

Pembrokeshire County Council Cyngor Sir Penfro



Fishguard Conservation Area Character Appraisal and Management Plan

Adopted November 2016

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Abbreviations

CA	Conservation Area
HLF	Heritage Lottery Fund
LB	Listed Building
LDP	Local Development Plan
PCC	Pembrokeshire County Council
SPAB	Society for the Protection of Ancient Buildings
TAN	Technical Advice Note – Welsh Government Planning Policy
TPO	Tree Preservation Order
T&CPAct	Town and County Planning Act 1990

Contents

Executive Summary.....	5
Part 1: Conservation Area Character Appraisal.....	8
1. Fishguard Conservation Area Character Appraisal.....	8
1.1 Introduction.....	8
1.2 Background.....	9
1.3 Fishguard Conservation Area.....	10
1.4 Purpose and Scope of the Appraisal.....	10
1.5 Methodology.....	11
2. Planning Legislation and Policy Context.....	12
2.1 National Legislation, Policy and Guidance.....	12
2.2 Local Planning Policy and Guidance.....	13
2.3 Enforcement Strategy.....	14
3. Definition of Special Interest.....	15
4. Assessing Special Interest.....	15
4.1 Location and Setting.....	15
4.2 Historic Development and Archaeology: The Origins and Historic Development of the Area.....	16
4.3 Spatial Analysis.....	19
4.4 Character Analysis.....	27
Character Area 1: The Slade.....	28
Character Area 2: Town Centre.....	32
Character Area 3: Residential Zones.....	38
4.5 The Buildings of the Conservation Area.....	45
4.6 Summary of the Character of the Conservation Area.....	50
5. Boundary Review and Recommendations.....	52
6. Summary of Issues.....	54
7. Management Proposals.....	56

Fishguard Conservation Area Character Appraisal and Management Plan

8. Monitoring	59
Part 2: Fishguard Conservation Area Management Plan	60
1. Summary of special interest of the Conservation Area	60
Identification of conservation issues	60
1.2 Positive issues and assets	62
1.3 Negative issues and problems	63
2. Policy guidance and design principles.....	63
2.1 Design Principles.....	63
2.2 Conservation area development context	64
2.3 Conservation area development policy and design principles	65
2.4 Design guidance for the enhancement of existing buildings.....	65
2.5 Policies for new development within heritage areas	72
3. Specific guidance for buildings, key sites and public realm.....	74
3.1 Design of the public realm	74
4. Management Recommendations.....	75
Decision making including listing/local listing, boundary changes and Article 4 Directions	75
4.1 Local Listing in the Conservation Area	75
4.2 Reassessment of the Conservation Area boundary	75
4.3 Article 4 Directions and Permitted Development	75
4.4 Monitoring and Enforcement:.....	76
4.5 Conservation Understanding	76
4.6 Resource Needs	77
4.7 Equality impact assessments	77
5. Implementation Programme	80
5.1 Resources for implementation in the Conservation Area	80
5.2 Action Plan Summary.....	80
5.3 Monitoring	81
5.4 Formal Review	81
Appendix 1 Conservation Area Maps	Error! Bookmark not defined.
Appendix 2 Useful Contact Information	91

Executive Summary

- i This combined Conservation Area Character Appraisal and Management Plan has been prepared to define the special interest of the Fishguard Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future.
- ii Part 1 sets out the Conservation Area Character Appraisal, and Part 2 sets out the Management Plan, proposals and implementation and arrangements for monitoring and review of both Conservation Area Character Appraisal and Management Plan.
- iii This document supports the Pembrokeshire Local Development Plan (LDP) 2013-2021, and will be a relevant consideration for any subsequently adopted development plan, in relation to the protection and enhancement of the historic environment within the Conservation Area. It is a material consideration for determination of planning and listed building applications along with relevant Supplementary Planning Guidance.

The policy context for the appraisal is provided by

- **Welsh Office Circular 61/96** (para 20) states that the quality of place should be the prime consideration in identifying, protecting and enhancing Conservation Areas. This depends on more than individual buildings. It is recognised that the special character of a place may derive from many factors, including: the grouping of buildings; their scale and relationship with outdoor spaces, architectural detailing, and so on.
 - **Planning Policy Wales Edition 8, January 2016** (para 6.5.17) states that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a Conservation Area, or its setting, there will be a strong presumption against the granting of planning permission.
- iv Summarised below are the key elements that contribute to the special interest and character of the Fishguard Conservation Area requiring preservation and enhancement.
 - A long history inherently connected to the establishment of the port.
 - Natural characteristics of the coastal landscape and underlying landform that have influenced the plan form of the town.
 - Historic medieval street pattern that remains evident in the modern town.

- Historic market town.
- Architecturally distinctive landmark buildings.
- Significant views into, out of and within the Conservation Area.
- A diverse mix of building style and type, with the majority comprising 18th and 19th century buildings.
- Many fine examples of well proportioned and elegant Georgian and Victorian buildings and terraces.
- Three distinctive character areas.
- Fine examples of historic shop fronts.

Key Issues

- v A number of key issues have been identified that have a negative impact on the character of the conservation area. These form the basis for the Management Proposals outlined in section 7 of this document and are summarised below.

i Negative/neutral sites and buildings

There are a number of 'negative' buildings and sites which detract from the special character and appearance of the Conservation Area. More modern development has often contributed little to the character of the area, neither preserving nor enhancing it.

ii Loss of architectural detail and minor alterations to historic buildings

Most of the unlisted – and many of the listed – buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials.

iii Building maintenance and repair (Buildings at Risk)

Some of the buildings in the conservation area are showing signs of deterioration due to lack of maintenance and their state needs to be monitored and funding prioritised accordingly.

iv Control of new development

Many modern developments do not harmonise with the historic character and appearance of the Conservation Area.

v Public realm

There are many examples where the public realm has been poorly designed, constructed and maintained. Original historic details have been removed and replacement methods and materials are largely inappropriate or unsympathetic. The dominance of on street car parking within the Conservation Area adversely affects its character.

vi Open/ green spaces, landscaping and tree management

Many streets and spaces within the Conservation Area have little or no landscaping. Despite the Conservation Area being distinctly urban in character, appropriate landscaping offers opportunities to enhance many of the public spaces and streets by adding texture, colour and increasing biodiversity.

vii Shopfronts, signage and advertisements

Many traditional shopfronts have been spoiled by insensitive alterations or inappropriate signage.

Part 2, The Management Plan identifies current Conservation Area issues and sets out Management Proposals and arrangements for implementation, with the following actions identified for early implementation:

Planning Policy & Strategy:

- PCC to adopt the Fishguard Conservation Area Appraisal and Management Plan;

Community involvement:

- Training and Development of Conservation Staff;
- Briefing for Members and Officers;
- Increase conservation awareness;
- PCC Conservation website development;
- Publication of Fishguard Conservation Bulletin(s); and
- Local availability of the Conservation Area Character Appraisal and Management Plan.

Planning Measures:

- Finalisation of draft Local List to inform the adopted Local Development Plan;
- Implementation of Buildings at Risk Strategy for those Listed Buildings at risk or vulnerable
- Identify Archaeologically Sensitive Areas as appropriate

Framework for Design Standards:

- Prepare programme for preparation of additional planning guidance notes on conservation issues;
- Ensure opportunities for, and importance of, enforcement measures are understood and implemented throughout PCC;
- Promotion of Planning Guidance Notes and Cadw's 'Maintenance Matters' on website
- Prepare site specific development briefs where appropriate

Part 1: Conservation Area Character Appraisal

1. Fishguard Conservation Area Character Appraisal

1.1 Introduction

1.1.1 Fishguard Conservation Area, designated in 1976, recognises the architectural and historic interest of the historic core of the town centre, which has developed around its strategic location at Fishguard.

1.1.2 Conservation Areas, designated under the provisions of Section 69 of the Planning (LB & CA) Act 1990, are defined as an area “...of *special architectural or historic interest, the character of which it is desirable to preserve or enhance*”¹.

1.1.3 The designation confers protection on the area as a whole, on buildings / groups of buildings, on spaces between and on trees. Additional protection may be appropriate through the use of a Direction² across part of the Conservation Area, called an Article 4 Direction, this removes specified permitted development rights to alter or extend designated buildings therefore affording a greater degree of protection over the historic environment.

1.1.4 This appraisal defines and records the special architectural and historic interest of the Fishguard Conservation Area, considers current issues and the current statutory and policy context and identifies opportunities for enhancement to provide a framework for sustainable decisions on its future and local involvement in implementation. It meets the requirements of the legislation, ‘to *formulate and publish proposals for the preservation and enhancement*’³ and, ‘in *making a decision on an application for development special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*’⁴, provides a firm basis on which applications for development and proposals for enhancement within the Fishguard Conservation Area will be assessed.

1.1.5 The statutory and policy context is provided by:

- Planning (Listed Buildings and Conservation Areas) Act 1990⁵

¹ The Planning (Listed Buildings and Conservation Areas) Act 1990

² Made under Article 4 of the General Permitted Development Order 1995

³ Section 71 The Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ Section 72 The Planning (Listed Buildings and Conservation Areas) Act 1990

⁵ which replaced the former Civic Amenities Act of 1967

- Town and Country Planning (General Permitted Development) Order 1995
- Planning Policy Wales, Edition 8, 2016
- Circular 61/96⁶ and Circular 1/98⁷
- Pembrokeshire County Council Local Development Plan (LDP) 2013 – 2021.

1.2 Background

1.2.1 Conservation Areas were created by the Civic Amenities Act of 1967 when it was decided that listing historic buildings individually was not enough to protect groups of buildings, which although not individually listed contributed to the character of the place as a whole, and their setting. It was also realised that the spaces between buildings and trees were also important elements. These whole areas were to be protected and designated as Conservation Areas.

1.2.2 Conservation Area designation should be seen as the prime means of recognising, protecting and enhancing the identity of places with special character. Quality of place should be the prime consideration in identifying Conservation Areas although there can be no standard specification for Conservation Areas. Designating a Conservation Area does not prevent future changes to buildings and their surroundings. It does mean, however, that the local planning authority, when considering planning applications, including those which are outside a Conservation Area but would affect its setting, must pay special regard to whether the proposed changes “preserve or enhance the character or appearance of the Conservation Area”.

1.2.3 The Act has now been incorporated and expanded into the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the statutory basis for planning control within Conservation Areas. This Act imposes a duty on local planning authorities to regularly review their designated areas, to designate new areas if appropriate and following designation draw up and publish preservation and enhancement proposals, and to exercise their planning powers for preservation and enhancement.

1.2.4 The designation of a Conservation Area is normally based on a detailed assessment of the special architectural and historic interest of the area. These assessments are known as Conservation Area Appraisals.

⁶ Planning and the Historic Environment: Historic Buildings and Conservation Areas

⁷ Planning and the Historic Environment: Directions by the Secretary of State for Wales

1.2.5 Conservation Area Appraisals are important for the local authority, for developers and for the public. They can be used in conjunction with existing planning policies and guidance; they can assist in the ongoing management of Conservation Areas; form the basis for enhancement programmes; and provide a sound basis, defensible on appeal, for local plan policies and development control decisions. Appraisals also have wider applications as educational and informative documents for the local community.

1.3 Fishguard Conservation Area

1.3.1 The County of Pembrokeshire (excluding the Pembrokeshire Coast National Park) has 24 Conservation Areas, one of which lies within Fishguard. Fishguard Conservation Area was designated by the former Pembrokeshire County Council in 1976. Fishguard has two Conservation Areas, one for the Upper Town (this report), and one for the Lower Town (see separate report).

1.3.2 The two Conservation Areas for Fishguard have not previously had the protection of an Article 4 Direction. This would remove existing permitted development rights, and bring in a requirement for planning permission to be obtained for all repairs and extensions, to ensure that traditional buildings methods and materials are used. This would serve to halt the erosion and loss of essential architectural detail which gives the Conservation Area its 'area of special interest' status. Further information about the potential for an Article 4 Direction can be found at Part 2 (section 4.3) of this report

1.4 Purpose and Scope of the Appraisal

1.4.1 On designation in 1976 the Fishguard Conservation Area was recognised as being of special architectural and historic character which warranted preservation and enhancement.

1.4.2 The purpose of this study is to undertake a character appraisal⁸ for the Conservation Area as part of the County Council's rolling programme of Conservation Area review. It describes the special architectural and historic interest of the Conservation Area and provides a detailed analysis of its character and appearance, concluding that designation as a Conservation Area is clearly justified.

1.4.3 This Character Appraisal supports the policies of the Local Development Plan for Pembrokeshire. It is to be used as a material consideration in the assessment and determination of applications for development within the

⁸ follows the general guidance set out in the former English Heritage "Conservation Area Appraisals"

Conservation Area and to help guide its future management.

This document will be a material consideration in the determination of planning applications.

Unlawful developments may result in enforcement action being taken.

1.5 Methodology

[A Conservation Area appraisal] should be regarded as the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area – and to provide the basis for making sustainable decisions about its future through the development of management proposals.

(former English Heritage 2006⁹)

1.5.1 The aim of this Character Appraisal is to reassess the designated area in terms of reviewing its boundary and to record its special architectural and historic interest in a concise manner, isolating the important elements of an area's character. This appraisal will consider the Conservation Area using 'Conservation Area Designation, Appraisal and Management' Historic England Advice Note 1, 2016 as a guide, and the following objectives:

- I. Outline and explain the historical development and evolution of the area;
- II. Define and analyse the special character and interest of the Conservation Area and its surroundings, in relation to its architecture, topography, open spaces and landscape and the relationship between them;
- III. On the basis of the assessment review the existing Conservation Area boundary, and
- IV. Identify potential opportunities and management proposals for the preservation and enhancement of the area.

⁹ In 2015 the Historic Buildings and Monuments commission for England changed its common name from English Heritage to Historic England.

2. Planning Legislation and Policy Context

2.1 National Legislation, Policy and Guidance

2.1.1 The Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 (England and Wales) have consolidated earlier conservation legislation.

2.1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to designate as Conservation Areas “any area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

2.1.3 Under section 69 of the Act there is a duty on local planning authorities to review Conservation Areas from time to time by preparing and publishing proposals for the preservation and enhancement of Conservation Areas and to consider whether further designation of Conservation Areas is called for. It is worth noting that Welsh Government introduced the Historic Environment (Wales) Bill was introduced to the National Assembly for Wales on the 1st May 2015¹⁰.

2.1.4 This Appraisal should be read in conjunction with national planning policy and guidance such as Planning Policy Wales, Edition 8 January 2016 amplified by Circular 61/96 and Circular 1/98. These documents provide advice on the designation of Conservation Areas and in particular guidance for assessing their special interest.

