

# **CRESSWELL QUAY CONSERVATION AREA**



**DRAFT APPRAISAL AND MANAGEMENT PLAN FOR  
CONSULTATION**

**Draft Supplementary Planning Guidance**

**Pembrokeshire Coast National Park Local Development Plan 2**

**Approval Date for Consultation:**

**Adoption Date:**

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# 1 Introduction

1.1. Conservation areas are distinct areas designated by local planning authorities for their special architectural or historic interest. Conservation Areas were introduced in 1967 and now fall under the Historic Environment (Wales) Act 2023 and its supporting policies. Local Authorities are required to determine and designate 'areas of special architectural or historic interest', the character or appearance of which it is desirable to 'preserve or enhance' as Conservation Areas.

1.2 The Cresswell Quay Conservation Area was designated in 2024. A conservation area appraisal offers a shared understanding of character and importance and recommends areas for conservation and enhancement and can identify opportunities and priorities for action. It can help users appreciate what adds to a positive character and what detracts. It is an assessment and tool for positive management. It identifies what makes an area special and can be used to identify opportunities and priorities for action.

1.3 The appraisal can be used as the basis for a more detailed management plan supported by a robust local policy framework. It is also an aid to decision making and may support funding bids for enhancements.

## Purpose of a Conservation Area Appraisal

1.4 Guidance by Cadw, '[Managing Conservation Areas in Wales](#)' sets out that the purpose of an appraisal is to provide:

- *a clear definition of the extent and boundary of the conservation area and its setting*
- *a clear definition of the special interest of the area through an assessment of its character and appearance*
- *an assessment of strengths, weaknesses, opportunities and threats, taking into account condition, use and function, positive and negative features, for example*
- *an analysis of the policy and management needs of the area including an assessment of the effectiveness of current planning controls, the need for any supplementary protection and the identification of ways in which special character can be preserved and enhanced*
- *a vehicle for engagement and awareness raising.*

1.5 This document serves as:-

- An appraisal of the various features which give Cresswell Quay Conservation Area its special architectural and historic interest, the presumption being that they be preserved or enhanced as required by legislation

- A management plan setting out proposals which can enhance the character and appearance of the Conservation Area

## Impact of conservation area status

1.6 Conservation area designation is not intended to prevent change, but it does mean that the significance of the designation is considered when making decisions about change and development. The legislation requires local planning policies to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. There are also some additional regulatory controls. Legislation brings demolition and advertisements under planning control and makes provision for the protection of trees. There are also restrictions on permitted development rights for dwellings.

## Demolition

1.7 Conservation area consent is required for the demolition of an unlisted building in a conservation area, apart from of all unlisted buildings (other than excepted buildings) in the area – over 115 cubic metres. Local planning authorities should favour retaining buildings which make a positive contribution to the character or appearance of a conservation area. Consent for demolition should not normally be given without acceptable and detailed plans for the reuse of the site, unless redevelopment is itself undesirable.

1.8 Applications for conservation area consent for demolition within a conservation area will require a heritage impact statement. Pre-application discussions are a statutory requirement with planning applications for major development. They are encouraged for all types of development in conservation areas.

## Advertising

1.9 LPAs can designate of areas of special advertisement control if there is an issue in an area.

## Trees

1.10 Local planning authorities have the power to protect trees and woodlands by making Tree Preservation Orders (TPOs). In addition, there is special provision for trees in conservation areas which are not the subject of TPOs. Anyone proposing to cut down, top, or lop a tree in a conservation area must give the local planning authority six weeks 'notice, during which time the authority can decide whether to protect that tree with a TPO. This requirement does not apply to trees under a certain size, or those that are proven to be dead, dying, or dangerous.

## 2 Planning Policy Context

2.1 Appendix A to this Guidance sets out a summary of the national legislation, policy and guidance. Policy 8 Special Qualities of the Local Development Plan 2 (LDP 2) provides for the protection of the special qualities of the National Park. This guidance is prepared in support of that policy in particular criterion b) which seeks to ensure the identity and character of towns and villages is not lost. LDP 2, Policy 14 'Conservation and enhancement of the Pembrokeshire Coast National Park' also ensures that the qualities of the National Park landscape are protected with a requirement to give careful consideration to Conservation Areas and the historic environment.

### Fast Facts

2.2 (source Managing Conservation Areas in Wales)

- Conservation areas add value to the places where we live, work and visit.
- Positive management of conservation areas enables change without harming them.
- Conservation area status is not a barrier to change, which may be necessary to keep buildings in use and good repair.
- Enhancing conservation areas can bring social, economic, cultural and environmental benefits.
- Conservation areas can be the focus for community regeneration and participation.
- There are more than 500 conservation areas in Wales and scope for more to be designated.

### 3 Historical Development and Archaeology

3.1 The name Cresswell either derives from 'Carswelle' or Cress Well, a spring where watercress grows, or 'Christ's Well' in association with the medieval chapelry at New Briton.' Christwell' is mentioned in 1282 and 'Carsswelle' in 1326. The earlier mention is associated with the export of coal to Aberystwyth, making Cresswell the first mentioned coal quay in Wales. The 'Quay' suffix is first mentioned in 1709 by which time the place was prospering as a coal port.

3.2 Two medieval holy wells existed at Cresswell Quay, one at New Briton, the other in Pisgah Wood (the 'Ladies Well') whilst an outpost of Haverfordwest Priory was set up at New Briton by 1282. This all suggests an important and early settlement.

3.3 After the Dissolution, the chapelry passed into the hands of Roger Barlow of Slebech who replaced it with a house. This was greatly enlarged by his grandson William Barlow (County Sheriff in 1612) before his death in 1636 as a fashionable 'sham' castle with corner turrets. The new house – now ruins - was clearly influenced by 'castles' such as Lulworth, Dorset (1608) and Ruperra, Glamorgan (1626) but the old-fashioned courtyard plan was probably due to the retention of the C16 work. The house was assessed or 9 hearths in 1760, thus of considerable size.

