodland area to the west of the cemetery or the Cwmpadarn Valley, both of which can also be considered to be important to the character and appearance of the conservation area. Interestingly, within the unmanaged woodland to the west of the cemetery, as well as numerous native species, there are also a large number of Eucalyptus and Monterey Pine.

12.2.2 Llanbadarn Fawr has many important trees, including areas of ancient woodland and traditional orchards within its setting all of which positively contribute to its character and appearance. A number of these are protected by Tree Preservation Orders in addition to the protection afforded by being within the conservation area.



**Fig. 34 DataMapWales (2018 data) - showing groups of tree cover and individual trees**

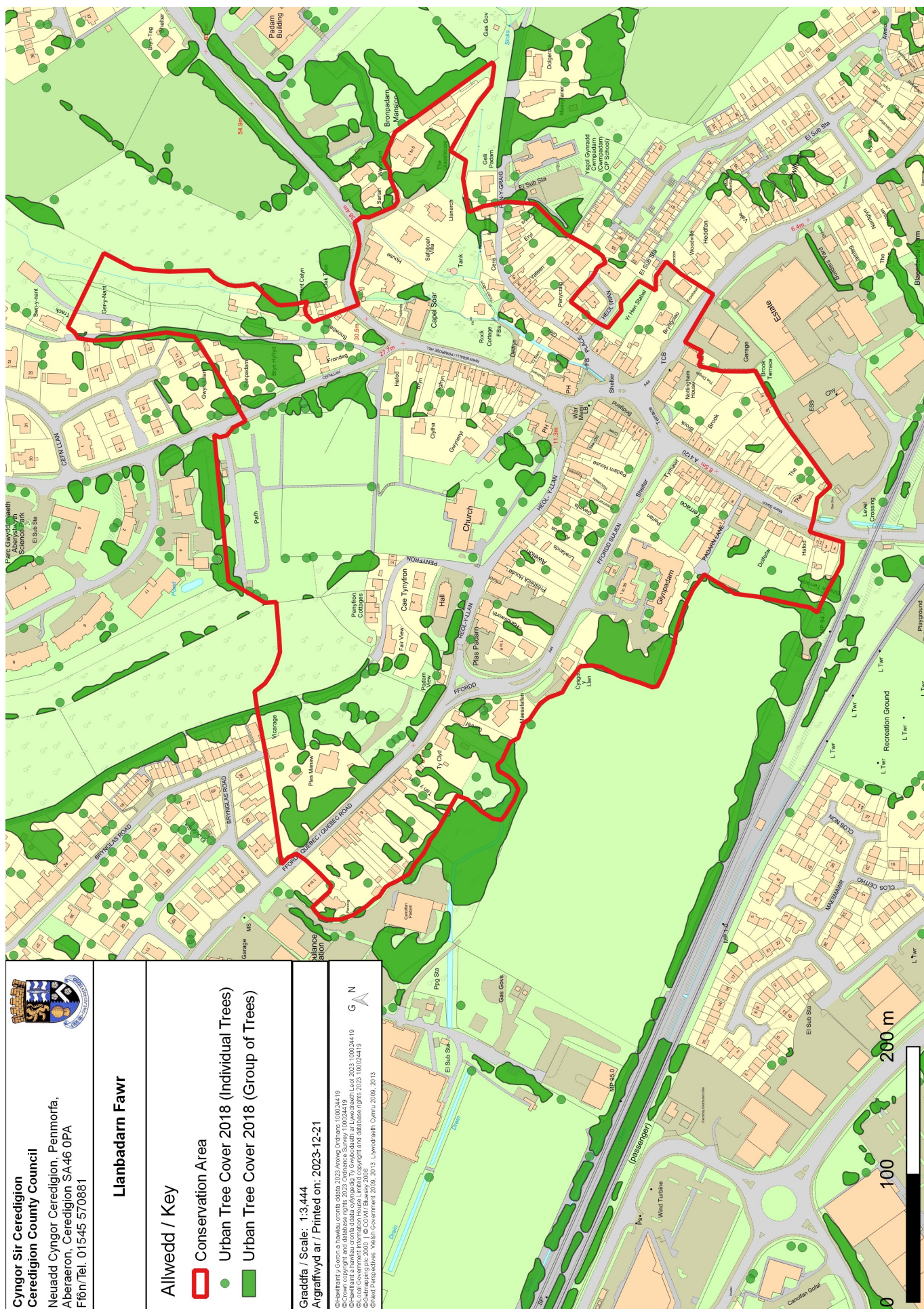
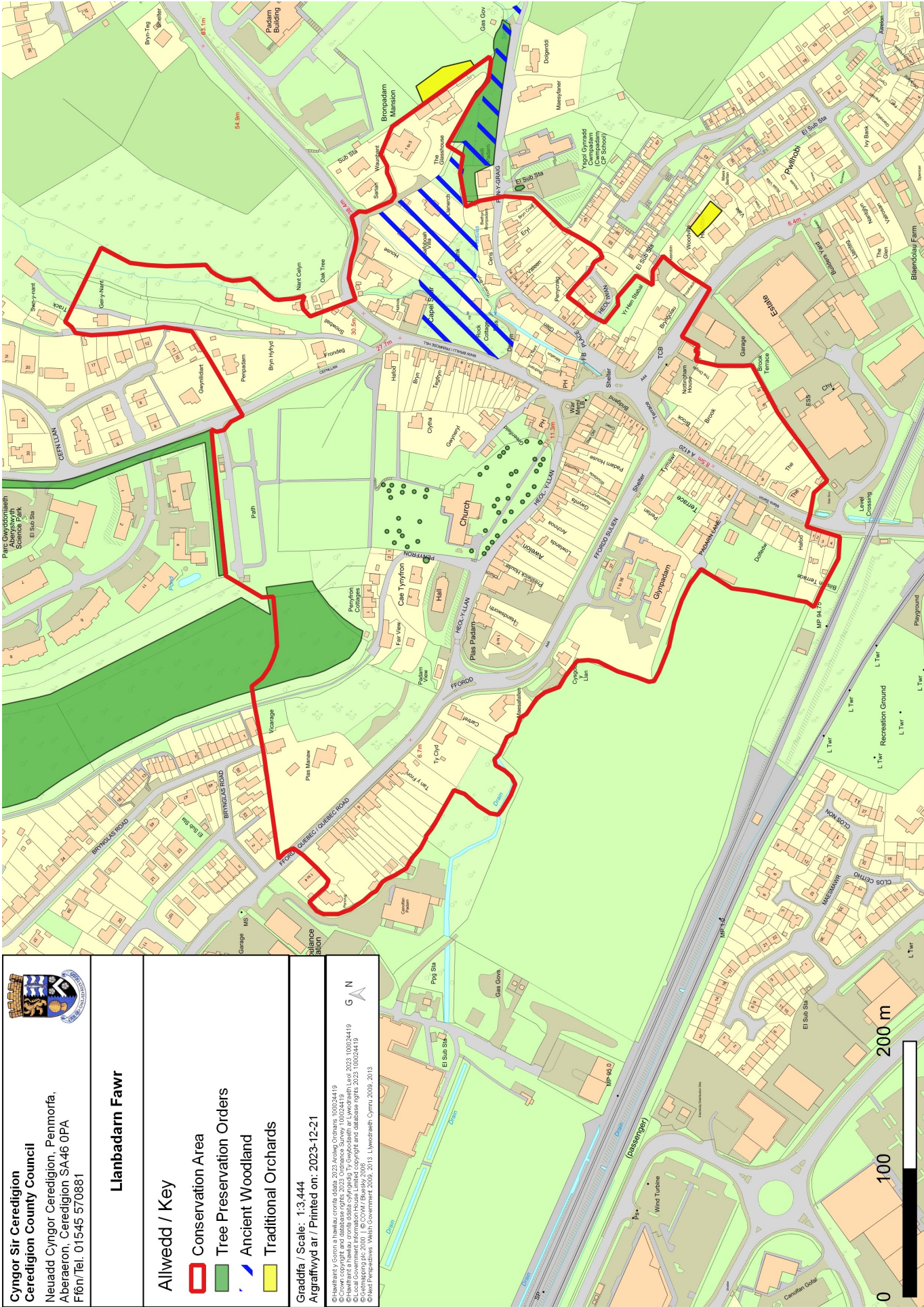




Fig. 35 Tree Preservation Orders (TPOs), Ancient Woodland and Traditional Orchards