2.1.5 Circular 61/96 (para 20) states that the quality of place should be the prime consideration in identifying, protecting and enhancing Conservation Areas. This depends on more than individual buildings. It is recognised that the special character of a place may derive from many factors, including: the grouping of buildings; their scale and relationship with outdoor spaces; architectural detailing; and so on.

2.1.6 The current context for land use planning policy in Wales is contained in Planning Policy Wales Edition 8 which provides specific guidance for the designation, positive management and review of Conservation Areas. Planning Policy Wales explains the role of local planning authorities in formulating

¹⁰ At November 2015, the Bill was at Stage 2 ‘detailed consideration by Committee’ of the Bill.

Conservation Area policies and exercising development control functions within Conservation Areas. Specific reference is given to the preparation of Conservation Area character appraisals which can assist planning authorities in the exercise of their planning and development control functions.

2.1.7 Planning Policy Wales Edition 8 (para 6.5.17) states that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a Conservation Area, or its setting, there will be a strong presumption against the granting of planning permission.

2.1.8 Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs). 'TAN 12: Design' is relevant to Conservation Areas as it outlines a number of objectives of good design including the need for development to respond to character and context.

2.2 Local Planning Policy and Guidance

2.2.1 This Appraisal will strengthen policies by providing greater detail on the special elements that give the Conservation Area its character and therefore provide a firm basis on which applications for development within the Fishguard Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by the County Council.

2.2.2 In terms of local planning policy relevant to this appraisal, the Local Development Plan for Pembrokeshire (LDP) was adopted in February 2013 and sets out the Council's policies for protecting and enhancing the historic environment. Of particular importance are the specific policies relating to the historic built environment, including:

- SP 1 Sustainable Development
- SP 14 Hub Towns
- SP 16 The Countryside
- GN.1 General Development Policy
- GN.2 Sustainable Design
- GN.3 Infrastructure and New Development
- GN.4 Resource Efficiency and Renewable and Low-carbon Energy Proposals
- GN.11 Conversion or Change of Use of Agricultural Buildings
- GN.37 Protection and Enhancement of Biodiversity
- GN.38 Protection and Enhancement of the Historic Environment

2.3 Enforcement Strategy

2.3.1 In terms of direct action within a Conservation Area, the powers available to Local Authorities include:

- Enforcement action against unauthorised development – planning contravention notices / breach of condition notices / enforcement notices / stop notices / and injunctions;
- Serving Repairs, Urgent Works and Section 215 notices¹¹;
- Compulsory Acquisition orders;
- Building Preservation Notices which extend Listed Building control over unlisted buildings for an interim period; and
- Identification and designation of Archaeologically Sensitive Areas as part of the preparation of the Local Development Plan such designation should ensure consideration of potential archaeological issues at an early stage.

2.3.2 Buildings and sites, just outside the Conservation Area but adjacent to the boundary, must be considered as part of its setting and therefore similar planning considerations need to be applied.

¹¹ Town and Country Planning Act 1990

3. Definition of Special Interest

3.1 Although not an exhaustive list, this character appraisal concludes that the special interest of the Fishguard Conservation Area derives from the following key characteristics:

- Long maritime history.
- Strategic position in relation to its links to Ireland.
- Natural characteristics of the dramatic coastal setting.
- The mediaeval market place centre point and subsequent radial street development.
- The sheltered harbour and valley in the lee of the headland setting.
- Architecturally distinctive landmark buildings.
- Significant views into, out of and within the Conservation Area.
- Mix of building styles with the majority comprising 17th, 18th and 19th Century buildings.
- Listed Buildings and other buildings which add to the interest and character of the street scene.
- Historic Shop fronts.
- Extreme topography separating the upper town area from the lower town.
- Historic narrow streets in the centre of town with alleyways and footpath links.
- Architectural details prevalent within the town.

4. Assessing Special Interest

4.1 Location and Setting

4.1.1 Fishguard lies at the mouth of the river Gwaun on the north coast of Pembrokeshire in south West Wales, 16 miles north of the County town of Haverfordwest, in close proximity to the Pembrokeshire Coast National Park and within easy reach of the coast.

4.1.2 It is situated on the eastern side of the Pencaer Peninsula, and this location is the main reason for its development as a harbour, boat building centre and trading port.

4.1.3 The Conservation Area covers an area of approximately 18.35 hectares. This Character Appraisal analyses and appraises the current Conservation Area in terms of character and assesses whether any changes to the boundary are appropriate, and consequently recommends on the future management of the area.

General character and plan form

4.1.4. The Conservation Area is mostly urban in nature comprising the historic commercial core of the town known as the Square, with a densely arranged block of smaller residential properties to the east, and long terraces of property along each side of the three main streets which radiate from the centre point of the town. Much of the towns' character comes from its' coastal position, the wide variety and age of buildings, building style, their relationship to each other, their density, size and colour, the roofscape, the narrow street pattern and variation in width, (i.e. narrow near to the centre and then widening out), and the many opportunities within the town for either sea glimpses or panoramic coastal views.

Landscape setting

4.1.5 The town spreads across the upper regions of the Pencaer Peninsula, and includes the coastal slope and valley area known as the Slade, which runs in an easterly direction down a steep incline from the top of Penslade to the water's edge across from the harbour and the lower town settlement, which sits along the northern bank of the mouth of the River Gwaun. Fishguard town and the old Lower Town areas are protected geographically as they are in the lee of the Pencaer Peninsula, and are at the same time separated and connected by a very steep hill which runs in an east west orientation from the stone bridge across the river in lower town up to Main Street and the Square in upper town.

4.1.6 The topography is such that the approach from the south west along High Street and the approach from the south along Kensington Street are along gradual slopes down towards the town centre, and afford distant views of the mountains and sea to the north.

4.1.7 The sloping sides of the Slade and around Bank Terrace are woodland in the main with tall stands of old trees which have been thinned in places, whilst the rest of the coastal slope comprising the marine walk and links to the town are covered with grass, scrub, gorse, hawthorn, ivy, etc. and is maintained on an ad hoc basis by the Council.¹²

4.2 Historic Development and Archaeology: The Origins and Historic Development of the Area

Viking – 10th Century

4.2.1 The name Fishguard derives from the old Norse *fiskigarðr* meaning 'fish catching enclosure'. (Welsh: Abergwaun, meaning Mouth of the River Gwaun). As far back, and probably before Roman times this bay was known as a safe

¹² Marine Walk Coastal Path Ecological Assessment, Capita Symonds, June 2005

anchorage point, and finds of Roman coins have reputedly been discovered. (Fenton). Whilst the Fishguard area is notable for its lack of Roman remains, a bronze dodecahedron from the 2nd-4th century AD has been found at Fishguard. The dodecahedron has twelve faces with a hole in each face of varying diameter. Their use is unknown. The coast of Wales was increasingly subject to Norse raids during the Viking era, in the latter part of the 10th century Norse trading posts and settlements emerged, and Fishguard was established as a port between 950 – 1000 AD.

12th – 17th -Century

4.2.2 Fishguard was occupied by the Normans during 12th century and was a Marcher borough. The Marcher lords encouraged immigration from all the Norman- Angevin realms, and encouraged trade from "fair haven" ports like Cardiff. In 1603 it was described as being one of five Pembrokeshire boroughs overseen by a port reeve or port warden, whose role was as fiscal advisor, much like customs and revenue officers of today.

4.2.3 The region Fishguard occupies is within the historic Welsh cantref of Cemais, and forms part of the Welsh province of Dyfed, within the historic Principality of Deheubarth.

4.2.4 The Norman settlement lay along what is now High Street between the church at its north end and the remains of a Norman motte at its south end. It is believed that the town was originally secured by castle walls, but none remain.

4.2.5 The main reason for the successful development of Fishguard was its' sheltered location which accommodated fishing and trading boats plying their trade in the St. George's Channel, who could run up to Fishguard on a southerly wind if they were unable to land in Milford, and its' ideal proximity as a sheltered port from which to set sail to Ireland. The town developed as a market place to accommodate trading of goods and produce from the surrounding farm land, plentiful localised fish stocks, and export of quarried materials as well as locally produced woollen cloth and leather goods.

18th -Century

4.2.6 There was a rapid development of sea and coastal trading during this time, and ship building with its associated trades reached its zenith, bringing prosperity and rapid expansion of the towns' building stock.

4.2.7 Much of the property in the town centre has 18th century origin, and is where business and all kinds of trading was conducted and where accommodation could be found, together with all sorts of associated businesses which were established to meet the needs of the farming community, settlers, and the passing trade from sea going travellers and traders.

4.2.8 The lower Slade developed as a boat building area and there was a saw mill located there in the early 19th century. It was also the main link to the town from the shoreline where trading boats could load and unload on low tides and goods

could be carried by horse and cart up the Slade and in to the town centre.

4.2.9 In the mid 18th century Benjamin Williams set up a rope making works in the vicinity of what is now called the Ropewalk, and the larger ropes were taken from Roperyard Lane down the Ropewalk, across West St and down along the Slade for stretching and straining.

4.2.10 The shore line of the lower Slade links to the old harbour and Pistyll Hotch quarries, so that quarried materials, and other goods produced locally such as coal, cloth, pottery, rope, etc., could be moved by cart along the shoreline to be loaded onto boats.

4.2.11 Fishguard is famous for a particular historic event. During the War of the First Coalition in 1797 there was an unsuccessful military invasion by Revolutionary France. It became known as "*The Last Invasion of Wales*".

4.2.12 The town was forced to fend off the might of 1400 men with only a small army, including approximately 400 women dressed in their Welsh costume of red cloaks and tall hats. Apparently they gave the impression of a much stronger force from a distance, and legend tells that it came down to one woman, Jemima Nicholas, to strike out and capture some of the French, virtually single-handedly. A tapestry hangs at the Town Hall to commemorate the occasion.

19th and 20th Century

4.2.13 Construction of the Railway and subsequent development of the ferry terminal in Goodwick gave rise to the need for still further housing and shops, schools, churches, etc., to support the new influx of workers and settlers.

4.2.14 In the early 20th century across the County traditional employment opportunities in boat building and its associated trades, farming, cloth production, mining, fishing and quarrying all began to fall into decline, and developing Industrialisation after the second World War led to a greater prosperity and mobility of the population.

4.2.15 Leisure activities and tourism began to develop, road networks were improved, hotels, guest houses and other accommodation were built, along with tea rooms, restaurants, shops, breweries, public houses, a theatre, etc., plus a designated public space located immediately to the west of the Conservation Area boundary. Lota Park as it was called, was gifted to the community in 1923 by Walter Williams, son of a notable sea captain William Williams, who moved to Chile in 1863, and traded along the South American coast for a number of years before returning to Fishguard, from where he traded with the Baltics, taking out salt herrings and returning with hemp and timber.

4.2.16 Lota Park has a stone circle erected for the 1986 Eisteddfod. The Gorsedd Circle at Penslade was built to commemorate the Eisteddfod in 1936, with stones taken from adjoining parishes, the centre spot commanding spectacular panoramic views across the town, coast line and the distant mountains.

4.2.17 The traditional activities of this maritime market town are now long gone, and the town centre has diversified into a tourist destination with restaurants, hotels, cafes, guest houses, galleries selling art, ceramics and jewellery, all of which ensure that the commercial building stock is largely in use. It should be noted that there are a number of regular annual events held which add to the interest of the town.

4.2.18 For one week each July, the renowned Fishguard International Music Festival hosts a programme of orchestral, choral and music related events featuring internationally acclaimed artistes and orchestras. There is an annual folk festival bringing large groups of people in to the town to be accommodated, ensuring that the town retains an economic viability throughout the year. During the August Bank Holiday weekend, Fishguard hosts 'Aberjazz', the Jazz n blues festival which promotes live music in the Fishguard Area.

Archaeology

4.2.19 Near the town are several tumuli, or artificial mounds, which indicate that fortifications were built here during the wars between the Welsh and the invading Saxons. There are also Neolithic and Bronze Age sites in the vicinity.

1. **Penrhiw** (SM942390) Neolithic chambered tomb. (SAM)
2. **Carreg Samson / Garn Wern** (SM 948390) A Neolithic chambered tomb cemetery, which includes three burial chambers in close proximity. (SAM)
3. **Garn Wern.** (SM947390) Bronze Age round barrow.
4. **Castell Mwrtach.** (SM 953365) Iron age defensive enclosure
5. **Y Caerau.** (SM967366) Iron Age hill fort.
6. **St Dyfrig's cell** (SM 967369). Local tradition has it that this 6th Century Celtic saint spent part of his life in a cave at Glyn-y-mel near Lower town. According to legend, he was made Archbishop of Wales from Caerleon by Saint Germanus of Auxerre, and later crowned King Arthur. (St Dyfrig is sometimes Latinised to Dubricious).

4.3 Spatial Analysis

Character and Interrelationship of Spaces within the Area

Routes

4.3.1. There is a clear hierarchy of paths within the Conservation Area that

contain the main channels of movement.

Radiating from the Square the three main roads are:

1. **High Street** which runs south west to Haverfordwest and the south of the County.
2. **West Street** which forms part of the coastal A487 route and runs north towards Goodwick.
3. **Main Street** which forms part of the coastal A487 route and runs east to Lower Town harbour and onto Dinas and Newport.

4.3.2 The centre of the town has a number of gaps between buildings which form alleyways, i.e. Parc y Shwt , which now provides a short cut from High Street to the car park.

4.3.3 There are a number of paths from the town centre which lead down to The Slade, one from the top of Penslade, one close to the war memorial, and another adjacent to 1 Main Street. These links follow the coastal slope northwards or south towards the harbour and Pistyll Hotch Quarries.

4.3.4 To the east of the Square is a block of older residential properties typically mid 18th – late 19th century, bounded by Main Street, Kensington Street, Park Street and Hamilton Street. There are two alleyway links to the centre of the block where there were once allotments and places to keep livestock, but they have now been closed off. There is also an alleyway at the foot of Kensington Street which isolates 32 & 34 Main Street and comes out onto Main St.

4.3.5 As you proceed along Main Street towards Lower Town the road has two tight bends at Hill Terrace as well as a steep slope down to sea level which serves to slow traffic down and affords dramatic views towards the harbour and coastline. The properties on Hill Terrace step down the hill, and the steepness is accentuated by the deeply stepped ridge line and front garden retaining walls.

Nodes

4.3.6 The principal spaces, meeting areas or nodes within the Conservation Area include:

- The locally known ‘Golden Mile’ at West Street where a small formal open space contains benches, planters, footpaths and a grassed area.
- The Slade footpaths and seating areas which separate the waterfront from the majority of buildings in Fishguard.
- The equipped play area and open space / recreation area at Lota Park which provides a meeting place.