3.4 When mentioned as a port in 1566, the village apparently has fewer than five households, this probably referring to the settlement immediately around the early quays. A bridge is mentioned in 1598, and this is almost certainly that at Bubbleton, its deck much rebuilt in the C18. Fairs were held in the village during the C16 with various trade skirmishes recorded between 1538 and 1603, indicating the importance of the port.

3.5 With the expansion of the Cresselly Estate after the marriage of the Cresselly heiress Joan Bartlett to John Allen in 1729, greater investment was made in the local coal mines and quays. The Barlows also invested in their local estate as did the absentee Harcourt Powell family. During this period, it seems that the port was expanded to five quays with large coal and culmyards on both sides of the river, those to the west still surviving. These structures are all marked on a map of 1755. As in earlier times, coal was brought downriver to Lawrenny where it was discharged to larger boats for export to Bristol, London as well as Norfolk (for the salt-drying kilns). The local coal was anthracite with a very high carbon content, making it of limited use for domestic fires (apart from the small coal or 'culm' that was locally mixed with clay, a practice only ceased in the mid-C20. The village itself grew, Cresswell House built c. 1750 for the Bartletts, this soon becoming the home of the colliery agent as well as an ale house (soon to be supplemented with the 'Square and Compass', now the Cresselly Arms)

3.6 The tidal constraints of Cresswell Quay hindered effective export as did the patchy investment in new mines. In 1800, Landshipping Quay was built, complete with a tramroad connecting the mines to deeper water. This started the decline of Cresswell Quay, accelerated when Saundersfoot Harbour was built after 1829 – this was a major and successful investment, the large harbour connecting to productive coal seams via tramroads, tunnels and inclines. By the 1840s, local colliery agents

were ceasing exports from Cresswell Quay and only one local collier is recorded on the 1841 census.

3.7 To the south, Pisgah Chapel was built by the Baptists in 1821, giving rise to the small settlement of cottages there, built for workers in the limestone quarries at West Williamston.

3.8 Although the coal trade was in rapid decline, Cresswell Quay remained an important local centre during the C19. It was served by a pub and a host of local trades including a grocery shop, butchers, cobblers, carpenters and the smithy at Bubbleton. Cresswell Mill – first recorded in 1631 – remained the main local corn mill. The pretty backwater village became popular with early tourists and the old Square and Compass was improved and extended as a fashionable hostelry, renamed the Cresselly Arms.

3.9 By the early 20<sup>th</sup> Century, goods were brought upriver from Pembroke to supply the small farmer's co-op on the remaining coal quay (today's pub car park). By c. 1920, most of the local trades had ceased (the mill closing in 1918) but even during the later C20, the village was still served by a general stores and the butcher's shop at Pisgah. Today, only the Cresselly Arms remains.

3.10 The village is unique in Wales for the survival of much of the early infrastructure associated with its early days as a coal port, notably the quays and coal pounds. Many of the associated older buildings remain intact, including Cresswell House and Cresswell Mill, as do several lesser buildings such as the former carpenter's and cobbler's shops. Underlying this is an important archaeological legacy, most notably the remains of Cresswell Castle. The village has been little touched by new development with seemingly new houses being conversions of older structures.

## Development

### Buildings

3.11 Houses and cottages built for and by workers in the industry produced a distinctive settlement pattern and vernacular architecture, and a village developed at the quayside. They were mainly grouped in three areas, the quay itself, Bubbleton and Pisgah. Bubbleton was the name given to the group of buildings which grew up to close to Cresselly Bridge and Pisgah grew up around a nonconformist chapel.

3.12 At Pisgah, opposite the chapel is a linear group of 19<sup>th</sup> single storey century workers' cottages, 1-4 Pisgah Cottages. A map of 1848 of 'Tenements on Carew Mountain' suggests that at least part of this settlement pattern was the result of miners constructing cottages on common land. The chapel originated in 1821 and was enlarged in 1877.

## Quays

3.13 Originally there were 5 quays, or sections of quay in use. Two quays survive, one the car park and there are footings of another immediately down river. (Pevsner) Coal folds were constructed at the quay to store coal prior to shipping.