## 13 ISSUES — SWOT ANALYSIS

<p><b>STRENGTHS</b></p> <p>The importance of its Medieval history</p> <p>Good mixture of architectural details and styles</p> <p>Good core of Victorian architecture</p> <p>Consistent scale of development</p> <p>Biodiversity / green spaces</p> <p>Village character</p> <p>Proximity to Aberystwyth</p> <p>Good transport links</p> <p>Few ‘problem’ buildings</p>	<p><b>WEAKNESSES</b></p> <p>Loss of architectural integrity</p> <p>Poor pedestrian linkages from north / centre to south</p> <p>Lack of active community centre</p> <p>Busy main road and street clutter</p> <p>Unintegrated highways / safety features</p> <p>Litter</p> <p>Poor design of small extensions - cumulative erosion of character</p> <p>Lack of control over banner advertising</p> <p>Unimproved eastern square around stream</p> <p>Blurred western boundary with Aberystwyth</p>
<p><b>OPPORTUNITIES</b></p> <p>Very high historical research potential</p> <p>High archaeological potential</p> <p>Opportunities for architectural enhancement</p> <p>Opportunities for visual enhancement of highways and street furniture</p> <p>Opportunities for community engagement</p> <p>Links with Aberystwyth provides opportunities for joint projects</p> <p>Increased utilization of church hall as a community centre</p> <p>Improvement of stream / culvert in eastern square</p>	<p><b>THREATS</b></p> <p>‘Upgrading’ of main road/s</p> <p>Inappropriate new development and extensions</p> <p>Further loss of architectural detailing and features</p> <p>Loss of ‘green’ setting</p> <p>Loss of views</p> <p>Increasing suburbanisation</p> <p>Increased unauthorised banner advertising</p> <p>Lack of resources to provide design / heritage advice</p>

FFYNIANT  
— BRO —

LEVELLING  
— UP —



Cyngor Sir  
**CEREDIGION**  
County Council



UK Government Wales  
Llywodraeth y DU Cymru



# LLANBADARN FAWR

## 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

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The GRIFFITHS HERITAGE CONSULTANCY Ltd



## **1. INTRODUCTION**

### **1.1 Introduction**

- 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. 36 Chimneys are an important component of the architecture of the conservation area*

## 2.2 Llanbadarn Fawr

2.2.1 There is currently no Article 4 Direction in place at Llanbadarn Fawr.

2.2.2 The appraisal has identified that there has been a long term loss of traditional architectural features such as doors and windows and that this has cumulatively eroded the architectural character of the area.

2.2.3 The appraisal has also identified that there are important boundary treatments within the conservation area and that these are starting to be eroded through inappropriate replacement.

2.2.4 Chimneys have been identified as important features within the conservation area but there is currently no control over their loss or alteration.



2.2.5 There are several examples of poor quality and inappropriate design of small residential extensions. Further inappropriate development would cumulatively harm the character and appearance of the conservation area.

### 2.3 Recommendation - 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 Llanbadarn Fawr 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, 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 F: Provision or replacement of a hard surface
- 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



*Fig. 37 The loss of traditional windows and doors, cladding and cement render negatively affects the character and appearance of traditional cottages*

### **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 Llanbadarn Fawr**

- 3.2.1 The current boundary at Llanbadarn Fawr covers the core of the historic village and later Post Medieval historic development. Mid and later 20th century development, such as housing and industrial estates, is generally outside of the boundary and has little to add to the character of the conservation area.

#### **3.3 Recommendation**

- 3.3.1 It is considered that the boundary is well defined and includes the relevant areas of architectural and special historic interest. No changes are proposed to the boundary of the Llanbadarn Fawr Conservation Area.

### **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 must aim 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 Llanbadarn Fawr**

- 4.2.1 There is no existing appraisal and management plan for Llanbadarn Fawr to guide



development management decisions and agents or owners looking to apply for planning permission.

- 4.2.2 There is currently no specific detailed advice regarding the management of architectural features of special interest and what actions might help to preserve or enhance the character or appearance of the conservation area.
- 4.2.3 Y Garreg Mawr is a considerable local asset, yet some local people do not understand it's history or significance. Any visitors are unlikely to be able to recognise this significance from the information already provided. It is potentially vulnerable to damage and by explaining why it is important may help to prevent vandalism or inadvertent harm.



*Fig. 38 The current information provision for Y Garreg Fawr*

- 4.2.4 The majority of changes occur to historic buildings and particularly dwelling houses and rented properties because of requirements for energy efficiency. Traditional buildings need to be properly understood in terms of their construction, significance and use before suitable changes can be made. There are many alternatives to the usual immediate reactions of, for example, replacing historic windows or installing external wall insulation. Both of these would impede on the special characteristics of the building and potentially cause unwanted longer term issues as well as further financial investment.