Public spaces open areas

4.3.7 The focus of the Conservation Area is mainly upon the urban centre of the town and around the Square, where the roads and streets are narrow and there is little space or opportunity for ‘amenity’ areas. The principal spaces, meeting places or nodes within the Conservation Area include:

- **The Square** in the centre of the town is an open space, but it is often congested with traffic, and there is little refuge for pedestrians here, apart from an area outside the Town Hall.



Parking at the Town Hall (23.11.15)

- **The ‘Golden Mile’** area opposite numbers 17-31 West Street is a formalised public space with seating and a wide flower bed. It is from here that there are fine views across the bay. Opposite is a small paved area at the corner of West Street and Ropewalk.
- **The Slade** provides access the coastal slope area and Marine walk, it also leads down to the shoreline and along to the harbour, and there are many opportunities to stand or sit and admire the views.



The Golden Mile (4.6.15) and The Slade (23.11.15)

Key Views

4.3.8 Within the Conservation Area there are a number of important views, many of which may have already been discussed. This is not an extensive list but it does demonstrate that within, looking into and out of the Conservation Area these views form an important component of the Conservation Area’s character and should

therefore be preserved and enhanced wherever possible.

4.3.9 From many points within the Conservation Area, there are glimpses of the sea as evidenced from the southern end of High Street and Kensington Street, and there are many opportunities for sea glimpses between buildings and at high points, as well as panoramic views towards the sea and harbour. From the top of the slope the eye is drawn downwards by the steep terrace of cottages, but there are also fine distant views eastwards across the coast to Dinas and Newport. Further down the slope at almost all points along the walkways in the Slade there are opportunities to pause and view the harbour area through the trees, or in the open spaces to see the coastline and hills of Dinas and Newport to the north.



view from the bottom of the Slade towards Lower Town (4.6.2015)

4.3.9 Tower Hill to the east of the Upper Town area leads to a footpath which follows the side of the valley southwards above Pistyll Hotch and Blaen-y-delyn Quarries, and it is from here that there are panoramic views across Lower Town, in the vicinity of Glynymel Road. From here one can see the densely tree lined valley slopes above the houses and beyond that the hills of Dinas and Newport.

View south from Saddle point which takes in the whole of the Lower town area (4.6.2015)



View onto Lower Town from the Slade (4.6.15)

4.3.10 From the secluded upper area of the Slade there are rewarding glimpses of the harbour, with a longer view across to the hills of Dinas and Newport.



View onto Hill Terrace from Tower Hill (4.6.15)

4.3.11 From many points within the town centre there are opportunities for sea glimpses particularly from High St, West Street, Kensington Street, Main St, and Tower Hill.

4.3.12 The main road access from the south towards the town centre is High Street which has a gradual slope, and from number 77 High St there are pavements each side of the carriageway and vehicle access is not impeded in either direction until, in the vicinity of the Hermon Chapel entranceway, the road and footpaths narrow, and the facades of buildings on each side of the road sit closer together giving a forced perspective in towards the town centre, with St. Mary's church as a focal point, and glimpses of the hills beyond.

4.3.13 From Penslade there are spectacular views across to the harbour and across to the rear of properties on Main Street, some of which present as three and four storeys as they are built into the hillside and some have basements.

4.3.14 From many points within the town there are fine views and it is these small glimpses and wide panoramas of the sea and the rugged coastline to the north that are part of the character of the town, and which add to the special interest of the streetscape. Wherever you are within the confines of the urban framework you are reminded that the town is located on the side of a steep coastal slope, and is next to, and overlooking the sea.

Landmark and Key Buildings

4.3.15 The early growth of the area was based on the rapid development of sea and coastal trading and ship building during the 18th century, together with all sorts of

associated businesses which were established to meet the needs of the farming community, settlers, and the passing trade from sea going travellers and traders.

4.3.16 Construction of the Railway and subsequent development of the ferry terminal in Goodwick gave rise to the need for still further housing and shops, schools, churches etc., to support the new influx of workers and settlers. There are a number of other prominent buildings constructed during the growth of the area that are now listed and lie with the Conservation Area, including religious buildings.



32 Main Street and St Mary's church Institute building. (23.11.2015)

4.3.17 No. 32 Main Street is an end terrace house from the earlier 19th century with an altered 20th century ground floor. The roof overhangs No.34 and the left stack was originally the chimney of No. 34. Located opposite the church, the Institute is an early 20th century structure in a simple Arts and Crafts style. The property occupies a small street frontage, but extends back to occupy a large plot.

4.3.18 The Abergwaun Hotel at The Square is two storey with a further storey within the roof. Currently vacant, the hotel is prominent here. Bethel English Baptist Church (built in 1905) located at West Street in a sub classical style with a stuccoed gable front. It has two storeys and a giant arch in the pediment. Designed by J. Howard Morgan, the interior is typical of Morgan, the centre part of the ceiling is open to exposed trusses. Typical too, the gallery detail with rows of squat balustrading. The vestry was taken over by the Military for the accommodation of troops on the 19th June 1940¹³.



aflet 37: Fishguard, 2010
[un.pdf](#)



Abergwaun Hotel and Bethel English Baptist Church (23.11.2015)

4.3.19 Hermon Chapel High Street is an early classical facade and is the earliest known in Wales. The façade is divided by a strong first floor cornice, broken forward over the piers which are rusticated below, framing a loggia with a four-bay Doric colonnade. The doors have elegant blind fan-heads and gallery stairs rise neatly each end, rather than from within the chapel. Above are two windows with the same fan-heads, set in arched recesses¹⁴. No. 64 West Street provides an example of a slate-hung wall modest property and late 18th century in the Georgian tradition.



Slate hung walls at No. 64 West Street and Hermon Chapel (23.11.15)



Fishguard Town Hall (23.11.15) and Fishguard Arms (11.03.2008)

¹⁴ The Chapels Heritage Society Local Information Leaflet 37: Fishguard, 2010

http://www.capeli.org.uk/uploads/local_37_abergwaun.pdf

4.3.20 Fishguard Town Hall, located at Market Square was built in 1830 and the Jubilee Memorial clock added in 1890. Renovated in the 1950s, shopfronts were removed and sash windows inserted as part of the renovation, although details are lacking about the earlier appearance. The Royal Oak is an Inn and a former 18th century traditional vernacular house, and reputed to be the location of the signing of the surrender marking the end of the French invasion of 1797. Built of stone rubble with one storey with attic and slate roof and stone end stacks. Three 4-pane sash windows into the eaves with catslide roofs and a similar window either side of central doorway traditional style door. The Royal Oak is being renovated in November 2015 and intended to remain as a public house.

Public Realm

4.3.21 Within the urban part of the Conservation Area, public realm elements such as street furniture, lighting and planters are largely modern in style and functional. Railings are decorative and signposts traditional in style at West Street open space. Planted beds enhance this community space. Public Realm at the Town Hall is largely devoted to car parking and is hard landscaping. (See Fishguard Town Hall photograph above).



West Street Open Space (4.6.2015)

Open/ Green Spaces, Trees and Landscaping

4.3.22 There is little green space or presence of trees apart from the south side of Park Street (not public realm) and opposite 17-32 West Street, as the buildings generally follow the street front within the town centre. Most properties have gardens to the rear and many on the fringes of the Conservation Area have small front gardens. In many places within the town there are views towards the north of the valley, with views of the open coastal slopes, the coast line, and the harbour area which is green and wooded and relieves the more claustrophobic urban feeling of the town centre.

4.3.23 The area of the Conservation Area which includes the Slade and coastal valley was, in 2006, the subject of an Ecological Assessment as part of enhancement proposals by Consultants Capita Symonds. This study looked at the 1.5km of footpaths in terms of possible improvement, and included a walk over ecological survey of the routes to establish the condition and identify constraints such as protected species using the habitats close to the paths. The study advised that the Environment Association work out a management strategy with Pembrokeshire County Council, to ensure that the complex nature of ownership along the route is taken into account.



Open space and Gorsedd Circle at Slade and Penslade (23.11.2015)

4.3.24 The study suggested that the Environment Association take out a 3-5 year lease as part of a management agreement. This would enable the Association to take a form of ownership in order to gain access to funding and carry out enhancement works. Future maintenance by the County Council is suggested. Some enhancement work has since been carried out by the County Council, but the issue of ownership and management has still to be resolved. Green spaces are maintained and improved by a local volunteer greening group.

4.4 Character Analysis

4.4.1 Fishguard Conservation Area can be roughly divided into three separate character areas each with its own characteristics. Whilst the boundaries of each area are neither fixed nor precise there is a noticeable difference between each character area in terms of current and past land uses and activities, building form, layout and individual qualities and detailing.

1. The Slade.

To include: Penslade.

2. Town Centre

To include: Lower West St, The Square, Main St, High Street

3. Residential zones

North - to include: Vergam Terrace, West St,

West - to include: The west of High St,

East - to include: Park St, Kensington St, Hamilton St, Tower Hill.

4.4.2 The full extent of each character area is shown on the accompanying 'Character areas map' ([see Appendix 1](#)). Each section below briefly considers their historical development and summarises their principal features.

Character Area 1: The Slade

4.4.3 The Slade is a deep, sheltered and secluded valley which runs in a north easterly direction from the Ropewalk / West Street junction down to the water's edge opposite the quay wall of the harbour in lower town.

4.4.4 The valley has steep banks with wooded areas, and a network of paths at different levels which link up to the town centre near the War Memorial, the harbour and around to the northern end of the Peninsula.



The Slade Valley (23.11.2015)

4.4.5 This is historically where ship building and coastal trading activities were carried out, and boats would have been loaded and unloaded along the shore line at low tides with the Slade as the main route to carry building materials, cargo and goods to the shoreline from the town centre, and the network of footpaths would have formed short cuts to various parts of the town.





Properties at the Slade 4.6.2015

4.4.6 At the top of the Slade numbers 1 & 2 are the earliest cottages of the terrace, a single mid 18th century random rubble stone building divided into two cottages, which have retained their original window and door openings. The building has unusual contrasting grey stone quoins, a single low pitched hipped slate roof, and large walled front gardens with trees and shrubs offering privacy.

4.4.7 Further down is a terrace of late 19th century stone cottages, probably built to accommodate workers in the vicinity. The cottages are not listed as there is a predominance of upvc windows, and there has been some loss of traditional detailing. Unifying details include steep (up to 40 degree) pitched slate roofs, brick chimneys with clay pots, ridge tiles, cast iron rainwater goods, vertical emphasis painted timber sliding sash windows set in an average 100mm from the façade, ground floor bays with flat roofs, painted smooth rendered finishes, with red brick detailing around openings, and small front gardens with enclosure walls of brick or stone with painted wrought iron railing and gates.

4.4.8 Further down the Slade is 'Glenside' built at around 1900. It has been modernised and has now lost all original features. Numbers 1 & 2 Slade Cottages are early 19th century in origin, and they have lost their original window detailing, but apart from this retain their original scale and historic setting at the foot of a steep, tree lined footpath which links back up the side of the hill into the town centre near to the war memorial.



Glenside and Slade Cottages (4.6.2015)



4.4.9 There is a group of four cottages further along, the lowest two of which are shown on the historic map of 1843-1893. They vary in size and scale but have roofs of the same pitch, render finishes and vertical emphasis traditional windows.



Bank Terrace (4.06.15)

4.4.10 Bank Terrace is a row of 4 cottages in a secluded setting, surrounded by tall trees to the rear and on the left as you go down the Slade. Number 1 has recently been 'modernised' and has a large hipped roof with three bulky dormers and inappropriate extensions to the side and front which serve to detract from

the other three which retain their character, scale and charm, with details in common such as the continuous slate roof, brick chimneys, raised plaster bands around openings, and a vertical emphasis to the windows.



Carreg yr Eos (4.6.2015)

4.4.11 Almost at the foot of the Slade is the entrance to 'Carreg yr Eos', which sits above some derelict lime kilns. It is a traditional early to mid 19th century 2 storey stone built cottage, with pitched roofs above the first floor sliding sash timber windows breaking the eaves line. It has later extensions to the sides and a porch lacking in traditional features, but retains much charm in its' setting. It

is set within its own grounds amongst mature trees, and enjoys spectacular views across to Lower Town harbour.

Penslade Victorian Houses (4.6.2015)



4.4.12 **Penslade** runs from the West Street, ropewalk junction northwards along the coastal slope above the top of the Slade, and contains a terrace of grand Victorian houses which are prominent on the street scene as viewed from West Street and from across the valley from Quay Street and Newport Road. No. 1 is a corner shop premises with no merit, but numbers 2 -13 form a striking line with many details in common such as the large pitched dormer roofs with fancy barge boards set into slate roofs, red clay ridge tiles (a feature in the town), large ornate 2 colour brick chimneys, large ground floor bay windows which continue up to the first floor and roof windows, ornate timber porch canopies across the front doors of two properties, some decorative horizontal plaster detailing, and fine plastered stone walls as front garden enclosures with ornate wrought iron railings and gates.

4.4.13 There are pvc windows to some properties, some lost detail, there are variations in wall finish, some have pointed stonework and brick detailing, some have plaster finishes, but there are enough strong unifying features such as the large dormers and a vertical emphasis to windows to retain the rhythm of the terrace and merit their place within the Conservation Area.

4.4.14 The properties are well cared for, and some of the front gardens have colourful flower displays, which create a cheerful, positive ambience on the street scene. The properties face south east and command extensive views across the Slade valley to the hills behind Lower town, and are at the same time, a key feature as seen from Hill Terrace and from across the town, thus forming part of the interest on West St.

Character Area 1: Summary and Recommendations.

The Slade is historically a very significant location in terms of its' maritime history, and the verdant coastal setting here is in sharp contrast to the mainly urban setting of the rest of the town.

All the housing in this vicinity is of historic importance as it was constructed in response to rapid growth in the late 18th and 19th century marine related activities, and should be protected from further inappropriate development (as on Bank Terrace).

The Slade and Penslade are also very public areas with panoramic views, and the tree lined footway links down to the shoreline, northwards along the coastal and the Marine Walk, and down to the harbour area in Lower town, afford respite from the bustle of the town centre.

These qualities should be retained as they form a large component of the 'special interest' of the Conservation Area.

The green coastal slopes have been the subject of dispute over ownership, and some owners have lopped or felled trees to improve their own views, but this has affected the setting generally, and this area could become the subject of a more formal management plan which would build upon the Ecological Appraisal of the Marine Walk Area carried out by Capita Symonds (June 2005).