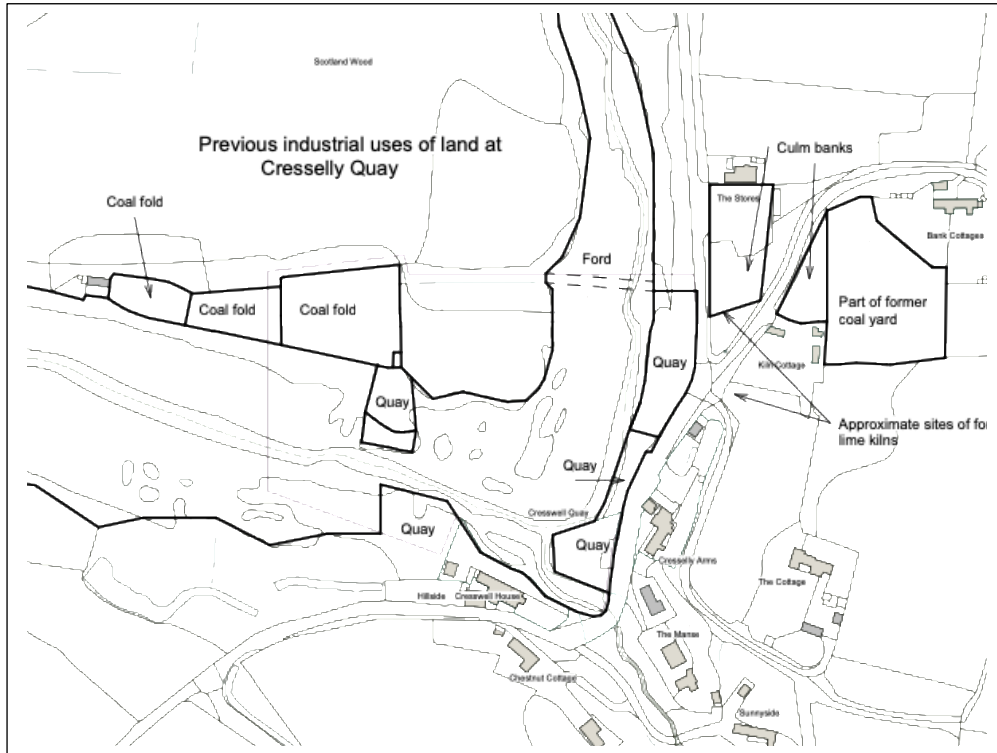


Figure 1: Map showing previous uses of land at Cresswell Quay

## Woodland

3.14 Woodland is an important feature of the valley and has been an important resource over the centuries. The wood associated with the mansion was described by George Owen in c.1600 as 'sufficient to serve (for) fuel and some for buildings'.



## 4 Character Analysis

### 4.1 Key characteristics:

- The character of Cresswell Quay is intrinsically linked to its history and development.
- The Conservation Area is of outstanding historical importance, retaining much evidence of its past.
- The layout of the village grew around the coal industry.
- The village has been little changed by later development and is something of a hidden gem.
- The Conservation Area enjoys a delightful riverside setting
- The character of the buildings is predominantly late 18th century or early 19th century nineteenth century. The architectural palette is typically simple, including render, sash windows and slated roofs.
- The key structures and buildings include Cresswell Quay, Cresswell Castle, Cresswell Arms, Cresswell Bridge, Cresswell Mill, Pisgah Chapel, Pisgah Cottages, Back Cottages and Cresswell House.
- Trees and the steep wooded valley sides to the river are important to the character of the area.
- Key street furniture includes the post box, AA sign and telephone box.

### Designations

4.2 There are a number of designations of buildings structures and land within Cresswell Quay:

- There are two **Schedules Ancient Monuments** within Cresswell Quay, Cresswell Castle and Cresswell Quay.
- There is a **Registered Park & Garden**, the Cresselly Estate Registered Park and Garden, a nineteenth century landscape park linked to the Cresselly House, extends down to Cresswell Quay.
- There are several **listed buildings** and listed structures within the village, including Cresselly Arms, Cresswell House, Cresswell Mill House, Cresswell Bridge, Back Cottages, Kiln Cottage and the telephone box.

These are shown on the Conservation Area map, along with **positive buildings** (key unlisted buildings making positive contribution to the village streetscape and setting of the village and to the character of the conservation area.

### Trees and biodiversity

4.3 There are areas of woodland included within the Conservation Area that benefit from **Tree Preservation Orders**. Scotland Wood provides a fine backdrop to the coal fold and Cresswell Castle. In addition, there are some fine mature trees found in and near to the Conservations Area. These trees and woodland not only help create the character of Cresswell Quay, but they also provide a biodiversity value. Land in and around the Cresswell River, including some of the banks leading to it are also designated as a Site of Special Scientific Interest. The map identifies **important trees/groups of trees**.



## 5 The Conservation Area and its Setting

### Topography setting

5.1 Cresswell Quay is nestled in a steep sided wooded valley containing the upper tidal reaches of the Cresswell River. Views into Cresswell Quay are limited by the topography. The river meanders so even from here, distant views are not possible. The banks of the upper reaches of the Cresswell River are characteristic by wooded areas which stop at the high-water mark. Cresswell is at the upper reach of the tidal range and the muddy banks and small river can be replaced by a high tide topping the quayside at Spring Tides. The village is sheltered from prevailing winds by the valley sides but is also a frost-hollow in winter when the low sun is less effective.

### Approaches

5.2 There are four vehicular routes to approach Cresswell Quay. On the approach from the south, via Whitemill, the entrance is marked by an attractive grouping of buildings bounded by stone walls which contain Pisgah Chapel, the school room and the former workers' dwellings known as Pisgah Cottages.

5.3 Passing these and descending down the valley, the road crosses Cresswell Bridge to arrive at the quay. At the heart of the village sits Cresswell Quay, the most preserved of the quays (of which remains can be seen) around which are grouped a number of buildings including, the Cresselly Arms. At the quayside there are views across the river to the former coal folds, to Scotland Woods, the stepping stone and up the river towards Cresswell Castle.

5.4 At the other end of the village the approach from the north and Lawrenny starts with the arrival at Cresswell Bridge, from which views can be gained up and down the meandering river of Cresswell Mill and Cresswell Castle. The stone bridge and stone boundary walls are a strong feature of this approach.

5.5 To the south is the group of houses at Bubbleton set near a junction where the third road enters the village. Dominating the first view of the village from this direction is 1 and 2 Bubbleton Cottages.

5.6 Further south again, the fourth approach to the village meets the riverside. This approach descends into the valley past the Back Cottages and the former cobbler's shop, past Kiln Cottage, meeting the riverside with views towards the quay across at the coal folds, the stepping stones and Scotland Wood.

### Layout

5.7 This is a mixed historic landscape area united by its former coal mining industry and distinctive settlement pattern nestled in the river valley with the surrounding farmland. Houses are varied and include large, late 18th century or early 19th century Georgian houses, small vernacular houses, terraces of 19th century workers houses and 19th century single storey cottages.

## Use

5.8 Cresswell Quay grew out of the use of the quayside and the coal industry. The quay forms the centre of the village surrounded by a variety of buildings reflecting their occupiers and their purpose. Clues are provided in some of the names such as The Stores, Cresswell Mill House and Kiln Cottage. Today commercial activities are mainly centred on the public house.

5.9 Pisgah contains a small group of buildings around the Baptist Chapel. Opposite the chapel are two small terraces of 19th single storey century workers' cottages. The chapel, school room with a backdrop of mature trees and the cottages form a picturesque grouping. None are listed but all identified as positive buildings.