### **4.3 Recommendation**

- 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 Llanbadarn Fawr 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.
- 4.3.3 In partnership with other Local authorities, the South Wales and Mid-Wales Conservation Officers Groups, Cadw's Built Heritage Forum, IHBC, Tywi Centre and other organisations develop and adopt new guidance leaflets and information relevant to the area. Examples could include guidance on historic windows, micro generation and the forthcoming guidance on external wall insulation.
- 4.3.4 Provide additional interpretation regarding Y Garreg Mawr in a way which does not add to the street clutter in this area. This could be an addition to existing signage, via street art or poetry, online, QR code or other methods of delivery.
- 4.3.5 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.

## 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>



*Fig. 39 The Gogerddan Arms Hotel could be considered for inclusion of a 'local list'*

## 5.2 Llanbadarn Fawr

5.2.1 Llanbadarn Fawr has a number of 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' for the whole county 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 should be considered for inclusion:

- Plas Manaw (Former Vicarage)
- Old Cwm Padarn Board School, Primrose Hill
- Capel Soar
- Padarn View
- Gogerddan Arms Hotel
- 1 and 2 Awelon, Hoel Y Llan
- Church Cottage, Hoel Y Llan
- 5 Quebec Road
- Tymawr (corner of Bridge Terrace, Ffordd Sulien and Hoel Y Bont)
- Tan Y Fron, Cartref
- 1 Quebec Road
- Ty Clyd on Quebec Road



## **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 Llanbadarn Fawr**

- 6.2.1 There is no current comprehensive baseline review information for Llanbadarn Fawr.
- 6.2.2 Owners and occupiers may be unaware of their permitted development rights and where there may be restrictions on development.

### **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**

### **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.

## **7.2 Llanbadarn Fawr**

- 7.2.1 As a small hinterland village opportunities for heritage based regeneration within the historic area are limited.
- 7.2.2 There are several sites adjacent to the boundary and within the setting of the area which are either empty or have been identified through the LDP as sites for development.
- 7.2.3 Capel Saron is a Grade II Listed building and is currently empty. It was previously listed for sale by auction (in 2021) together with the adjacent two bed Chapel House but it is not known if it was successfully sold or not. The Chapel appears to be suffering from maintenance issues and would benefit from a sensitive sustainable new use.

## **7.3 Recommendation**

- 7.3.1 The Council should draw up a design brief / design guidance for the modern Ysgol Cwmpadarn site. This site, which although just outside the conservation area boundary, is important to its setting and regeneration opportunities here should be carefully considered with regards to their potential impact on the conservation area. Important matters to consider are scale, proportions, architectural design, materials, impact of any proposed use on its surroundings (e.g. noise, pollution, traffic etc.), boundary treatments and any new access provisions.
- 7.3.2 There are several sites highlighted on the LDP proposals map for development within the setting of the conservation area, as shown below. The Council should draw up a design brief / design guidance which identifies the significance of the setting of the conservation area and how any development proposals must take account of this.