Whilst some loss of detail has been noted, it is mainly the loss of traditional timber windows, and this loss is reversible. The Council could encourage the re-instatement of traditional detailing through design guidance.

Undergrounding of wiring should be encouraged, particularly at the top of the Slade, where a telegraph pole feeds wires to each property.

Within Conservation Areas there should be a general presumption against satellite dishes and utility wires and cables being affixed to the main façade of buildings, but essential wiring can be hidden, if run along the eaves line.

Character Area 2: Town Centre

The Square, Main St, Lower West St,.



Fishguard Square (2015)

4.4.15 The Square is the historic core of the town and is the site of the mediaeval

market place, but now forms an axial point for traffic going in three directions, with a variety of buildings set on each side of these roadways.

4.4.16 Many of the buildings in and around the Square are probably the oldest buildings of the town, some with possible 16th and 17th century origin, but they sit alongside later buildings to form a jigsaw of architectural style, size, finishes, colours and roof detail that gives the Square its distinctive and historic appearance and character. The Abergwaun Hotel has late 18th century origins as a Coaching Inn, and is a prominent building in the Square because of its scale.

4.4.17 To the north side of the Square is the Royal Oak public house (being renovated at November 2015), which is a small scale cottage style stone building, and this sits next to a large early 19th century building with a mock Georgian façade as a Barclays Bank forming the western boundary to the churchyard of St. Mary's church, and with Number 1 Main Street forming the eastern boundary of the churchyard.

4.4.18 To the south side of the Square is a strip of buildings from the residential property on lower High Street numbered 1-11, public buildings such as the Town Hall with the Market building to the rear, late Victorian retail outlets, the St. Mary's Institute building, and the historic Farmers Arms.

4.4.19 The backs of these properties have outbuildings bounded by high stone walls, (which are not part of the Conservation Area), but which form the boundary of a small car park, which has pedestrian links in to the town via ' Parc y Shwt', between 11 and 13 High St, through the rear of the Town Hall, and via Hamilton Street.

4.4.20 Main Street runs east from the Square made up of houses built mid 1700's to mid 1800's. To the right of St. Mary's churchyard number 1 Main Street is built against the boundary and has a narrow frontage, but is very deep in length, with a fine late Victorian shop frontage with recessed central doorway and two curved glass display windows.



Curved Victorian Windows at 1 Main St and 3- 11 Main St (23.11.2015)

4.4.21 There is a narrow vehicle access to the side which provides access to

Penrallt Cottage and the Coach House located below and to the rear of numbers 3 - 13 Main Street, and it also leads to footpaths links to the Slade (see above). These were former stable buildings later converted into houses, and which overlook the Slade valley.



Various Properties (Even Nos.) at Main Street (23.11.2015)

4.4.22 Main Street is made up of a variety of well proportioned 2 and 3 storey simple Georgian buildings all shown on the historic map of 1843, with no two facades alike, but having details in common which include:

1. Pitched roofs of natural locally quarried slate with large plain corbelled brick or stone chimneys and clay pots.
2. Butt jointed ridge tiles.
3. Exposed rafter edge 'dentil' details to some properties.
4. Cast iron rainwater goods painted black.
5. Vertical emphasis to window openings with 12 paned sliding sash timber windows set in a minimum of 100mm from the façade, and with deep slate or stone cills.
6. All have smooth lime-rich painted renders, some with Ashlar ruling.
7. Some have basement access from the street and there are stepped access points with walled enclosures.

4.4.23 The south side of the street consists of a variety of mainly late 18th century buildings built in a piecemeal way with little reference to each other in terms of detail or scale, but there are a number of Victorian shop fronts which were added, but which are now unused for the purpose. Buildings vary greatly in scale with two and three storey facades, differing roof pitches, chimney details, plaster finishes and window sizes. The pavement on this side is very narrow and is less well used by pedestrians as the road is very busy, with much through traffic.

4.4.24 Lower West St. The south side of the street between numbers 33 -85 is a mixture simple 2 storey residential buildings ranging in date from the early 19th century.

4.4.25 The building line is uniform, and properties sit close to the road side, the footways being narrow in places. Unifying features here include a continuous ridge

line, slated roofs with brick or stone chimneys, some pitched dormers, vertical emphasis windows set in from the facade, sliding sash windows, some have smooth painted render finishes, and some have raised plaster band details over the window and door openings.



Residential and interspersed commercial properties at West Street (4.6.15)

4.4.26 Many properties have suffered from inappropriate 20th century modernisation with much loss of traditional material, but still form part of the historic core of the town. Much of the three storey property between 70 and 50 West Street has had major alteration to create ground floor retail space, and there has been much modernisation and use of upvc, but the terrace has retained many first floor bays and pitched dormers, and so maintains a strong group identity.

4.4.27 Further towards the centre of town, numbers 17-31 West Street form a terrace of individual two to three storey commercial buildings, with a mix of commercial and residential uses above. It displays an assortment of traditional Victorian / Edwardian shop front detailing, with a variety of dormer roofs, some with gable roofs continuing down over first floor bay windows. Because the buildings differ in height the roof line here is a real feature of the terrace, with its variety of

eaves detail and dormer styling, and the brightly coloured paint schemes and huge variety of window size and style make the terrace a unique feature of the West Street area of the town.

4.4.28 Opposite this terrace on the other side of the road is a wide grass verge with a formal flower bed between the footpath and the road which provides a refuge for pedestrians with panoramic views across to the east.



West Street Commercial Properties (23.11.15)

4.4.29 Between 15 and 17 West Street and set back from the roadway edge is a large school building built around 1912. It is a large site bounded by a solid stone wall, and from the road to the entrance, and in both directions each side leading to Chimneys Lane and to garages at the rear of 17-25 West Street. There is a large expanse of tarmac. The property and layout has the potential to enhance the character of the conservation area through sympathetic redevelopment.



Nos. 15 and 17 West Street, and former school when viewed from West Street (23.11.15)

4.4.30 Number 15 has mid 19th century origins, and is a well proportioned detached residential property with an enclosed forecourt to the left, and a well detailed simple Edwardian Shop Front.

4.4.31 Opposite the entrance to the school are two buildings (20 & 18) which were built after 1943, one of which is a HSBC Bank, the other is a craft shop. There are few unifying features here, but the sheer variety of materials, size and styling forms part of the special interest on the street scene.

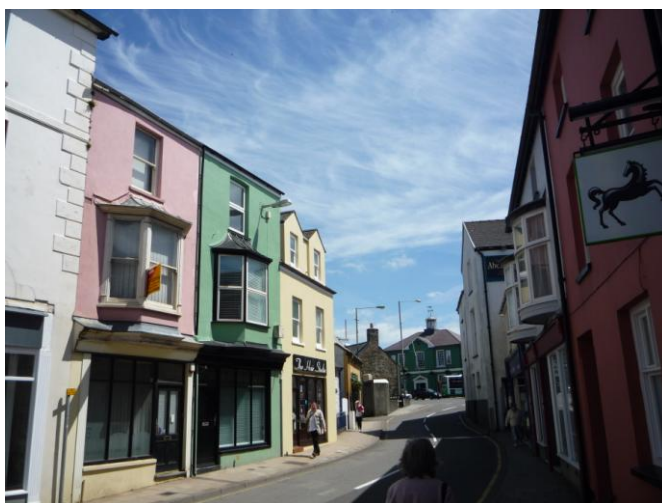
4.4.32 As you progress from this open area in lower West Street towards the Square the road narrows and twists to form a single lane between numbers 1 -16, and there is often conflict with the close proximity of traffic and pedestrians, which is partially resolved by a featureless, dark covered walkway adjacent to the Abergwaun Hotel which affords separation and safety from traffic on the corner of the street.



Boarded walkway, Abergwaun Hotel (23.11.15) and lower West Street (23.11.15)

4.4.33 The detached buildings here do not follow a strict building line which is clear evidence of early incremental development, there are gaps between buildings to give access to the rear, and there is a huge variety of two and three storey buildings which vary greatly in height and width, dating from early 18th to late the 19th century.

4.4.34 Some unifying details include traditional timber construction first floor bay



windows with pitched slate or flat leaded roofs over, simple 2 or 4 paned second floor sliding sash timber windows set in 100mm, with painted render finishes, cast iron rainwater goods, smooth painted render finishes. Number 10 is an early 19th century three storey building which dwarfs number 12 which is much smaller in scale and is set back with a small front garden area enclosed by a low wall. Its' façade is in line with

numbers 14 and 16 which present as three storey Georgian buildings with gable ends facing the roadway, and a recently restored colonnaded portico over the two central doors.

4.4.35 At this part of the town the tall buildings are set quite close together along a narrow twisting roadway. Pavements are narrow in parts and contribute to the enclosed feeling here. There is a huge variety of individual building styles here, and it is these buildings which form the 18th century core of the town.

Character Area 2: Summary and Recommendations.

The character of the historic core of the town is evidenced from the narrow winding streets occupied by early 18th to late 19th century two and three storey buildings sitting in close proximity to each other, the juxtaposition of bright, colourful building facades of differing width and height, with interesting roof and verge details, varied orientation of buildings in relation to the street, and absence of a defined building line.

The roofscape is complex with much variation in height, size and position, there are prominent chimney stacks, and a huge variety of roof dormer window styles, all of which make up an important part of the character and special interest of street scene.

Once again there has been some loss of traditional timber windows, and some of the more modern shop fronts (as with Nos. 11 and 13), serve to detract from the character and special interest of the town's core, but overall, the size and complexity of shapes presented here, plus the many retained features and vivid colour palette form a strong and cohesive Pembrokeshire streetscape.

The covered pedestrian walkway next to the Abergwaun Hotel could benefit from careful enhancement, window displays and better lighting to make it more appealing. Any re-development proposals for the old Victorian school should provide clear details of road alignment and access to the 'Chimneys' and the garages.

Character Area 3: Residential Zones

4.4.36 The residential areas of the Conservation Area comprise Vergam Terrace, West Street, High Street, and includes the block to the east of the Square bounded by Hamilton Street, Park St, Kensington St, Main St and Tower Hill.



Vergam Terrace Properties (4.6.15)

4.4.37 Numbers 1- 23 (odd number) and numbers 10 – 24 (even numbers) Vergam Terrace are two rows of two and a half storey late 19th / early 20th century town houses, with some fine repetitive detailing such as a continuous slated roof with butt jointed clay ridge tiles, large slated dormer roofs forming an extension of the façade, tall decorative brick chimneys, some decorative barge boards, raised plaster bands around openings, decorative plaster detailing to bay windows and cast iron rainwater goods. Numbers 2 - 24 have small front gardens enclosed by brick walls with painted wrought iron railings and gates, this being a feature of the town.

4.4.38 Some buildings show brick facades whilst others have been rendered and painted, but these two terraces which face each other have a strong group identity. Detractions include loss of important detail to some properties and some metal and upvc windows.



52 High Street and even number terrace, and odd numbers (55 to 43) (4.6.15)

4.4.39 The residential housing on High Street which runs on the north side from number 78– 52 was built around 1900. (not shown on the map dated 1843 – 1893) Once again there is a mixture of detailing, with numbers 74 – 78 traditional two and a half storey houses, with large slated pitched dormers, a prominent feature of the town) decorative red clay ridge tiles, brick chimneys, small enclosed front gardens and forecourts with wrought iron railings and gates and smooth render finishes with plaster mouldings.

4.4.40 Numbers 54 – 72 read like pairs, two and a half storey early 20th century town houses, with drip mouldings, porches, timber canopies, some with traditional window styles, projecting roof gables and all painted in a variety of colours. By contrast number 52 (Fishguard Vets) is a simple two storey cottage style house, its' scale suggesting late 18th – early 19th century origin (or earlier) and is set back from the terrace.

4.4.41 The lack of a defined building line shows different periods of development. The building to the rear of the vets is late 19th century – stone entrance pillars would have had gates, and the boundary wall (highlighted on the map) is a positive feature of the Conservation Area but the existing boundary as shown does not include it.

4.4.42 The properties on the south side of the street from numbers 77 – 21 were built between the 18th and 19th century. They are mainly two storey houses, with a variety along the terrace of fenestration detail, decorative plaster mouldings. Along the south side of High St numbers 77– 41 all have small enclosed front gardens with stone enclosure walls and painted wrought iron railings and gates, but from number 39 inwards to the town centre there are no front gardens.

4.4.43 Park Street is a narrow side street in which there are a few larger scale individual properties of architectural merit.



4 and 6 (Greenwood House) Park Street (4.6.15)

4.4.44 The corner property on Hamilton Street is a Public House named The Cambrian, with another property adjoining it and running along Park Street. The buildings sit directly on the road side and have a simplicity of style, with a continuous ridge and eaves line, with red clay ridge tiles, a tall chimney stack, slated roof, and traditional 2 paned sash windows.

4.4.45 The building line then steps back approximately 1500mm to provide a frontage to numbers 2, 3, 4, which are Grade 2 listed, two storey early 18th century stone built cottages with most traditional features intact. To the left a lower roof covers the original gap between properties with a simple door and glazed fanlight above and small scale sash window at first suggesting a historic progression. The front garden is enclosed by a sturdy rendered wall with curved end and top, and half the building is ivy clad.



Walter Brearley House (4.6.2015)

4.4.46 Walter Brearley House has a stone wall frontage and small garden. Possibly one of the oldest houses in Fishguard, this beautiful Grade II listed House has an interesting history dating back to the 18th Century. It was once a public house with its own brewery and

gin distillery, later owned by wool and cotton shipper Walter Brearley, after whom the house was named. In the last few decades it has been a private residence, with a self-coloured smooth render façade, raised plaster bands around windows and quoins, sash windows, slate roof, stone chimneys and cast iron rainwater goods.

4.4.47 Park House is another 18th century stone built, 2 storey property with 40 degree pitch slated roof, stone chimneys, the façade is coursed stonework with dressed stone quoins, 12 paned sliding sash windows, with a west facing conservatory built onto the front and a capped front garden enclosure all in limestone.

4.4.48 Even though this street is located just off the town centre there is a rural country lane feel to this area, and the south facing aspect of this terrace is given additional charm as afternoon sunlight filters through trees on the opposite side of the road to give the buildings dappled shade.

4.4.49 To the right of Park St the Conservation Area boundary includes 9 Park St and number 4 Hottipass Street. These properties have recently been modernized with a complete loss of historic detail, and for this reason should now be excluded from the Conservation Area.



Proposed for exclusion from the Conservation Area boundary (4.6.15)

4.4.50 As you turn left from Park into Kensington Street there is a row of garages with no visual merit, but then there is a terrace of early 19th century houses which all open out onto the street. It is an assortment of pretty two storey cottages with a continuous ridge line, vertical sliding sash windows, slate roofs, brick chimneys, and there is a tantalising view of the sea as you go down the road towards Main St.