*Figure 2: Photograph showing 19<sup>th</sup> century, single storey workers' cottages which are examples of positive buildings*

5.10 Bubbleton is group of residential buildings a little upriver from the quays at the junction with Millway Lane. Some are altered but they retain their core. Back Cottages are a pair of 19<sup>th</sup> century workers cottages and a former cobbler's shop and Kiln Cottage was once a pair of workers' cottages alongside which remains the Old Carpenter's Shop.

5.11 Whilst originally an industrial settlement, Cresswell Quay Conservation Area is now predominantly residential in use and character.

## Essential open areas

5.12 The open area fronting the river is designated an area of open space in the LDP. This area is important to afford some of the prominent views through the village. It is also an important informal play space, picnic spot and provides informal access to the river.

## Trees and biodiversity

5.13 There are important stretches of mixed woodland and trees within Cresswell Quay. These trees not only help create the character of Cresswell Quay, but they also provide a biodiversity value. Of particular importance is Scotland Woods which provides the backdrop to the coal folds and Cresswell Castle. Individual trees also contribute to the setting and frame views on the approaches to the village and within Cresswell Quay.



*Figure 3: Photograph showing trees framing the view towards Bubbleton viewed across the open area*

## Public realm

5.14 Although in private ownership, the quay is probably the most important area of public realm in the village and is designated as an area of open space in the LDP. Opposite the Cresselly Arms, it is often used for community and other events. From it leads the open riverbank which provides an important informal public realm space for families to enjoy and a means to access the river.



*Figure 4: Photograph showing the use of the public realm in the village for events*

## Historical associations

5.15 The most important historical association Cresswell Quay has is with the early coal industry in Pembrokeshire.

## Communal value

5.16 Cresswell Quay is perceived as a hidden gem by many. It is a popular place to visit. People visit to enjoy walks around the locality, the hospitality of the public house, access the river (kayaking and other recreational water activities) and boating to the quay on a high tide. Some weekend evenings can be very busy in the summer with events held on the Quay.



*Figure 5: Photograph showing the use of the river for kayaking*

## 6 Building Materials

6.1 Although a settlement which grew up around industry and commercial buildings the village only now has one commercial building, the Cresselly Arms. Although some converted from other uses the remaining buildings have residential use. One of the strengths of Cresswell Quay is that very little has changed over the years. Dwellings are varied in style and size reflecting who they were built for and include large, late 18th century or early 19th century houses, a Manse, small vernacular houses, terraces of 19th century workers houses and 19th century single storey cottages. All the dwellings are stone built (some cement rendered, some painted) with slated roofs.

### Walls

6.2 Traditionally of local rubble, usually rendered. A few with exposed stone. Rendered walls are often unpainted. Cottages occasionally colourwashed rather than rendered. Render decorative bands common around doors in particular. Some more formal houses scribed, with render detailing.



*Figure 6: Photograph showing properties with unpainted render*





*Figure 7: Photograph showing a property exposed stone*



*Figure 8: Photograph showing a building with scribed render*



*Figure 9: Photograph showing a property with unpainted scribed render*

## Windows

6.3 Predominantly vertical sliding sashes, typically four-paned, some 12 paned. Four pane windows generally with horns



*Figure 10: Photograph showing a 4 pane sash window*



*Figure 11: Photograph showing a 4 paned sash window with horn details*



*Figure 12: Photograph showing a 12 pane sash window*

There are a few bay windows, for example, a cantilevered rectangular bay on the Cresselly Arms and splayed bays on Cresswell House and the Cresselly Arms.



*Figure 13: Photograph showing a cantilevered rectangular bay window*



*Figure 14: Photograph showing a splayed bay window*

## Doors

Simpler boarded doors for workers cottages, four panelled doors for larger houses. Some doors have fanlights, occasionally with stained glass.



*Figure 15: Photograph showing a boarded door painted red*



Figure 16: Photograph showing a panelled door with stained glass detailing above.

## Roofs

Roofs are typically gabled and slated, with cement pointed verges. Some have render bands. Barge-boards are present on the more formal buildings such as Pissgah Chapel and the Manse.

Typically roof have grey clay ridge tiles, butt jointed, close eaves.



Figure 17: Photograph showing gabled and slated roof



*Figure 18:* Photograph showing a group of buildings with pitched roofs with gabled ends.

## Chimneys

Chimneys are predominantly rendered. A few unrendered stone chimneys exist. There are buff and blue brick chimneys to the Manse but otherwise brick chimneys are usually of redbrick and corbelled.



*Figure 19:* Photograph showing a smooth rendered chimney



*Figure 20: Photograph showing a roughcast rendered chimney.*



*Figure 21: Photograph showing a colourful buff and blue brick chimney to the Manse.*



## Boundaries and Walls

A feature of the village are the stone walls which not only enclose frontages to properties but also are a feature of the quay and the bridges in the village. Walls feature a 'cock and hen' top, or a curved or sloping rendered top. Some walls have rendered finish, unpainted.



*Figure 22: Photograph showing stone boundary wall with a cock and hen top.*



*Figure 23: Photograph showing curved rendered copings to stone walls in the village.*



*Figure 24: Photograph showing an example of sloping rendered copings to stone walls around the village.*



*Figure 25: Photograph showing a fine stone pillar which has been retained.*

## Street furniture

Traditional street furniture adds to the character including the village post box, telephone box and an Automobile Association (AA) sign.



Figure 26: Photograph showing the red post box inset into a stone wall



Figure 27: Photograph showing the traditional red telephone box



Figure 28: Photograph showing a historic Automobile Association sign

## 7 Landscape and Riverscape Setting (Key Views)

7.1 Within the Milford Haven Waterway Registered Historic Landscape. The Pembrokeshire Coast National Park Authority Landscape Character Supplementary Planning Guidance LCA 28, describes the Daugleddau character area to be '*a peaceful, enclosed and intimate landscape of estuarine river and associated riparian areas and mudflats, surrounded by rolling wood-land mosaic landscape of parkland, mixed woodland and fields. The river is the dominant unifying factor, provides a strong sense of place for the adjacent areas*'.