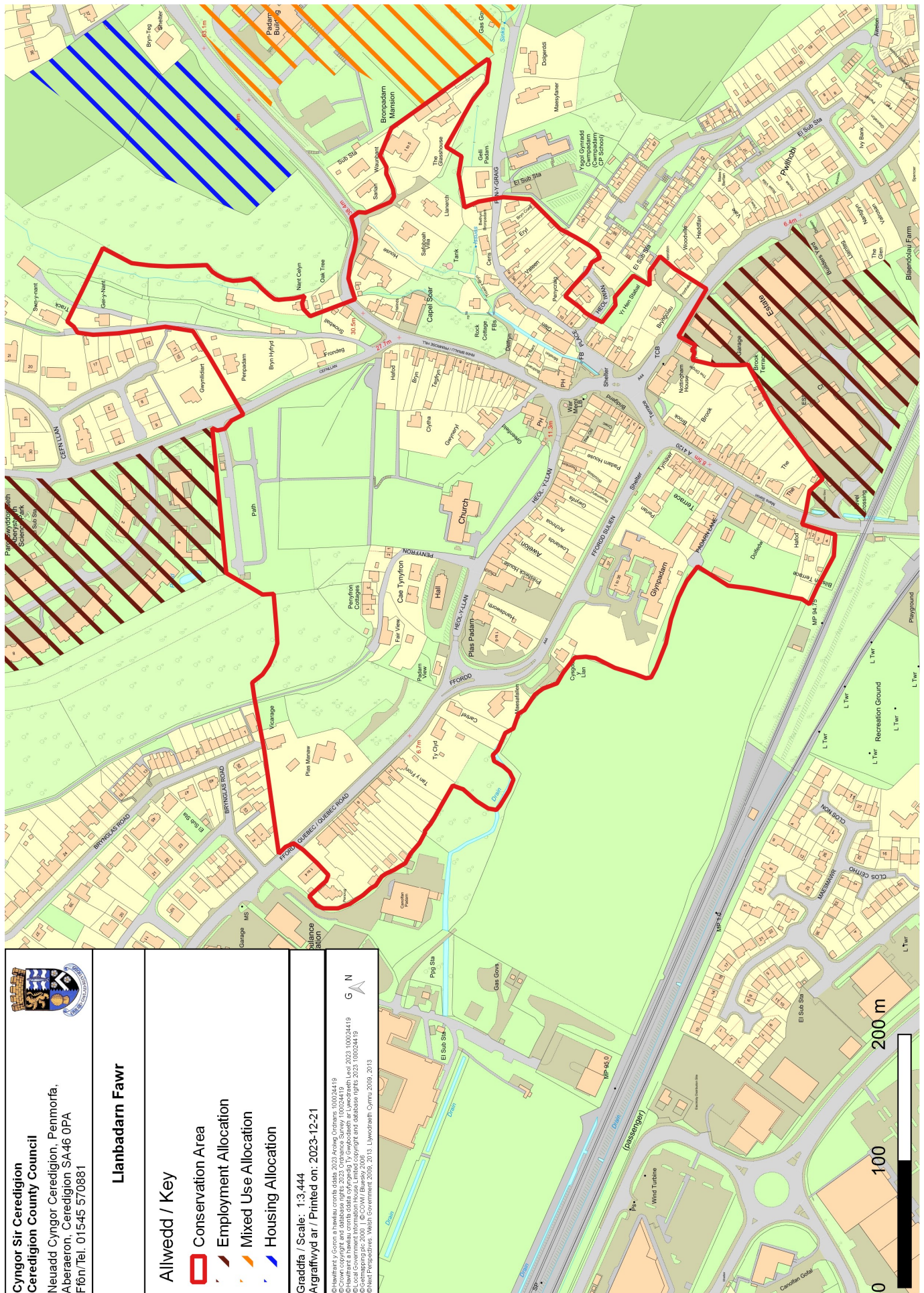
## **8. ADVERTISEMENT GUIDANCE AND CONTROL**

### **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



Fig. 40 Extract from Ceredigion County Council's LDP showing potential development sites



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 Llanbadarn Fawr**

- 8.2.1 There are few shops or commercial premises within the conservation area, however, those that exist are in prominent locations.
- 8.2.2 There are several banner advertisements attached to the safety railings around the village which currently relate to places outside the conservation area. They become unsightly after a short period of time and encourage other banner signage.
- 8.2.3 The two small shops by the war memorial do not have traditional shop frontages and may have been converted from residential properties.

## **8.3 Recommendations**

- 8.3.1 Most of the commercial signage within the conservation area is discrete and appropriate. However, it could become an issue if owners change or new signage is required. To encourage appropriate signage on shops, commercial premises and other relevant locations, Ceredigion County Council should review the 2013 Aberystwyth shopfront guidance to cover good practice for shop fronts and signage in all conservation areas and consider a re-release of the guidance with additional promotion throughout conservation areas in Ceredigion.
- 8.3.2 The Council should investigate whether there is a way to control the banner advertising on the safety railings. If this is not possible, then negotiation with the banner's owners for their removal to more appropriate locations may prove to be worthwhile.
- 8.3.3 The two small shops at the war memorial square would visually benefit from traditional shop fronts and traditional signage. In conjunction with works in other conservation areas, the Council should seek funding for a grants scheme for traditional shop signs / shop fronts.



## **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 Llanbadarn Fawr**

- 9.2.1 (Please see Capel Saron above, section 7.2.3). Capel Saron is a Grade II Listed building and is currently empty. In 2021 when the Chapel and Chapel House were listed for sale they appeared to be in good condition. A build up of maintenance has since occurred and could soon result in serious damage to the building.
- 9.2.2 There are a few empty residential buildings which are currently up for sale but none appear to be long term unoccupied.
- 9.2.3 Most properties within the conservation area are well maintained. However, there are a small handful which require some general maintenance.