Kensington Street Properties and Garages (4.6.15)

4.4.51 The character here is also derived from the variety in width of each property, and style of fenestration, together with the differing colour schemes. The road becomes very narrow at the bottom end of the street and to the left is an alley way which isolates numbers 32 and 34 Main St, with 3 small scale recently renovated cottages tucked away in the alley.

4.4.52 The junction from Hamilton Street into Main St has a wide corner which has a number of interesting buildings set at differing angles, with no. 2 dwarfed by the gable end of number 12 Main Street, emphasizing the difference in scale of the buildings.



Corner of Main Street and Hamilton Street (5.6.15)

4.4.53 Hamilton St also has a loose terrace of traditional 2 storey stone cottages, displaying many original features, but with a building line which does not follow the curve of the road and ends at number 19 with an open area in front of a former Victorian schoolhouse, at present in need of renovation.

4.4.54 Numbers 1 – 13 have some pretty details, including pointed stone work with plaster details, canopies above doors and detailed window mullions. Number 15 was once a public house named The Ivy Bush. Number 1 has a 2 storey frontage with large stone fronted dormer windows. The inner area of this block of properties has remained relatively undeveloped and contains an assortment of former Victorian school buildings, sheds and out- buildings, with allotments in the centre,

and an alleyway connection between 5 & 7 Hamilton St, which opens out into a run-down area with brick sheds and out-buildings. There is also an access between numbers 4 & 6 Kensington Street, but this is now blocked by two locked doors to private gardens.

4.4.55 The north side of Main St comprises a row of Georgian properties, some of which are quite fine in quality, such as the Manor House Hotel with its well proportioned portico.



Main Street frontage (5.6.15) [Manor House Hotel in pale blue]

4.4.56 The south side of Main St has late 18th century and early 19th century two and three storey buildings in close proximity to the road edge, some of which have small shop windows, and there is a historic public house (recently re-opened), called 'The Globe Inn', occupying numbers 26 & 28 which is set back from the three storey block to the right, differing markedly in scale from the adjoining buildings and set at the narrowest part of the road. Main Street in the vicinity of numbers 16 - 34 is not pedestrian friendly, as there is little respite from passing traffic and both the road and pavements here are narrow, with no opportunity for improvement.

4.4.57 This road is the main coastal route to Newport and Dinas, (A487), and as such is always busy, much of the traffic consisting of lorries and coaches, and if a vehicle is parked at the side of the road, traffic tailbacks accumulate quickly. The small turn of the century shops on the south side are now not used, and in general the facades of these properties suffer from the constant emissions from traffic and are more difficult to access or scaffold in order to maintain.

4.4.58 Tower Hill runs eastwards from Main Street at the top of Hill Terrace and has a terrace of 7 Georgian town houses, with a 19th century Chapel, all except one are Grade 2 listed, and their elevated position makes them visible from Penslade across the Slade valley and from Hill Terrace.



Hill Terrace and Tower Hill viewed from Penslade (23.11.15 zoomed)

Area 3 Summary and Recommendations

The residential areas identified and described comprise a huge variety of buildings in scale and design, from the simple 2 storey cottage style buildings of the mid 18th century to the grand villa style properties of the early 20th century as evidenced on Penslade.

The residential stock is in good general condition with no derelict buildings, but, as with many buildings of the town, there has been some loss of traditional detail, and in particular there has been a material change from painted timber to upvc window units.

It is clear that there is capacity for change here, and much of the lost detail could be restored, if owners can be persuaded. It is important to introduce clear guidance on what is acceptable in terms of repair and restoration.

Amendments are proposed to the Conservation Area boundary in relation to several residential properties which no longer retain significant character.

Within the Conservation Area there should be a general presumption against satellite dishes and utility wires and cables being affixed to the main façade of buildings, but essential wiring can be hidden, if run along the eaves line.

The use of materials within the public realm should be in keeping and sympathetic to the historic character of the area and seek to minimise modern styles and design.

4.5 The Buildings of the Conservation Area

Building Types

4.5.1 There are no scheduled Ancient monuments in the Conservation Area but the town has a number of Grade 2 Listed Buildings, as well as unlisted buildings which contribute to the street scene and add interest within the Conservation Area.

There are individual buildings and terraces worthy of mention because of the contribution they make to the overall character of the town.

- The Abergwaun Hotel
- The Coach House Inn
- The Ship and Anchor Public house.
- St. Mary's Institute building opposite the church.
- Old Victorian Schoolhouse set back from the road on Hamilton Street.
- Carreg yr Eos - house at the bottom of the Slade.
- 'Gilfach' a large house located east of Hill Terrace.
- Number 1 Vergam Terrace (retail premises).
- The two terraces on Vergam Terrace numbered 1-24
- Retail shops on West Street - numbers 17-31.
- Bank Terrace cottages.
- Penslade - numbers 2-13.
- Victorian corner shop on West St

Listed Buildings

4.5.2 A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Pembrokeshire County Council before any works of alteration, extension or demolition can be carried out. Fishguard Conservation Area contains 106 listed buildings, with no Grade I, 1 Grade II* and 105 Grade II. The majority of listed buildings within the Conservation Area are from the 19th century period.

Buildings at risk

4.5.3 There are a number of historic buildings in need of routine maintenance and repair, particularly vacant commercial property within the town centre. In addition, several of the listed buildings on the Conservation Area are also showing signs of neglect, decay or deterioration due to a lack of maintenance and as such they have the potential to devalue the character of the Conservation Area. Funding opportunities for Historic Buildings may be available from Cadw or other sources, although qualifying criteria can be stringent.¹⁵

¹⁵ Cadw website <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/grants/historicbuildings/?lang=en> as at Sept 16

4.5.4 There are no buildings at risk within the Buildings at Risk Register. There are however eight structures or buildings identified as being vulnerable on the register. They are as follows. All require minor repair and maintenance apart from item 5, 22 Main Street.

1. The inscribed stone in St Mary's Churchyard
2. Railings to the churchyard of St Mary's Church
3. The commercial building with shop front at 1. Main Street
4. No 26 Main Street, commercial building
5. No 22 Main Street, which is part of a terrace of 3 properties (requires major and minor repair and maintenance)
6. 16 Hamilton Street, commercial building
7. The Farmers Arms, Fishguard Square
8. 9 High Street, commercial property

4.5.5 In addition, there are several properties within the Conservation Area which require attention, including property to the rear of 4 Main Street, the former primary school at West Street, and 17 High Street.



Properties requiring repair or renovation (23.11.15)

Key Unlisted/ Positive Buildings

4.5.6 The overall impression is one of great variety in building width, in roof heights, façade colour, and with only a few exceptions, properties are well cared for and in good general condition. The majority of buildings in the core of the town are Grade 2 listed.

4.5.7 In addition to many of the listed buildings, the Conservation Area contains various unlisted buildings that make a positive contribution to the area. Generally, these 'positive' buildings are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing and that add interest and vitality to the appearance of the Conservation Area. These include:

- 70 and 72 High Street
- 56 to 60 High Street
- 2 High Street
- St Mary's Church Institute
- 16 Kensington Gardens
- Bwythyn Bach, 2 West Street
- Bethel English Baptist Church, West Street

Building Materials and Local Details

4.5.8 Within the Conservation Area, the traditional building materials are as follows:

- Walls: locally quarried limestone for walls, a variety of decorative plaster mouldings and stone built enclosure walls and rendered facades, some with raised plaster details.
- Roofs: natural slate for roofs and dormers, red and yellow brick or limestone stone chimneys and decorative red clay ridge tiles are a prevalent feature in the town. There are differing roof heights and verges, some with dormers, some without
- Windows: large dormer windows, some of which form part of the facade, a predominantly vertical emphasis of the sash casement windows, differing fenestration - some with 4 paned sashes, some with 12 paned sashes, so it must be emphasized that no one architectural description fits.
- Doors: ornate timber canopies across entrance ways

Local details include:

- Railings: with a variety of wrought iron railings and gates of differing style.
- Decorative cast and wrought iron work: , cast iron rainwater goods

Shop fronts, advertisements and signs

4.5.9 There are a number of wholly or partly altered shop fronts as well as a few good examples of modern replicas, however there are a number of shop fronts which have been 'modernised ' using inappropriate materials and styling, particularly along West St.

The most common problems are:

- Over deep fascias, hiding original features.
- Use of garish colours.
- Use of unsuitable plastic lettering.
- Inappropriate lighting.
- Use of inappropriate construction materials
- Road signs and telegraph wires sited on poles are a detraction in relation to

buildings particularly in the vicinity of the Town Hall in the Square.

4.5.10 Road signs and traffic lights though necessary to control traffic and pedestrian movement, are sometimes poorly sited in relation to listed buildings and contribute to distracting visual clutter.

Ecclesiastical Architecture

4.5.11 During the 18th century and 19th century Fishguard saw rapid growth in population, and a number of chapels of different denominations were built to accommodate the diversity of religious worship. These chapels were largely built by the community and are an intrinsic part of the history and development of the town. They also form a prominent role in forming the character and special interest of the street scene.

St Marys Church

4.5.12 The church of St. Mary's was built in 1857, although it is likely that the foundations date back to the middle ages. The only mediaeval remains today are a pair of sculpted arches in the north wall of the nave, taken from the subsidiary chapel of Llanfartin. *The French Stone*, an inscribed stone of Dark Age date is located in the churchyard.

Hermon Baptist Chapel

4.5.13 The chapel was built in 1776 to accommodate the Baptist community and restored in 1832. Chapel of a gable entry type, with a stuccoed classical façade incorporating the earliest known use of a giant arch breaking the pediment, a design probably done by Daniel Evans.

Bethel English Baptist Chapel

4.5.14 This chapel was built in 1908 of stone with render finish and slated roof. It retains a decadent façade with broken pediment sweeping over arched double window. Set back from the streets' building line and has a low front wall enclosure with double wrought iron gates and railings, and has shrubs and trees within the grounds. The chapel is located between 40 – 42 West Street.

Ebenezer Presbyterian Chapel

4.5.15 Built in 1759 the chapel sits at the end of Tower Hill facing north. It has been restored in the years of 1788, 1800, 1828 and 1889. It has a stone construction with rendered finish with decorative raised plaster detailing around first floor arched windows, 2 box front porches, with a three bay veranda between on iron columns with ornate wrought iron railings and gate to frontage.

Negative Factors (extent of intrusion or damage)

4.5.16 There are a number of elements which detract from the special character of the Conservation Area, and which offer potential opportunities for enhancement. These include:

- The cumulative effect of alterations and extensions to historic buildings

which has resulted in a significant loss of traditional features, eroding the special character and appearance of the area;

- Some poorly designed, constructed and maintained public realm including inappropriate hard surfacing, guard rails, litter bins and public realm details;
- Unsympathetic development and modernisation through renovation;
- Insensitive alterations to shop fronts to include inappropriate signage;
- Excessive traffic movement around the town, together with illegal on street parking which causes hold ups and traffic jams;
- Neglected parcels of land and poorly maintained property in private ownership;
- Empty retail premises and the deterioration in their appearance;
- Main Street forms part of the coastal road to Newport but is very narrow in front of numbers 16 -34, and with increasing traffic flows has meant a loss in pedestrian movement here, and subsequent loss of retail opportunity
- Vacant former primary school at West Street

4.5.17 The extent of loss, intrusion and damage can be minimised if specific attention is given to sensitive design, choice of building materials and the scale of development.

4.5.18 There has been a gradual loss of architectural detailing to some of the terraces, with the re-modelling of some dormer windows, loss of traditional shop fronts and traditional shop signage, and there is a proliferation of upvc windows in some areas which weakens the historic architectural impact within the Conservation Area.

4.5.19 More modern development within or close to the Conservation Area tends to have a largely negative effect. These include:

4.5.20 Peacocks store - located on High Street next to the Coach House Inn, and close to the Square, detracts from the historic appeal of the town as it has a modern frontage with a flat roof and is constructed with modern materials. The store also has modern and inappropriate signage. The Co Operative store is not included within the Conservation Area but is a dominant presence because of its size and as viewed from High Street which is in the Conservation Area.

4.5.21 A commercial building between numbers 8 and 12 Main Street was built in the early 20th century, but later modernized using inappropriate detailing and materials, is a strong colour, and its incongruous shape sets it wholly apart from those in the vicinity.

Neutral Areas

4.5.22 More modern development within the Conservation Area tends to have a largely neutral impact upon the Conservation Area, neither preserving nor enhancing its character. Some of these areas / buildings are identified below:

- Adjacent to and to the rear of the St. Mary's Institute building – area is not being maintained and appears to be very run down when viewed from Main St.
- There is a vacant development site on Hamilton Street.
- The streetscape and materials in the vicinity of the Town Hall are poorly designed and do not reflect the importance of this small open area as a refuge for pedestrians and access to the main public and civic building of the town.
- The area in front of the old school needs to be redesigned to create clear access points to three areas, the school site, the garages to the rear of 17-25
- West St and the Chimneys alleyway.
- The area at the foot of the Slade is at present under managed, and would be a good place for local historical interpretation and seating provision.
- The covered walkway next to the Abergwaun Hotel is well used, but does not create a good impression as it is dark, currently boarded and has no detail of interest. Re-use of the currently vacant building would help to revitalise this area.

4.5.23 Together with the identified negative buildings and sites, neutral areas may also represent potential enhancement opportunities within the Conservation Area.

4.6 Summary of the Character of the Conservation Area

4.6.1 Fishguard sits on top of and in the lee of the Pencaer peninsula, its sheltered harbour at the mouth of the River Gwaun and its steep valleys made this a good location for human settlement, offering many opportunities for exploitation of the natural resources here.

4.6.2 The sheltered harbour developed to accommodate fishing and coastal trading, boat building, quarrying, and use of the outflow of the river for mill activities and the production of woollen cloth and pottery. All this activity together, with animal and crop production on the good farm land in the area brought about the need for a trading place and a market place developed around which the town has evolved.

4.6.3 A later surge in ship building and the development of the railway and port links to Ireland, created a need for more housing and business opportunities developed linked to this, together with chapels, schools and civic buildings. The buildings within the Conservation Area reflect this development in the wide variety of buildings dating from mid 1700's through to the early 20th century which developed in a piecemeal way from the core of the town and radiating out.

4.6.4 Further evidence of the development of the town is seen by the narrowness and curve of the streets in the centre, which are not conducive to modern methods of road travel.