7.2 Cresswell Quay lies in a steep and wooded valley surrounding one of the upper reaches of the river, the Eastern Cleddau. The valley sides rise steeply in a series of rounded hills, and it has a delightful, picturesque character.

7.3 Cresswell Quay is historic landscape area shaped by its former coal mining industry and distinctive settlement pattern, that contrasts with the surrounding farmland. Cresswell Quay lies at the head of the tidal limit of the Cresswell River, part of the Eastern Cleddau.

7.4 Cresswell Quay lies within the community of Jeffreyston and extends into Carew and Martletwy Communities. The Cresswell Bridge and the river to the east forms the local planning authority boundary with Pembrokeshire County Council.

7.5 The topography of Cresswell Quay, particularly the steep sides of the valley, provide a natural containment of the village spatially. The sides of the valley also provide a backdrop to many views in and through the village. The village is served by four roads and the views from these approaches are important to the character of the village as it the approach to and from the river itself, especially from downriver.

7.6 Analysis of old maps show that many of the field boundaries have not changed. Within the centre of the village is a mainly grassed area which also forms the bank to the river. This was part of the quays. This is designated an open space within the planning policy and is important location for access to the river, informal play, picnics and the like. On busy occasions, informal car parking is also located along its roadside edge.

### Prominent views

7.7 Prominent views into the Conservation Area are limited because of the topography. There are however key prominent views within the Conservation area, as shown in the following photographs.



*Figure 29:* Photograph showing a view of Cresswell Quay taken from the public footpath by Pigsaw Chapel.



*Figure 30:* Photograph shows a view from the open space alongside the river looking towards Cresswell Quay.



*Figure 31:* Photograph shows a view looking down river from Cresswell Quay. The former coal folds the other side of the river with Scotland Wood in the background.



*Figure 32:* Photograph shows the view looking up the river towards Cresswell Castle with Scotland Woods its backdrop.



*Figure 33:* Photograph shows the stepping stones to the former cold folds and Scotland Wood.



*Figure 34:* Photograph shows the view taken on the public path towards Back Cottages.



*Figure 35:* Photograph shows a view of Cresselly Castle taken from a public footpath.



*Figure 36:* Photograph shows a view of Cresswell Castle from Cresswell Bridge.





Figure 37: Photograph shows Cresswell Mill.



Figure 38: Photograph shows Pisgah Chapel grounds and the trees which add to the character of the setting.

## 8 Local Guidance and Management Proposals

8.1 Inappropriate modern alterations can adversely affect the appearance of building elevations and can also be physically damaging to historic fabric. Important original features threatened by such alterations include timber sash windows, doors and door cases, cast iron handrails, railings, rainwater goods, and chimney pots and stacks. It is important, therefore, that property owners and occupiers adopt the right approach to repairs and the replacement of these features. The accumulation of small details in the streetscape is integral to its character and special care is needed to conserve them.

8.2 Proposed works should involve assessing each site and building in terms of its contribution to the character and appearance of the Conservation Area, its historic value, form of construction and technical performance, including the presence of defects or any other threats to the survival of its fabric. Expert advice should be sought on all major projects, preferably from an architect, building surveyor or planner who is experienced in working within the historic environment. Even the simplest of operations should be based on an understanding of how a particular building 'works', in itself and in relation to its setting. Any work to larger buildings and buildings of exceptional historic value should be based on a comprehensively researched conservation plan, based on Cadw's [Conservation Principles for the Sustainable Management of the Historic Environment in Wales](#). Conservation Area designation does not prevent change but forms a framework in which the village can develop without losing any of the attributes which make it special.

### Listed Buildings and Scheduled Ancient Monuments

8.3 These are subject to controls under separate legislation. Listed Building control is operated by the National Park Authority, Scheduled Ancient Monument control by Cadw. The Listing of buildings includes their exteriors, interiors and historic curtilages (the common myth being that listing only applies to facades).

### Maintenance

8.4 Regular maintenance of a building is the best and most economical way of conserving its fabric. Looking after a building is the responsibility of owners and occupiers. A building that is looked after will retain its value and the need for extensive repairs will be avoided. Protection from water and damp penetration is the most important issue. Roofs, gutters and down pipes should be the first to be repaired. Owners of large buildings might consider creating a maintenance plan based on annual visual inspections and a detailed survey every five years.

### Day-to-Day Maintenance

8.5 Building owners and occupiers should ensure that the following tasks are carried out on a regular basis:

- Clearing leaves and debris especially after the autumn with particular focus on gullies and rainwater goods. A period of heavy rainfall is the best time to identify faults.

- Controlling plant growth that can accelerate decay and sometimes cause structural damage. Ivy should be killed by cutting near the ground and allowing it to wither before attempting to remove its roots from the wall. Valerian should be spot-treated.
- Looking for insect attack and fungal decay both of which can be caused by damp penetration and poor ventilation.
- Checking ventilation to ensure that any grilles which ventilate the spaces under floors are not blocked. Lack of ventilation may lead to conditions in which fungal decay can take hold.

8.6 Regular maintenance should minimise the need for major repairs to all buildings and repair of original features should always be the first option to be evaluated. However, some elements will eventually reach the end of their life, in which case consideration will have to be given to replacing using traditional materials and proven techniques of repair. The alternative is the loss of the historic value of individual buildings and the gradual erosion of the special interest of the Conservation Area. The purpose of the repair of any buildings within the Conservation Area is to prevent, or at least slow, the process of decay without damaging or altering features which contribute to its historic /architectural importance.

8.7 A lack of on-going maintenance can lead to the deterioration of the built fabric if, for example, gutters are missing or roots leaks are not repaired, with resultant water penetration into the vulnerable parts of the building.