### **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 The Council should investigate whether Capel Saron sold at auction (partner agent Morgan and Davies estate agents) and liaise with any new owner regarding possible new uses and repairs. If the property did not sell, the Council should contact the owner and encourage it to be put up for sale again.
- 9.3.3 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.
- 9.3.4 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. 41 Capel Saron. Owners of Listed Buildings are required to keep them in reasonable condition.**

## 10. ENVIRONMENTAL IMPROVEMENTS

### 10.1 Introduction

10.1.1 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.

10.1.2 Opportunities for environmental enhancement often relate to the physical infrastructure of the town, including highways, works by statutory undertakers, environmental health, housing and others.

10.1.3 Community engagement and mentoring can also achieve positive change within designated areas.

### 10.2 Llanbadarn Fawr

10.2.1 There are a few examples of small extensions of poor design and use of inappropriate materials within the conservation area which negatively impact on the overall appearance and character.



- 10.2.2 Street furniture is generally harmonious with the historic character of the area but a few instances of poor choices such as the circular concrete flower beds and highway safety railings detract from the overall quality.
- 10.2.3 Highway road safety features such as bollards and street markings cause visual clutter and are not in keeping in their design or materials.
- 10.2.4 Litter and sites which could be enhanced occur in a few areas of Llanbadarn Fawr, in particular around the Black Lion, the woodland to the west of the cemetery, the Old Cwm Padarn school, the area to the north east of the churchyard around Gwyneryl, the stream area in the eastern square, and the gas governance building at the north east end of Pen y Graig.



***Figs. 42 and 43 Area to the north east of the churchyard around Gwyneryl***



***Fig. 44 Gas governance building at the north east end of Pen y Graig***



### 10.3 Recommendations

- 10.3.1 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 by ensuring the current SPG is fit for purpose. The SPG may need revising and re-release with promotion especially within designated areas.
- 10.3.2 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.
- 10.3.3 Negotiate with owners regarding untidy sites and if necessary consider using Environmental Health Section 215 enforcement notices.
- 10.3.4 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/>).
- 10.3.5 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 and highways road and safety features.



**Fig. 45 Improvements could be made to street clutter and highway design**

- 10.3.6 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, enhancing the stream area in the east square, helping owners to tackle invasive species,



painting of street furniture 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.

- 10.3.7 The conservation area community group and / or the Council should liaise with the gas authorities to ensure their supply building is maintained and graffiti removed.

## **11. TREES, LANDSCAPE AND OPEN SPACES**

### **11.1 Introduction**

- 11.1.1 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.
- 11.1.2 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.

### **11.2 Llanbadarn Fawr**

- 11.2.1 The open spaces around the area's boundary, the woodland, hedgerows and abundance of private gardens reinforce the village character of the area. They are important components of its character and appearance.
- 11.2.2 Views out to fields and the open countryside are also important in reinforcing the village character of the area.
- 11.2.3 Ceredigion County Council has an adopted Strategy for Greening Towns and a Green Infrastructure Assessment has been undertaken by consultants.

### **11.3 Recommendations**

- 11.3.1 Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP.
- 11.3.2 Identify problem areas and provide advice on the control of invasive non-native species such as Japanese Knotweed, Himalayan Balsam, and Bamboo.

- 11.3.3 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.
- 11.3.4 Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents.
- 11.3.5 Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed.



*Fig. 46 Trees, hedgerows and private gardens are important components of the conservation area*

## **12. MONITORING AND REVIEW**

### **12.1 Introduction**

- 12.1.1 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.
- 12.1.2 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.
- 12.1.3 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.



- 12.1.4 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.

## **12.2 Llanbadarn Fawr**

- 12.2.1 Apart from a brief description when it was designated Llanbadarn Fawr does not have an adopted appraisal or management document.
- 12.2.2 This is the first review of the conservation area since it was designated.
- 12.2.3 The Council has recently appointed a new planning officer with responsibility for conservation.