4.6.5 Because of the topography, the town slopes towards the sea presenting many views to and across and over an interesting a varied roofscape which incorporates a huge variety of shapes and sizes, and including an interesting mix of well detailed dormer windows with pitched roofs, decorative brick or stone chimneys, and fancy ridge tiles.

4.6.6 The building stock is so varied that no one architectural description fits, but there are many unifying vernacular details and much use of locally produced materials which include locally quarried limestone and red brick, dark blue grey slate for roofs, vertical emphasis timber sliding sash windows set in from the facades by 100mm. cast iron rainwater goods, render finishes, some fine raised plaster detailing, bright paint colours and many small front gardens enclosed by stone walls with a variety of wrought iron railings and gates.

4.6.7 There terraces of property have important group value, most having retained the majority of unifying detail, and there are many individual buildings which make a contribution to the Conservation Area's special interest, and although there are some areas where there has been a substantial loss of vernacular detail and use of upvc window units, the overall impression of the town centre and residential areas is still one of great charm in the variety and style of buildings presented along the street scene.

4.6.8 There is enough traditional detail retained to ensure that the character and special interest of the town is still apparent, and the piecemeal loss of detail in many cases could be reversed.

5. Boundary Review and Recommendations

5.1.1 The character and quality of the townscape of the historic maritime town of Fishguard is formed by a combination of the built form and the steeply wooded valley with cottages which runs down to the coast here. The boundary here is linked to topographical features and with Penslade falling outside the boundary of the Conservation Area for the most part. The open space sweeps along the coastal edge and provides an important buffer in views from Lower Town harbourside. From higher ground with Lower Town Conservation Area, Fishguard town is visible atop the coastal edge, which is crossed by paths and provides access to scenic views across to Lower Town.

5.1.2 The eastern edge of the boundary is linked to Lower Town Conservation Area and should remain unchanged. Boundaries along the southern edge of the Conservation Area generally follow the rear boundaries of frontage properties except where it incurs back into Hamilton, Kensington and Park Streets. At the far reaches of the Conservation area, several properties have been renovated using modern materials and an amendment to the boundary is proposed.

5.1.3 On the northern side of High Street a minor amendment is required to the boundary to include the stone wall at Lota Park to the rear of West Street properties. Travelling further north along West Street and into Hamilton Terrace, the boundary should be retained as a tightly drawn boundary to ensure properties of historic character are retained within the Conservation Area.

5.1.4 As part of the Character Appraisal process, a thorough survey of the existing boundaries to the Conservation Area was undertaken. This included an assessment of:

- The history of the area and its development
- The appearance of the different character zones
- Analysis of spatial relationships
- The condition and fabric of the buildings
- The successful / negative impact of controls exercised within the Conservation Area

5.1.5 The re-evaluation of the current Conservation Area boundary has identified proposed changes, with modifications to exclude locations where the boundary includes buildings or sites that are no longer integral to the quality and form of the setting of the Conservation Area itself, and include land and properties that do contribute to the special qualities of the area. The Conservation Area boundary Revisions Map at [Appendix 1](#) illustrates the changes proposed to Fishguard Conservation Area boundary discussed earlier in this Conservation Area Character Appraisal document.

Recommendations to Amend the Boundary

5.1.6 The southern edge of the Conservation Area boundary runs to the south of Park Street and includes part of Hottipass Street and this boundary should generally remain unchanged. At the edge of the Conservation Area at Hottipass Street however several properties have recently been renovated using modern materials (e.g. cementitious spa dash render, pvc double glazed windows, and rainwater goods). The buildings are sited on a corner each side of an area which has been concreted over and do not now make a valid contribution to the street scene.

Recommendation 1: that the Conservation Area boundary be amended to exclude No. 9 Park Street and No. 4 Hottipass Street and their curtilages.

5.1.7 As High Street moved away from the town centre and forms part of the residential character area, modern development has taken place to the rear of properties facing the High Street. In particular a new bungalow that has been built to the rear of number 42 High Street, which replaces a former outbuilding, and as an entirely modern development, does not merit inclusion into the Conservation Area.

Recommendation 2: that the Conservation Area boundary be amended to exclude modern development to the rear of 42 High Street

5.1.8 Lota Park sits to the north of High Street. Close to the rear of 52 High Street, a 2 metre high lime stone rubble wall runs along the southern boundary of Lota Park and near to the path. The present Conservation Area boundary line follows the line of the assorted buildings to the rear of 52 – 72 High Street, and excludes this wall. The wall is constructed of lime stone rubble and enhances the character of this part of Fishguard due to its materials and situation.

Recommendation 3: to amend the Conservation Area boundary to include a high lime stone rubble wall running along the southern boundary of Lota Park.

5.1.9 The proposed boundary revisions result in an overall reduction in the size of the Conservation Area, drawing a tighter boundary around only those special areas that remain architecturally or historically interesting. The proposed changes to the boundary reduce the size of the Conservation Area to 18.30 Ha.

5.1.10 In order to preserve or enhance the special character of the Conservation Area every effort should be made to ensure that future developments should have regard to the existing materials, style, detailing, form, scale, roof and building line so as to be sympathetic to their surroundings. Important views and open spaces that exist should be preserved.

6. Summary of Issues

6.1.1 A number of issues have been identified within the appraisal which have adverse impacts upon the character and appearance of the Conservation Area. These issues will form the basis of management proposals for the Conservation Area by importantly identifying potential opportunities for the enhancement and preservation of the area.

Negative/neutral sites and buildings

6.1.2 The appraisal has identified specific 'negative' buildings and sites i.e. those buildings and sites which detract from the special character and appearance of the Conservation Area and which therefore present an opportunity for improvement and enhancement. In addition, more modern development has often contributed little to the character of the area, neither preserving nor enhancing it. Subsequently many of the more modern buildings within the Conservation Area have been identified as either negative or neutral buildings or sites.

Loss of architectural detail and minor alterations to historic buildings

6.1.3 Many of the unlisted, and some of the listed buildings in the Conservation Area, have been adversely affected by the loss of original architectural details and building materials. Unlike listed buildings and commercial properties, alterations on unlisted residential buildings within the Conservation Area can normally be carried out under permitted development rights without the need to obtain planning permission, unless an Article 4 Direction is in place. As a result a significant percentage of the unlisted residential buildings within the Conservation Area have lost at least some traditional features, diluting the overall character and appearance of the area. The incremental loss of original building materials and detailing continues to erode the character and appearance of the area.

Building maintenance and repair (Buildings at Risk)

6.1.4 There are a number of historic buildings in need of routine maintenance and repair particularly in the town centre. In addition, many of the listed buildings in the Conservation Area are also showing signs of neglect, decay and deterioration due to a lack of funding or maintenance and as such they are currently devaluing the character of the Conservation Area. There are 8 listed buildings 'at risk' and none that have been identified as 'vulnerable' within the Conservation Area that are on the Council's Buildings at Risk Register¹⁶. It is important for their condition to be monitored and, when available, funding to be prioritised to those buildings identified within the County Council's Buildings At Risk Register as being at a high risk or

¹⁶ As at survey date of September 2014

vulnerable. Funding opportunities for Historic Buildings may be available from Cadw or other sources, although qualifying criteria can be stringent.¹⁷

Control of new development

6.1.5 Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as to larger development schemes.

Public realm

6.1.6 The appraisal indicates that throughout the Conservation Area there are many cases where the public realm has been poorly designed, constructed and maintained. Many of the historic details within the public realm have been removed and replacement methods and materials either inappropriate or unsympathetic. Another important issue is the dominance of on street car parking within the Conservation Area which adversely affects its character and appearance.

Open spaces, landscaping and tree management

6.1.7 Whilst the appraisal has identified the two open and green spaces within the Conservation Area, there are many streets and spaces with little or no landscaping. Despite the Conservation Area being distinctly urban in character, appropriate landscaping offers opportunities to enhance many of the public spaces and streets by adding texture, colour and increasing biodiversity.

6.1.8 The Capita Symonds Ecological study referred to in 4.3. could form the basis of a management plan for the Slade and Marine Walk areas. A basic consultation exercise could be carried out by the Council to identify present land ownership in the vicinity, a maintenance programme should be drawn up in agreement with local residents and land owners clarifying what maintenance is required over and above the present regime, i.e. tree felling, thinning, planting. etc., with all relevant costs clarified.

6.1.9 The availability of funding within the present climate is severely limited and for both capital and revenue projects. Enhancement proposals require successful bids to external funding whilst an ongoing commitment is required from the Council regarding the annual revenue costs associated with maintaining improved or enhanced open space.

¹⁷ Cadw website <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/grants/historicbuildings/?lang=en> as at Sept 16

7. Management Proposals

7.1.1 The character appraisal has identified the features which contribute to the Conservation Area's special character and distinctiveness, and that should be conserved and enhanced. The following management proposals build upon the negative features which have also been identified, to provide a series of issues and recommendations for improvement and change. It will be important for Pembrokeshire County Council to implement the following recommendations as part of their management strategy for the Fishguard Conservation Area.

7.1.2 The following *Management Proposals* seek to achieve the preservation and enhancement of the Conservation Area's special character, by providing a series of recommendations for future action based on the issues raised in the *Conservation Area Appraisal*.

7.1.3 The proposals include recommendations for enhancement and policies for the avoidance of harmful change, many of which are the responsibility of the County Council. The proposals are written in the awareness that in managing Conservation Areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement.

7.1.4 Both the Conservation Area Character Appraisal and the Management Proposals should be subject to monitoring and reviews on a regular basis. The Character Appraisal and Management Proposals document will sit alongside the conservation policies contained within the LDP and be complementary to its aims of preserving and enhancing the County's Conservation Areas.

Negative / neutral sites and buildings – opportunities for enhancement

7.1.5 Proposal:

- To ensure that negative / neutral buildings or sites are redeveloped with well designed contemporary development that either preserves or enhances the individual character areas of the Fishguard Conservation Area. Any new development must take into account the important features and character of the area as outlined in this document. Poor and inappropriate building design will therefore be resisted.
- Where a building or site has been identified as having a negative effect on the Conservation Area, the Council will seek to enhance that building or site.
- The Council will, after further research and analysis, seek to prepare design briefs for any major 'negative' sites.

- The Council will, after further research and analysis, seek to prepare a planning and design brief for any major 'negative' sites.

Loss of architectural detail and minor alterations to historic buildings

7.1.6 Proposal:

- To encourage property owners to reverse unsympathetic alterations and to put back architectural features such as windows, doors and boundary walls etc on historic properties in the style and materials of the original, especially timber windows, chimney stacks and original roof covering.
- The Council will consider preparing advisory guidance and best practice notes that would assist in retaining the area's prevalent historic character and appearance and promote an awareness of the value and importance of the Conservation Area.

Building maintenance and repair (Buildings at Risk)

7.1.7 Proposal:

- To continue to update the 2014 Buildings at Risk Register, a record of listed buildings within the Conservation Area at risk through neglect and decay. This currently stands at nil 'at risk' buildings and 8 'vulnerable' buildings.
- To monitor the condition of all historic buildings within the Conservation Area, report findings and advise action as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers.

Control of new development

7.1.8 Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as to larger development schemes.

7.1.9 Proposal:

- Development proposals will be judged on their effect on the area's character and appearance as identified in the Fishguard Conservation Area Appraisal, any Article 4 Direction together with relevant Development Plan policies and any other material considerations.
- The Council will continue to ensure that all new development accords with the policies in the Local Development Plan for Pembrokeshire (adopted 2013) and any subsequent development plans.

Public realm

7.1.10 The impact of the public realm on the experience of the Conservation Area and its character is paramount. Loss of historic features and inappropriate and unsympathetic use of materials and methods can be detrimental to character and appearance.

7.1.11 Proposal:

- To work with maintenance and highways departments and private developers to ensure high quality design, construction and maintenance of the public realm, using appropriate materials in keeping and sympathetic to the historic character and context of the Conservation Area.
- To work with the highways department to address on street car parking and its impact on character and appearance of the Conservation Area.
- The Council will consider carrying out an audit of all road signage and street furniture in the Conservation Area with a view to bringing about a simplified and more coordinated approach in line with principles set out in 'Streets for All', including the removal of items not absolutely required, and good quality, well sited and low maintenance street furniture.
- The Council will consider preparing guidance on the public realm.

Open spaces, landscaping and tree management

7.1.12 The appraisal has identified the absence of open and green spaces within much of the Conservation Area. The key setting provided by the Slade and the slope towards the coastal edge within the Conservation Area and Lota Park adjacent to the Conservation Area boundary provide the main open spaces. A small hard landscaping area to the east of West Street provides the only public amenity area within the Conservation Area.

Proposal:

- To ensure appropriate landscaping forms an integral part of the design of any new development including works to the public realm within the Conservation Area. Development proposals should only be permitted where their design enhances landscaping and biodiversity of the site.
- The Council will consider preparing guidance about care and maintenance of trees in the Conservation Area.

Shopfronts, signs and advertisements

7.1.13 There are a number of well preserved historic shop fronts in the Conservation Area, however there has been a loss of traditional signage and the introduction of modern shopfronts, signage and in appropriate colouring

7.1.14 Proposal:

- The Council will consider preparing Advertising/Signage and Shopfront Guides.

8. Monitoring

8.1.1 Monitoring and regular review of the Conservation Area Character Appraisal and Management Plan will be required to encompass development changes and any new priorities and proposals. A key tool to monitor changes could include a new dated photographic survey of the Conservation Area – a photographic record was taken on 26th March 2015.

8.1.2 Regular updates supported by Planning / Listed Building/ TPO information will identify most development changes, and further historic research of the Conservation Area may be beneficial. Historic maps, drawings, paintings or engravings and the impressive number of old photographs can be used to inform the accurate restoration of heritage properties and townscapes.

Formal Review

8.1.3 This document should be reviewed every five years from the date of its formal adoption. It will need to be assessed against legislation, national and local policy in place at the time of review. The review should encompass the following:

- A survey of the Conservation Area including a full photographic survey to aid possible enforcement action;
- An assessment of the extent to which recommendations have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Part 2: Fishguard Conservation Area Management Plan

1. Summary of special interest of the Conservation Area

1.1.1 Mostly urban in nature, much of Fishguard's character comes from its coastal position and development as a harbour. The wide variety and age of buildings, building styles and their relationship to each other, the narrow street pattern and variation in width, (i.e. narrow near to the centre and then widening out), and the many opportunities within the town for either sea glimpses or panoramic coastal views, make significant contribution to special interest.