## Roof-Scene

8.8 The roof-scene of an urban area forms the skyline and visual profile of a streetscape and is a very significant part of its identity. The combination of materials, details, form and massing creates the 'hat', which sits above the building and is critical to its character. Although much of the detail may not always be visible from street level, the local topography allows views towards, across and over the roof-scene from different parts of the town. The roof is, by its very nature, a critical part of a building's defence against the elements and, as such, is one of the most significant focal areas for regular maintenance and repair.

## Roof Coverings

8.9 Most properties use natural slate, which should be used for any works of repair or replacement. Ridges, verges and other details should all be bedded in mortar and butt-jointed. Concrete and clay tiles are not appropriate.

8.10 Imported natural slates that match the grey or heather blue colour of the original Welsh slate are cost-effective solution, but it is important to source the slates from a reputable source to avoid longer term problems of compatibility when the slates weather. Artificial slate, although sometimes difficult to distinguish from natural material when new, weathers in a different way and will, over time, appear different from the genuine product. If insulation is introduced into the roof, it should be placed at ceiling level, or between the rafters, subject to the provision of adequate ventilation (via eaves gaps, not proprietary vents fitted to the roof slope). Insulation on top of the rafters will raise the profile of the roof causing potential problems of

detailing at the eaves and where it abuts adjacent buildings. However, the introduction of high levels of insulation into older buildings can cause condensation and consequent decay.

## Rooflights and Dormers

8.11 Where loft spaces are converted and roof lights or dormers are a necessity, they should usually be situated on rear elevations as they break up the plane of the continuous roof slope on the street side. New dormer windows, where no previous dormers existed, should be avoided where possible, as they have a detrimental impact on the roof profile, scale and balance of the building's form and massing. Where original dormers exist, any changes to the proportions and overall size should also be avoided. Consideration should be given to using modern versions of early cast-iron roof lights (to the correct proportion and size, complete with a vertical glazing bar) to retain the character of the roof as much as possible. Many window manufacturers have special double-glazed Conservation Rooflights, which are designed to sit within the plane of the roof.

## Chimneys and Chimney Pots

8.12 Chimney stacks and pots add to the interest and variety of the skyline and streetscape. Chimneys should be retained and repaired with new matching clay pots provided as necessary. Where an original stack has been reduced in height, then it should be rebuilt to its original height. Where no evidence of the pattern of the original stack exists, the style should be based on the local style, typically, with over-sailing corbelled courses at the head. Most chimney stacks are of red brick, but whatever the materials, the original construction should be followed.

## Solar Water and Photovoltaic Panels

8.13 The need to promote energy efficiency will be balanced against the need to protect the character and appearance of the area when dealing with proposals for solar panels in Conservation Areas. Due to sensitivity of the Conservation Area to modern alterations, careful consideration will need to be given to the siting and design of the panels.

8.14 Notwithstanding prevailing householder development rights, the installation of microgeneration equipment on the principal elevations of buildings or in prominent locations within Conservation Areas will require careful consideration. Alternative locations at the rear of buildings, on subsidiary outbuildings or ground-mounted, where the panels would not be visible from the highway, should be considered. They should not project more than 200mm from the roof or wall surface. Solar slates along with an increasing number of heritage range' products are available.

8.15 The panels themselves should be of a dark colour and the framing should be in matt black or grey. Standard light-coloured blue panels with reflective light grey framing should be avoided. Integrated panels and solar slates should also be considered.

## Guttering and Downpipes

8.16 Consideration should be given to using traditional cast iron (or cast aluminium) gutters when restoring heritage buildings. Simple half-round gutters should always be used on earlier buildings. Half-round and ogee pattern gutters are suitable for later buildings. Cheaper uPVC materials are not as robust as cast-iron or cast aluminium and are more susceptible to impact and weather damage, as well as warping, sometimes affecting the gradient and natural fall of gutters with consequent risk of leaks and water penetration into the building's fabric. Higher quality uPVC may be suitable in a modern context or to lesser elevations.

## Windows and Glazing

8.17 Windows are the 'eyes' of a building and are the central focus of its character. The double-hung sliding sash window is predominant within the Conservation Area. Changes to the proportions of window openings and / or windows themselves invariably have a detrimental impact on the building facade as a whole. The incorporation of trickle vents should be avoided, due to their detrimental impact on overall character.

8.18 Original sash windows should always be retained and repaired, unless completely unfeasible. Replacement is very rarely necessary. Decay normally occurs in and around the sills, where new timber can be spliced in. The original crown or cylinder glass is thinner and more uneven in surface than modern float glass giving more subtle reflections and where it has survived, should always be retained. Heavier modern glass is likely to require heavier sash weights to counter-balance the window. Where the window has to be replaced, rather than repaired, the new window should be in timber and an exact match of the original. Where double-glazing is possible, the sealed units must be traditionally rebated and of slim specification so as to permit traditionally slim joinery details. Original slate sills should be retained wherever possible.

8.19 The removal of unsympathetic windows that are not original to the building is encouraged, with replacements to replicate the historic type and pattern. Where the original windows have been inappropriately replaced, windows of non-traditional materials replicating the original design will be favourably considered, subject to agreement on the detailed specification.

## Doors

8.20 Many of the issues that are relevant to windows and glazing are also applicable to doors. Where possible, traditional timber doors should be retained and repaired. Replacements, where necessary, should reinstate the original door style if known, or be in keeping with the period of original construction. Whilst traditional door patterns are, on the whole, more varied than windows there are some general principles that apply. Front doors were not generally glazed, where they have fanlights above, although later Victorian and Edwardian properties often had upper panels added or replaced by frosted and / or decorated glass. Fanlights, door cases and other ancillary features must always be preserved, repaired and maintained. The design and style of the ironmongery is also important and should match the design and style of the original door. External lever handles should be avoided.