## **12.3 Recommendations**

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

## APPENDIX A: PRIORITISED 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 Llanbadarn Fawr Conservation Area.	CCC - Heritage and Policy Local community / TCC	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
Make a commitment to follow best practice enforcement procedures within the conservation areas in Ceredigion (Enforcement charter or similar). Negotiate with owners regarding untidy sites and if necessary consider using Environmental Health Section 215 enforcement notices. 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	High - Ongoing
Draw up a design brief / design guidance for the modern Ysgol Cwmpadarn site.	CCC - Heritage, Policy, Ecology and Development Management Consultants	High 0-1 years
Investigate whether Capel Saron sold at auction, liaise with new owners or encourage further attempts to sell.	CCC - Heritage	High 0-1 years
Encourage good design for extensions and new development within conservation areas.	CCC - Development Management and Heritage	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.	CCC - Heritage, Policy, Ecology and Development Management	High - ongoing
Identify problem areas and provide advice on the control of invasive non-native species.	CCC - Ecology	High - 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	High - ongoing
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	High - ongoing



ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
Produce a Llanbadarn Fawr Conservation Area leaflet. Ensure all owners and occupiers are aware of their permitted development rights and any restrictions.	CCC - Heritage, Ecology and Policy Local community	<b>Medium</b> <b>2-3 years</b>
Set up an 'Historic Assets of Special Local Interest Project' for the whole county. Develop and adopt a relevant Local Development Plan policy.	CCC - Heritage and Policy Local communities	<b>Medium 2-3 years</b>
LDP allocations: draw up a design brief / design guidance which identifies the significance of the setting of the conservation area and how any development proposals must take account of this.	CCC - Policy, Ecology, Heritage and Development Management	<b>Medium 2-3 years</b>
Review the 2013 Aberystwyth shopfront guidance to cover good practice for shop fronts and signage in all conservation areas.	CCC - Policy and Heritage Other local authorities, the South Wales and Mid-Wales Conservation Officer Groups	<b>Medium 2-3 years</b>
Seek funding for a grants scheme for traditional shop signs / shop fronts.	CCC - Policy and Regeneration TCCs, NLHF, Regeneration funding etc.	<b>Medium 2-3 years</b>
Training for Highways Officers regarding good design in conservation areas.	CCC - Heritage, Policy, Highways Consultants	<b>Medium 2-3 years</b>
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.	CCC - Ecology TCC, Local community	<b>Medium 2-3 years</b>
Develop and adopt guidance leaflets and information for conservation areas. E.g. historic windows, micro generation, external wall insulation 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>
Provide additional interpretation regarding Y Garreg Mawr.	CCC - Tourism, Regeneration and Heritage Local community / TC	<b>Low 3-5 years</b>
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.	CCC - Heritage and Policy	<b>Low 3-5 years</b>
Investigate whether there is a way to control the banner advertising / negotiate with signage owners.	CCC - Enforcement and Heritage	<b>Low 3-5 years</b>

<b>ACTION / RECOMMENDATION</b> (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	<b>RESPONSIBILITY / PARTNERS</b>	<b>PRIORITY</b>
Investigate whether there is a way to control the banner advertising / negotiate with signage owners.	CCC - Enforcement and Heritage	Low 3-5 years
Investigate the possibility of setting up training schemes and courses - training occupiers and owners in good conservation practice, especially in repair and maintenance.	CCC - Policy and Heritage Cadw, NLHF, Tywi centre, other local authorities, IHBC, SPAB etc	Low 3-5 years
Set up a conservation area advisory / enhancement community group for each conservation area in Ceredigion. For Llanbadarn, liaise with the gas authorities to ensure their supply building is maintained and graffiti removed.	CCC - Heritage, Policy TCCs, Local communities and groups / organisations	Low 3-5 years
Highways - draw up a design code for each conservation area in Ceredigion and seek funding for implementation.	CCC - Heritage, Policy, Regeneration and Highways	Low 3-5 years
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. Involve the local community with the monitoring and management of the area and future appraisal reviews.	CCC - Policy and Heritage Consultants	Low 5 -10 years



## APPENDIX B: REFERENCES AND BIBLIOGRAPHY

*Legislation and Guidance*

- Cadw (2011) 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales': [https://cadw.gov.wales/sites/default/files/2019-05/Conservation\\_Principles%20for%20the%20sustainable%20management%20of%20the%20historic%20environment%20of%20Wales.pdf](https://cadw.gov.wales/sites/default/files/2019-05/Conservation_Principles%20for%20the%20sustainable%20management%20of%20the%20historic%20environment%20of%20Wales.pdf)
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