1.1.2 The town spreads across the upper regions of the Pencaer Peninsula, and includes the coastal slope and valley area known as the Slade, which runs in an easterly direction down a steep incline from the top of Penslade to the water's edge across from the harbour and the Lower Town settlement, which sits along the northern bank of the mouth of the River Gwaun. Fishguard town and the old Lower Town areas are protected geographically as they are in the lee of the Pencaer Peninsula, and are separated by a very steep hill which runs in an east west orientation from the stone bridge across the river in Lower Town up to Main Street and the Square in Fishguard.

1.1.3 The topography affords distant views of the mountains and sea to the north from along High Street and Kensington St with glimpses and panoramic views from elsewhere within the town. The sloping sides of the Slade and around Bank Terrace are woodland in the main with tall stands of old trees which have been thinned in places, whilst the rest of the coastal slope comprising the marine walk and links to the town are covered with grass, scrub, gorse, hawthorn and ivy.

1.1.4 These features comprise a number of the key characteristics from which the special interest of the Conservation Area is derived.

Identification of Conservation Issues

1.1 General conditions (SWOT Analysis)

1.1.5 Although the majority of the historic buildings and important townscapes have been retained, there are a number of concerns for its future that need to be addressed. This Management Plan needs to build on the specific local strengths and inherent qualities of the Conservation Area, to make certain the opportunities for its future are appreciated. Current concerns and problems are set out in a 'SWOT' analysis (strengths, weaknesses, opportunities and threats) with further detailing below.

1.1.6 A summary of the key issues affecting the management of the Conservation Area are:

Strengths:

- The close connection with local historic fishing ports and modern ferry developments
- Historic buildings which largely retain their traditional character and create a strong sense of place
- Landmark buildings which provide clear focus within the Conservation Area
- Access to formal and informal recreation through public rights of way, including the National Trail, water front at the Slade, Lota Park, pitches and play areas
- Access to community facilities including Theatre Gwaun
- Good accessibility by road and cycle track
- Land available for redevelopment opportunities, including retail
- Proximity to the ferry port at Goodwick
- Strong community cohesion and identity

Weaknesses:

- The cumulative effect of poor quality alterations, extensions, replacement materials and detailing to many historic buildings which has resulted in a significant loss of original architectural features and fabric, eroding the special character and appearance of the area;
- Lack of appropriate maintenance and care for heritage details;
- The number of listed and unlisted buildings in a poor state of repair;
- Derelict and unused landmark buildings;
- Unsympathetic development and repair / renovation of buildings within the Conservation Area
- Lack of community and open space within the core of Fishguard
- Narrow and constrained pedestrian access through the historic core
- Intrusive traffic through the main historic core of Fishguard
- Lack of a broad range of retailers

Opportunities:

- Improvement of heritage building maintenance and management
- Further sensitive regeneration of key sites and townscapes
- Continued public realm upgrade applying an appropriate approach to the coordination and design of the public realm generally, to reinforce and enhance the heritage character of the town centre

Fishguard Conservation Area Character Appraisal and Management Plan

- Investment and visitors attracted by the proposed marina
- Improved management and access via The Slade to the shore line and Lower Town
- Consider traffic management measures to reduce traffic impact

Threats:

- Resistance to appropriate controls on historic building maintenance and alterations;
- Inappropriate designs of new infill buildings, extensions, shop fronts & alterations;
- Deterioration in the built fabric of the public realm or an erosion of local distinctiveness by poorly specified enhancements; and
- Continuing underuse of vacant land and buildings and unimplemented development proposals
- Increased traffic movement and its impact
- Reduced retail opportunities, including loss of local foodstores

1.2 Positive Issues and Assets

1.2.1 The positive heritage issues and assets that need to be protected and enhanced include:

- **The overall character of the Conservation Area** represented by the combination of its built and natural environment which capture and represent the essence of its character, including the relationship between the town centre, The Slade and the coastal edge; its historic buildings both residential and commercial and intrinsic character from street layout and network of alleyways
- **Individual buildings** of historic significance, which have the potential to enliven the streetscape, such as the historic public houses, shops, chapels and hotels including Abergwaun Hotel, The Royal Oak and Farmers Arms.
- **Significant groupings** of buildings form integrated streetscapes of great variety and provide containment and definition to the distinctive urban places and spaces, such as terraces of town houses and cottages including 22-26 Main Street, Hill Terrace and terrace of 5-9 High Street. Approximately 106 listed buildings make a significant contribution to character.

1.3 Negative issues and problems

1.3.1 The key negative issues and problems within the Conservation Area include:

- Unused and derelict buildings that detract from the visual qualities of the heritage environment and discourage new investment in neighbouring buildings and the area in general. Lack of maintenance of these buildings leads to accelerated deterioration of the fabric, which further discourages any regeneration initiative, such as at Hamilton Street, West Street, Main Street and the Square.
- Some of the shops are vacant and others have vacant space on the upper floors. The lack of economic returns is resulting in poor maintenance and inappropriate repairs as well as a degraded visual and physical environment within the town.
- Poor building alterations and repairs lead to a loss of some of the traditional heritage qualities and character of buildings and historic townscapes. The cumulative impact of many small changes has a significant impact on individual buildings and overall streetscapes.

1.3.2 There is a need for statutory controls, particularly for:

- replacement of wooden sash windows with UPVC frames and different window designs;
- loss of heritage details and materials including low quality repairs;
- use of render and other non-heritage wall finishes;
- replacement of front doors with inappropriate designs and finishes;
- removal of heritage mouldings and other details;
- removal of chimney stacks and pots;
- inappropriate and poorly proportioned window openings and dormer windows;
- the addition of aerials and satellite dishes.
- Inappropriate siting and scale of renewable energy proposals

2. Policy guidance and design principles

2.1 Design Principles

2.1.1 *'Conservation Principles for the sustainable management of the historic environment in Wales'* CADW March 2011, identifies six key principles. These provide a basis for the policy and management recommendations identified in this

Fishguard Conservation Area Character Appraisal and Management Plan
document.

Principle 1 - Historic assets will be managed to sustain their values

The role of this document is to identify the key issues and opportunities for management of the area;

Principle 2 - Understanding the significance of historic assets is vital

The Fishguard Conservation Area Appraisal identifies, describes and locates the character and appearance of different parts of the area;

Principle 3 - The historic environment is a shared resource

Section 2 of this document identifies policies and design guidance for the future of all buildings and places within the Conservation Area;

Principle 4 - Everyone will be able to participate in sustaining the historic environment

In addition to the guidance in section 2, see Section 5. Implementation Programme - Community Involvement for participation guidance;

Principle 5 - Decisions about change must be reasonable, transparent and consistent

Section 4 – Management Recommendations identifies the key actions to support the current Conservation Area planning procedures;

Principle 6 - Documenting and learning from decisions is essential

Section 4.5 – Monitoring Change lists methods to inform both the community and the authorities.

2.2 Conservation area development context

The **Vision for Pembrokeshire to 2020** seeks to create a:

"..safe and attractive place to live, work and visit with a high quality marine and terrestrial environment. It will be based on an integrated network of sustainable communities with a long term future which maintains the diverse culture, language, heritage and traditions of Pembrokeshire."

2.2.1 Fishguard has the potential to play its part in achieving this vision.

2.3 Conservation Area Development Policy and Design Principles

2.3.1 Conservation Area designation introduces control over demolition and gives strengthened controls over development with the aim of preserving and enhancing the special interest of the Conservation Area. Planning applications for development within a Conservation Area will require Conservation Area Consent. All applications should be supported by full detailed drawings, and where necessary detailed landscaping proposals. This enables a proper assessment of the proposal and its impact on the Conservation Area. These should be read in conjunction with the adopted Local Development Plan (LDP) and relevant supplementary planning guidance.

2.3.2 Policies relating to the conservation of the historic environment within Pembrokeshire County are available in the LDP which was adopted on the 28th February 2013. The LDP continues to emphasise and reinforce the importance of the county's Conservation Policies and set out clear guidance and priorities.

2.3.3 The application of policy and design guidance, both generic and local, with Conservation Area wide design advice and site specific recommendations, will need to be linked with the Development Plan as supplementary planning guidance. The positive assets described in section one need protection while the negative problems need to be resolved or limited.

2.4 Design Guidance for the Enhancement of Existing Buildings

2.4.1 Inappropriate modern alterations can adversely affect the subtlety, balance and proportions of building elevations and can also be physically damaging to the fabric of historic buildings. Important original features threatened by such alterations include shop fronts, 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.

2.4.2 The following notes highlight the primary considerations for development control and the maintenance or replacement of heritage components within the Conservation Area. Additional advice on how repairs and alterations should be carried out is available from the following websites provided by the Institute of Historic Building Conservation, Society for the Protection of Ancient Buildings (SPAB), Historic England and Cadw:¹⁸

- www.ihbc.org.uk/page55/ihbc_publications/index.html

¹⁸ Web addresses correct at November 2015

- <http://www.maintainyourbuilding.org.uk/main/>
- <https://historicengland.org.uk/advice/technical-advice/buildings/maintenance-and-repair-of-older-buildings/>
- <http://www.maintenancematterswales.org/>

2.4.3 The key to the effective conservation of the built environment is in understanding it and the impact of any changes. Works should not be carried out without establishing:

- Why they are necessary;
- What they are trying to achieve; and
- Whether or not they might have any adverse consequences.

2.4.4 This involves assessing each site 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 with historic environments. 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. Conservation area designation does not prevent change but forms a framework in which the town can develop without losing any of the attributes which make it special.

Maintenance

2.4.5 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.

Repair and Maintenance

2.4.6 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.

2.4.7 The following principles of repair provide a good starting point from which to understand the approach and philosophy to historic building repair.

- *Minimise Intervention:* Interventions must be kept to the minimum necessary to ensure long-term survival. *Avoid unnecessary damage:* The authenticity of an historic building depends on the integrity of its fabric. Replacement of historic fabric, no matter how carefully done, will adversely affect the appearance of a building, reduce its value as a source of historical information and erode local distinctiveness.
- *Analyse the cause of defects:* To repair or replace decayed fabric without having understood why it needs replacement is to invite further problems.
- *Let the building 'breathe':* Most modern buildings are made of hard, strong and impervious materials. They rely on physical barriers such as damp proof courses and membranes, cavity walls and cladding to exclude moisture. Historic and traditional buildings are quite different. Many have solid walls and most have a porous fabric that absorbs moisture which then needs to evaporate, i.e. to 'breathe'. To repair such buildings with hard, impervious materials will cause damage to fabric which may have survived for hundreds of years. It is particularly important that only high quality materials are used using proven techniques. Cheap, modern materials such as plastic might be perceived to offer advantages in the short term, but the long term future of the character and appearance of the area will be compromised. Traditional materials which will 'weather' into their setting are required. The extent of repair, reinstatement and improvement works required to a property should always be assessed within the context of the whole building and not on a vertical unit or shop front basis.

Roofscape

2.4.8 The roofscape of an urban area forms the skyline and visual profile of a streetscape and is a 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 topography of Fishguard allows views across and over the roofscape from many different parts of the area. The consistency, uniformity and integrity of

the original roofscape of the towns, has been lost through the use of alternative materials and the loss of chimney stacks and pots, the impact and significance of which can be appreciated where original examples are retained. The roof is, by its very nature, a critical part of a buildings defence against the elements and, as such, is one of the most significant focal areas for regular maintenance and repair. This offers frequent opportunities for reinstatement and improvement as part of a buildings on-going care.

Roof Coverings

2.4.9 The predominant roof covering of traditional buildings within Fishguard is natural Welsh slate, which should be used for any works of repair or replacement. Ridges, verges and other details should all be bedded in natural lime mortars. Plastic clips or other such trim should not be used. Concrete and clay tiles are not appropriate on heritage buildings. Apart from the detrimental visual impact of the much 'coarser' appearance, they can also weigh significantly more than the original slate materials with resultant problems in the timber supporting structure. Imported natural slates that match the grey or heather blue colour of the original Welsh slate are a more cost-effective solution but it is important to source the slates from a reputable quarry to avoid long term problems of the slates weathering. 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).

2.4.10 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

2.4.11 Where loft spaces are converted and roof lights or dormers are a necessity, they should only be situated on rear elevations as they break up the plane of the continuous roof slope on the street side. New dormer windows 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 be avoided. Consideration should be given to using modern, double glazed 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.

Chimneys and Chimneypots

2.4.12 Chimney stacks and pots add to the interest and variety of the skyline and streetscape. Chimneys should be retained and repaired with new clay pots provided as necessary. The stability of some tall chimney stacks might have to be investigated by a structural engineer. Where an original stack has been reduced in height (often capped with concrete slabs) then it should be rebuilt to its original height. Where no evidence of the pattern of the original stack exists, the style should be kept simple, but always with over-sailing corbelled courses at the head. If possible concrete bricks should be avoided and chimneystacks should not be rendered. Lead flashing (the joint between the vertical surface and the roof covering) at the junction between the chimney and the roof should be stepped in the traditional manner and to Lead Sheet Association details.

Guttering and downpipes

2.4.13 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. Very little original guttering and downpipes remain, with the majority replaced by uPVC or, in a small number of cases extruded aluminium. However, these materials are not as robust as cast-iron or cast aluminium and are more susceptible to impact and weather damage.

Windows and glazing

2.4.14 Windows are the 'eyes' of a building and are the central focus of house character. The double-hung sliding sash window is typical of the majority of buildings that were built before the early 20th century. In this area, side or top hung casements are only characteristic of buildings of more recent development. 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.

2.4.15 Original sash windows should always be retained and repaired, unless completely unfeasible. Replacement is very rarely necessary. Decay is usually focussed on the lower parts of the window 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. Original stone

cills should be retained wherever possible. If the stone cill is damaged beyond repair a reclaimed stone cill to match is the best alternative, or a concrete cill to the same proportions.

Entrances and doors

2.4.16 Many of the issues that are relevant to windows and glazing are also applicable to entrances and 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 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.

Access for the disabled

2.4.17 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 in the Equalities Act and in Part M of the Building Regulations 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. Early consultation with the building control department of Pembrokeshire County Council is recommended.

Street Level

2.4.18 The quality of buildings at street level is particularly important in the commercial areas where buildings are frequently built tight to the back of the pavement and the combination of shop fronts, signage, canopies and fascias form the dominant visual impression of an area's character.

Repairing and reinstating traditional shop fronts

2.4.19 The traditional shop front forms a 'frame' for the window display, comprising the fascia above, stall riser below and pilasters to either side. The proportions of each component should form a balanced composition. Entrance to the building may be central or to one side depending on the width of the property. Decorated

steps in recessed doorways should be retained and repaired. The fascia should be finished at the top with a cornice moulding and contained on each side by a console or corbel, which acts as the capital to the pilasters. The use of tiles on stall risers will help to repel water and provide for a traditional detail.