## Porches and canopies

8.21 These should reflect local traditions of simplicity and utility, with either flat, bracketed canopies or lean-to roofs on supports.

## Access for the Disabled

8.22 It is necessary to provide access for the disabled, to conform with accessibility legislation. It is always important to ensure that the regulations and supporting guidance are correctly interpreted for Listed Buildings and Conservation Areas. Where works of this nature are applied, they should be done sensitively and with regard to the overarching principles of proportions, design, materials and workmanship that apply for the building as a whole.

## Pointing and Wall Finishes

8.23 Lime mortar is preferable to hard cement mortars on repairs and extensions to historic buildings and pointing of stone and brick, on repairs and new-build should follow traditional details, with flush, recessed or double-struck joints ensuring that mortar does not extend over the surrounding brick or stonework. Existing lime mortar should always be replaced by the same material and advice on composition or techniques should be sought from the Authority's Building Conservation Officer. The employment of render is acceptable in most cases, with a preference for smooth finishes - lime-based render should be used for historic building repairs or extensions, finished in pastel colours.

## Signage to commercial properties

8.24 Lettering and graphic design should be proportional, appropriate to the context and not generic.

## Colour

8.25 Colours are also an important part of the village's overall character. Render should normally be unpainted or in pastel colours and painted timber should be off-white with strong colours normally reserved for front doors and outer linings of sash windows and railings. Traditional colours to outer linings to windows are encouraged.



*Figure 39:* Photograph showing blue painted outer lining of sash window.

### Boundary Walls and Railings

8.26 Many residential properties retain walled or railed forecourts, which are critical to the special character of the conservation area. Particular attention needs to be given to ensuring that boundary walls and railings are not removed to allow parking and are not inappropriately replaced.

8.27 Ironwork should generally be painted in dark colours. Black and gold should be avoided.

8.28 Front gardens are an important local amenity. They enrich the Conservation Area visually and can provide sustainable drainage

## 9 New Development within Conservation Area

9.1 Generally, where new development and / or extensions are proposed it is important that they are guided by sound design principles, as well as sympathetic detailing in relation to its historic context. It is particularly important to avoid standardized solutions whether in a domestic or commercial context. All forms of new development within the Conservation Area should:

- Preserve and reinforce the 'local distinctiveness' and character of the conservation area, including road patterns, open spaces and trees, plot boundaries and boundary treatments;
- Have regard for existing building lines and the orientation of existing development;
- Respond to the particular rhythm and articulation of the subdivision of the streetscape and individual buildings in terms of bays and openings that break up the façade;
- Reinforce the distinctive character and grain of the particular character area of the conservation area, through an informed understanding of its building forms and styles, features and materials;
- Respect the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing buildings by way of its height, floor levels, size of windows and doors, overall massing and roofscape;
- Maintain key views and vistas within, into and out of the Conservation Area; and
- Where possible, minimise the visual impact of parked vehicles and the provision of parking areas on the streetscape and landscape setting of historic streets and buildings.

9.2 Where new development is proposed for areas that are adjacent to, rather than within, the Conservation Area, it will be equally important to have care and consideration for the impact of the intended scheme on the setting of the Conservation Area. Where appropriate, all forms of new development should respect the principles listed above, with particular concern to:

- Ensure new development continues the local scale, form and materials in order to reinforce the distinctive architectural character of the immediate context;
- Consider the impact of new development on key views and vistas.

9.3 The Town and Country Planning (Development Management Procedure) (Wales) Order 2016 requires applications for certain types of development to be accompanied by a design and access statement. This includes all major development, and in respect of development in Conservation Areas, developments for one or more dwellings or for provision of buildings with floorspace of 100 square metres or more. Further detailed guidance on Design and Access Statements is found in the Welsh Government/Design Commission for Wales document [Design and Access Statements in Wales: Why, What and How](#).

9.4 The Historic Environment (Wales) Act 2023 requires certain applications (Listed Building Consent and Conservation Area Consent) to be accompanied by a Heritage



Impact Statement (HIS). This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance. Further detailed guidance on the HIA process is provided in CADW's best practice guidance - [Heritage Impact Assessment in Wales](#).

## Demolition

9.5 Conservation Area Consent is required for the demolition of a building with a total cubic content exceeding 115 cubic metres and the demolition of a built boundary feature that is more than one metre high, where abutting a highway, waterway or open space, or more than two metres high in any other case. There should be a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the Conservation Area.

9.6 Demolition of a Listed Building (or any part of it) without Listed Building Consent is a criminal offence.

## Satellite Dishes and Antennae

9.7 Such installations are not permitted development if they lie on a chimney, wall or roof-slope which faces both onto and is visible from a highway. Applications relating to the provision of dishes/antennae in such locations will be resisted.

## Highway Design Standards

9.8 These are very important determinants of design excellence and sensitivity in historic areas. The Highway Authority is encouraged to continue to work with the National Park Authority to maximize the considered use of design standards, to be flexible where appropriate and to use the most appropriate materials and finishes where financial resources permit. This applies to Conservation Areas and their settings.

## Public Realm

9.9 While the conservation and enhancement of private properties within the Conservation Area are important, public areas and features (poles, cables signage, benches, bins, lighting etc) have significant effects on the special qualities of the area. In working with the relevant agencies, attention will be drawn to the special qualities of the Conservation Area in the provision of appropriate infrastructure.

## Essential Open Spaces

9.10 A couple of such areas of open space as designated in the adopted LDP are highlighted within the appraisal. The spaces between buildings are critical to their setting, as well as to public wellbeing. Opportunity for development in these areas is generally limited and will be resisted unless it can be demonstrated that there is no adverse impact on the character of the Conservation Area. Some areas offer the opportunity for enhancement.

## Trees and Hedgerows

9.11 Local planning authorities have the power to protect trees, hedgerows and woodlands by making Tree Preservation Orders. In addition, there is a special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders. Anyone proposing to cut down, top or lop a tree in a Conservation Area is required to give the local planning authority six weeks' notice, during which time the local planning authority can decide whether to protect that tree with a Tree Preservation Order.

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

## Management and Enforcement

9.13 The National Park Authority has existing planning powers to remedy such matters as the poor condition of land and buildings, urgent works and repairs, notices for Listed Buildings and unlisted buildings and structures. **The Town and Country Planning (General Development Order) 1995 (as amended)** provides permitted development rights for minor building works on residential properties, with some restrictions in Conservation Areas.

9.14 By the use of an 'Article 4(2) Direction', permitted development rights may be further restricted, for residential developments. No Article 4(2) Direction is currently in place for Cresswell Quay.

9.15 Conservation Areas are surveyed on a three-yearly basis to establish whether there is a real and specific threat to the character of the Conservation Area, whether an Article 4(2) Direction is necessary across the whole Conservation Area, and how effective the provisions of this document are.

## Appendix A - Policy Context

The **Historic Environment (Wales) Act 2023** and its suite of supporting secondary legislation came into full effect on 4 November 2024. This consolidated law for the effective protection and management of Wales's historic environment includes the legislative framework which was contained in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 which no longer apply in Wales. Other enactments from other Acts are also consolidated within the new Act.

The suite of supporting regulations to the Historic Environment (Wales) Act 2023 are currently:

**The Applications for Scheduled Monument Consent (Wales) Regulations 2024**

**The Listed Buildings (Exempt Religious Buildings) (Wales) Regulations 2024**

**The Listed Buildings (Partnership Agreements) (Wales) Regulations 2024**

**The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024**

**The Scheduled Monuments (Partnership Agreements) (Wales) Regulations 2024**

Conservation Areas are defined under sections 158 as: "areas of special architectural or historic interest whose character and appearance it is desirable to preserve or enhance".

Section 158 of the Act also requires Local Planning Authorities to identify these areas, and under section 159 of the Act, from time to time, to formulate and publish proposals for the preservation and enhancement of these areas. Section 160 of the Act places a general duty on Local Planning Authorities to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that area.'

Section 161 of the Act controls demolition in Conservation Areas by requiring Conservation Area Consent from the Local Planning Authority for the demolition of buildings within Conservation Areas subject to certain exemptions made under the section. This requirement does not apply to listed buildings, which are instead dealt with under section 88, and for Scheduled Ancient Monuments (SAMs) refer to Section

The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 includes measures for the positive management of change to the historic environment, such as requiring all applications for Listed Building Consent and for Conservation Area Consent to be accompanied by Heritage Impact Statements

Section 76 of the Historic Environment (Wales) Act 2023 It also places a duty on the Welsh Government to compile and keep up to date a Historic Environment Record.

**Planning Policy Wales (PPW) (12th Edition)** contains national planning guidance that recognises Conservation Areas as historic assets and acknowledges the need for the planning system to protect, conserve and enhance the significance of historic assets, including consideration of their settings.

Chapter 6, 'Distinctive and Natural Places', explains how planning system must consider the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic assets. The need for decisions to be based on an understanding of the impact of a proposal on the significance of an historic asset is emphasised. It explains that the protection, conservation and enhancement of historic assets is most effective.....when designing new proposals.

The Welsh Government's objectives in respect of Conservation Areas is to preserve or enhance their character and appearance, whilst the same time helping them remain vibrant and prosperous. It refers to the 'general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings' and sets a 'strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level...'. This presumption applies unless, in exceptional circumstances, where a development is desirable on the grounds of public interest. PPW also explains that Conservation Area Character Appraisals and Management Plans can assist in development management functions and that design decisions relating to character should be based on site and context analysis.

**Technical Advice Note (TAN) 24** provides further detailed national planning guidance related to the topic of the historic environment and, in particular, how the historic environment should be considered through the planning process. The section on Conservation Areas covers aspects including their designation and review, Conservation Area Character Appraisals, Planning in Conservation Areas, Conservation Area Consent, Advertisement Control, Trees, Enforcement and Appeals. Defining the character of each conservation area and setting out policies for preservation and enhancement through Conservation Area Character Appraisals and Management Plans, respectively, are seen as ways of providing a sounder basis for local development plan policies and development management decisions.

**Technical Advice Note (TAN) 12** provides national planning guidance related to design and is aimed at facilitating good design and sustainability through the planning system. It sets out the benefits of using Design and Access Statements as communication tools to outline how the design of the development proposal has been considered from the outset and how objectives of good design have informed this. With regards to the historic environment and Conservation Areas, in particular, it explains that there will be a greater need of direction and advice from the Local Planning Authority on how new development can be accommodated and change managed in areas of special character.

CADW has published a suit of best-practice guidance to support the changes to historic environment legislation in Wales. The most relevant of these is **Managing Conservation Areas in Wales**, which is aimed at ensuring a consistent approach towards designation, appraisal and management of Conservation Areas. With regards to appraisals, they are seen as vital tools for positive management of

existing areas. It explains their purpose, the potential for working with local communities, third-sector bodies and archaeological trusts, recording buildings and other elements, sources of information, and includes suggestions on content. Other best-practice guidance on related issues includes **Managing Historic Character in Wales**, **Heritage Impact Assessment in Wales** and **Setting of Historic Assets in Wales**. CADW also published in 2011 **Conservation Principles for the Sustainable Management of the Historic Environment in Wales** (Conservation Principles).

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## Legislation

Historic Environment (Wales) Act 2023

Town and Country Planning (Development Management Procedure) (Wales) Order 2016

The Town and Country Planning (General Development Order) 1995 (as amended)

The Applications for Scheduled Monument Consent (Wales) Regulations 2024

The Listed Buildings (Exempt Religious Buildings) (Wales) Regulations 2024

The Listed Buildings (Partnership Agreements) (Wales) Regulations 2024

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