2.4.20 Existing traditional shop fronts, or surviving components, should be retained and repaired wherever possible. Original features may be concealed beneath later facings. Where shop fronts have been completely lost but photographic evidence of their original design exists, a detailed replica is most appropriate. Where no evidence of the original exists, a modern design that follows the principles of the original 'framing' could be used.

2.4.21 Where separate buildings have been combined to form a single unit, each building should have its own distinct frontage to maintain the rhythm and proportions of the streetscape. The same fascia should not be carried across both facades. The window should be sub-divided vertically to maintain proportions characteristic of the building and the context.

Fascias, signs, canopies and blinds

2.4.22 The dimensions and proportions of the fascia is a critical component of the overall character and appearance of the shop front. The fascia board should, generally, be no deeper than 400mm and should be kept well below the level of upper floor windows or projecting bays. Hand painted or individually fixed lettering in simple styles are preferable and should normally be no larger than 225mm in height. Perspex, plastic or box type signs should be avoided. Well designed and crafted projecting signs can enliven the street scene, although symbols are usually more effective than writing. Retractable blinds and canopies, without lettering, should be encouraged and should be a minimum of 2.1 metres above ground level.

Illumination

2.4.23 Lighting associated with signage should generally be avoided within the conservation area. Discrete down-lighting or illumination of a hanging sign may be permissible subject to detailed approval.

Paintwork

2.4.24 Whilst stucco and render were always painted / pigmented, brick, stone and tiling rarely were. Timber joinery should be painted in strong dark colours, but vivid colours and / or strong contrasts should be avoided. Ironwork should be

painted in black, dark green or a deep purple-bronze. In general, a limited range of colours will be more successful and result in a more coordinated and subtle overall appearance. Some of the major paint manufacturers have specific heritage colour ranges, including Dulux, Farrow and Ball and Crown, which provide a good starting point for colour selection. Consultation with LPA officers is advised to ensure that appropriate colours are selected for buildings within the conservation area.

Boundary walls and railings

2.4.25 Although the retail areas of the town centre have buildings generally built tight to the back of the pavement, and therefore no boundary treatment is required, in many of the areas which were, or remain, in residential and commercial use, the boundary walls and railings are particularly important in their contribution to the overall character and quality of the street scene. Particular attention needs to be given to ensuring that boundary walls and railings are not removed to allow on-plot car parking.

2.5 Policies for New Development Within Heritage Areas

2.5.1 There has been relatively little new development in the Conservation Area in recent years. It is expected that sensitive and appropriate redevelopment proposals will come forward for those sites that are detrimental to the character and quality of the area.

2.5.2 Generally, where new development and / or extensions are proposed it is important that they are guided by sound principles of urban design, as well as sympathetic detailing in relation to its historic context. All forms of new development within the conservation area should:

- Preserve and reinforce the distinctive pattern of traditional development, including street patterns, open spaces and trees, plot boundaries & boundary treatments;
- Have regard for existing building lines & 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 town centre, through an informed understanding of its building forms and styles, features and materials. Pastiche forms of development and the superficial echoing of historic features in new buildings should be avoided;
- 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

Fishguard Conservation Area Character Appraisal and Management Plan

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.

2.5.3 Where new development is proposed for areas that are adjacent to the Conservation Area, it will be equally important for care and consideration of the impact of the intended design and detailing. 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; and
- Ensure that new road layouts and parking arrangements have a limited impact on the streetscape qualities of the locality. Sensitive layout, designs and landscaping are required to reduce the areas of tarmac and lines of parked cars;

2.5.4 Good quality, contemporary designs may be appropriate in the Conservation Area, but the concern must be to avoid incongruous and low grade development.

3. Specific guidance for buildings, key sites and public realm

3.1 Design of the public realm

3.1.1 The varied characteristics of Fishguard reflect the respective history and development of different areas, and also of their scale, location, setting and patterns of use, both historic and contemporary. The treatment of the spaces between the buildings is critically important in the overall quality and character of an area, following sound principles of urban design. Specific issues to be addressed include:

- Context - an appreciation of the local setting and identity of an area coupled with a sympathetic choice of materials and details to respond to, and reinforce, the local character of the place.
- Creating spaces and places - the degree of openness or enclosure of a space, together with its scale, form and massing, helps to give it a character and identity and reinforces issues of safety, security, comfort, variety and interest.
- Encouraging activity - active frontages help promote on-street activity and vibrancy as well as providing over-looking and natural surveillance to a space or street.
- Variety and interest - like the buildings in a street scene, the public realm needs as much careful consideration of the balance of uniformity and variety, to create a range of opportunities and settings for a variety of users, amenities and social groups.

3.1.2 The aim should be to unify, rather than compete with, the rich variety of materials and designs used on the buildings and to form a simple and uncluttered public realm. To make wholesale changes to the town is unrealistic in the short term, but a holistic and integrated short, medium and long term strategy should be formulated that sets out a vision for the area.

4. Management Recommendations

Decision making including listing/local listing, boundary changes and Article 4 Directions

4.1 Local Listing in the Conservation Area

4.1.1 The purpose of Conservation Area designation is to provide added protection for the many buildings which do not possess the individual characteristics suitable for full Statutory Listing. The following properties and groups of buildings within the Conservation Area are identified in the Conservation Area Appraisal as being unlisted but making a positive contribution to the conservation area, and could be considered for inclusion on a local list:

- 70 and 72 High Street
- 56 to 60 High Street
- 2 High Street
- St Mary's Church Institute
- 16 Kensington Gardens
- Bwythyn Bach, 2 West Street
- Bethel English Baptist Church, West Street

4.2 Reassessment of the Conservation Area boundary

4.2.1 The Fishguard Conservation Area was originally designated in 1976 with revisions in 1992. The Conservation Area Appraisal states that "*whilst the majority of the Conservation Area boundary remains justified, there are however a number of areas which no longer merit inclusion in the Conservation Area.*"

4.3 Article 4 Directions and Permitted Development

4.3.1 Article 4 Directions can be imposed by local planning authorities to control certain alterations to dwellings that would otherwise be automatically 'permitted development' under the Town and Country Planning (General Permitted Development) Order 1995, as Amended 2013, and not requiring planning permission. This extra planning control is primarily used where the character of an area of acknowledged importance would be threatened.

4.3.2 The process for serving an Article 4(2) Direction requires that as soon as practicable after an Article 4(2) Direction is made, notice of the Direction must be given by publication in a local newspaper and by service on the owners / occupiers of the properties covered by the Direction. An Article 4 Direction is effective immediately after the notice is served or published. It does however expire after six months unless the Local Planning Authority has decided beforehand to confirm the

notice. In making that decision the Authority must take into account any representations received as a result of a public notice, and particularly those of any occupiers and owners in the area covered by the Direction. It should be noted that such a Direction only applies to properties in use as dwellings, and not commercial use as commercial use does not have the same permitted development rights as residential property. For listed buildings, listed building consent is required for properties where demolition, alteration or extension would affect the building's special interest.

4.3.3 The effectiveness of an Article 4 direction requires a photographic survey to provide a baseline for the known condition of properties. This must be updated at least every three years because enforcement action can only be taken against evidence of unauthorised changes carried out within the previous four years.

4.3.4 In November 2015 an Article 4 Direction for the residential development within the Fishguard Conservation Area was considered. No Article 4 Direction is proposed for Fishguard Conservation Area. This decision will be reviewed if circumstances change.

4.4 Monitoring and Enforcement:

4.4.1 Monitoring and regular review of the Conservation Area Character Appraisal and Management Plan will be required to encompass development changes and any new priorities and proposals. A key tool to monitor changes could include a new dated photographic survey of the Conservation Area. Regular updates supported by Planning / Listed Building/ TPO information will identify most development changes. Further historic research of the Conservation Area will be beneficial. Historic maps, drawings, paintings or engravings and old photographs can be used to inform the accurate restoration of heritage properties and townscapes. Provisions for and Review are set out in Part 2.

4.4.2 Article 4 directions are more likely to be effective if:

- There is a dated photographic record of the properties affected for the purposes of tracking any subsequent changes;
- Guidance is provided for homeowners on how the direction affects them with advice on appropriate repair and alteration;
- The local authority undertakes regular monitoring for compliance and appropriate enforcement;
- The need for the article 4 Direction is reviewed if circumstances change.

4.5 Conservation Understanding

4.5.1 Local knowledge and understanding are central to the conservation-based approach long-term management of the area. Pembrokeshire Council is keen to ensure that:

- appropriate conservation skills are available in the authority and the community;
- there is a proper awareness and understanding of the area's conservation value;
- conservation standards are implemented to ensure protection and enhancement; and
- owners' responsibilities are understood.

4.5.2 These aims can be delivered through a range of guidance and information sharing.

4.6 Resource Needs

4.6.1 Additional capital funding will be needed to ensure appropriate heritage standards for both public and private expenditure on the built environment. Generally actions and intended outcomes are more likely to be levered through the provision of grant aid. Opportunities for funding will continue to be explored and investigated through partnership working with other service areas and stakeholders.

4.6.2 Continuing protection of the Conservation Area, appropriate to its heritage context, will require further detailed policy and technical guidance. There is a specific need for additional guidance on key principles, with good practice examples identified, including appropriate finishes, rainwater goods, window and door treatments. This will encourage appropriate repairs, replacements and materials.

4.7 Equality impact assessments

4.7.1 Equality and Community Cohesion Impact Assessments or Equality Impact Assessments are an important part of the Council's commitment to promote equality of opportunity for all citizens. The Council needs to consider diversity when developing, delivering and reviewing policies and services to ensure we meet the needs of all our citizens. Equality Impact Assessments provide a systematic process to doing this and therefore will help to improve service delivery and employment practice. Action to implement any of the proposed Conservation Area management policies will require such an impact assessment.

4.8 Sustainability

4.8.1 The refurbishment and reuse of existing buildings is often more sustainable than, and more likely to have less of an impact on the environment, than starting

from scratch with a cleared site. Attention needs to be given to meeting Biodiversity requirements.

4.8.2 Even though buildings contained in Fishguard's Conservation area are exempt from meeting the requirements of the building regulations on energy efficiency, these factors can be improved without detracting from the character of the building or the conservation area as a whole. Areas where improvements can be made to both environmental and energy efficiencies with the historic buildings include:

- considering environmental sustainability in historic refurbishments through appropriate design;
- low impact improvements in air-tightness utilising draft excluders and heavy weight curtains around windows and doors, blocking up redundant chimneys and the use of secondary glazing or, for example, Histoglass – specially designed, thin double glazing (10mm) for installation into existing timber and metal frames without altering the fine detailing of the glazing bars;
- where appropriate, the use of renewable energy technology;
- use of natural oil or water-based paints, varnishes and other finishes, giving both health and conservation benefits;
- restoration of historic features rather than replacement;
- utilising natural insulation materials that breathe and avoid the build-up of moisture;
- locally sourcing labour and materials;
- limiting waste by the re-use of materials, such as slate, brick and timber
- working with PCC's in-house biodiversity team to assist in encouraging an informed and positive approach to working with wildlife to ensure that all projects within the conservation area are compliant with the latest legislation surrounding the protection of wildlife.

4.8.3 The HLF publication *Planning Greener Heritage Projects*¹⁹, February 2009 includes guidance and information on a wide range of aspects of sustainability in relation to heritage buildings and the provision of new buildings within a heritage context. The information covers topics including:

- Energy efficiency;
- Renewable energy;
- Water;
- Building materials;
- Construction waste;
- Soil, including peat;

¹⁹ Available on the HLF website, hlf.org.uk in English and Welsh
Part 2: Fishguard Conservation Area Management Plan

Fishguard Conservation Area Character Appraisal and Management Plan

- Timber;
- Biodiversity; and
- Visitor transport.

4.8.4 Energy efficiency can reduce bills, reduce use of fossil fuels and mitigate the impact of climate change. In general, however, historic buildings were built to breathe and are constructed of materials which can be damaged by modern measures, or the character significantly altered. Refurbishment of a building can provide an opportunity to improve energy efficiency. Measures affecting Listed buildings or those within an Article 4 Direction area should be discussed with the County Council.

4.8. 5 In principle the energy efficiency measures should seek to make the least amount of change. Materials and methods should be comparable to the traditional fabric of the building. Careful design and sympathetic management can help to secure a sustainable future for historic buildings.

5. Implementation Programme

5.1 Resources for implementation in the Conservation Area

5.1.1 Pembrokeshire County Council (PCC) will monitor and review the necessary resources to sustain the historic environment and manage the Conservation Area. Where appropriate and funds are available, PCC will coordinate such works with all involved agencies to achieve the heritage aims and to ensure the beneficial impact of a conservation-led approach to economic development and regeneration.

5.1.2 Timely management and skills input from all agencies working in the Conservation Area is essential to implement the programme, to ensure effective monitoring and enforcement, to prepare technical guidance and to inform the community. Additional capital funding will be needed to ensure appropriate heritage standards for both public and private expenditure on the built environment. Many of these actions and intended outcomes are more likely to be levered through the provision of grant aid and opportunities for funding will continue to be explored and investigated through partnership working with other service areas and stakeholders.

5.2 Action Plan Summary

5.2.1 The following actions are identified for early implementation to further the awareness and achievements of conservation in the Fishguard Conservation Area:

Planning Policy & Strategy:

- PCC to adopt the Conservation Area Appraisal and Management Plan;

Community involvement:

- Training and Development of Conservation Staff;
- Increase conservation awareness;
- PCC Conservation website development;
- Publication of Conservation Bulletin(s); and
- Local availability of the Conservation Area Character Appraisal and Management Plan.

Planning Measures:

- Finalisation of draft Local List to inform the adopted Local Development Plan
- Implementation of Buildings at Risk Strategy for those Listed Buildings at risk or vulnerable
- Identify Archaeologically Sensitive Areas as appropriate

Framework for Design Standards:

- Prepare programme for preparation of additional planning guidance notes on conservation issues
- Ensure opportunities for, and importance of, enforcement measures are understood and implemented throughout PCC
- Promotion of Planning Guidance Notes and Cadw's 'Maintenance Matters' on website
- Prepare of site specific development briefs where appropriate.

5.3 Monitoring

5.3.1 Progress on implementing the recommendations of the Conservation Area Character Appraisal and Management Plan should be monitored and recorded.

5.4 Formal Review

5.4.1 This document should be reviewed every five years from the date of its formal adoption. It will need to be assessed against Legislation, national and local policy in place at the time of Review. The review should encompass the following:

- A survey of the Conservation Area including a full photographic survey to aid possible enforcement action;
- An assessment of the extent to which recommendations have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.