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LLANBEDR PONT STEFFAN / LAMPETER Conservation Area Appraisal

May 2024

Prepared for

Ceredigion County Council

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The GRIFFITHS HERITAGE CONSULTANCY Ltd

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1. INTRODUCTION

1.1 The Historic Environment in Ceredigion

- 1.1.1 The Ceredigion landscape is rich in evidence from the past. The term 'historic environment' describes the results of human interaction with the natural environment over many thousands of years, including the buildings, monuments, conservation areas, townscapes and landscapes that we value as a community and wish to preserve. This series of appraisals and management plans are to assist the Council and the local community / public with understanding the special value and interest of the conservation areas in Ceredigion, and how it can best be protected and enhanced.
- 1.1.2 Many historic features are protected through legislation and the planning system (see below). In addition to Ceredigion's designated assets there are numerous undesignated features including archaeological sites and historic buildings. Undesignated assets can be more vulnerable to unsympathetic change or loss through development and other works. As well as analysing the contribution of designated assets to the towns of Ceredigion, the acknowledgement of undesignated assets, through tools such as this appraisal, can help to identify their significance and to protect them for the future. In Wales, over 200,000 undesignated heritage assets are recorded on the four regional Historic Environment Records that are now a consideration in the planning system under the Historic Environment (Wales) Act 2016.
- 1.1.3 There are 1896 buildings and structures included on the national 'List of Buildings of Special Architectural and Historic Interest' in Ceredigion. Many more pre 1948 structures are protected by being within the 'curtilage' of a listed building. A Listed building is one which has been identified, by Cadw, as being of national architectural or historic importance. As such, any works which would affect the character of the structure or any features of architectural or historic interest would require permission - known as Listed Building Consent. Contrary to popular belief, the listing covers the whole of a building - inside and out, and includes any fixtures or fittings.
- 1.1.4 Ceredigion has 262 Scheduled Monuments. Scheduling is the way that a monument or archaeological site of national importance is recognised by law. The term 'scheduled monument' is wide ranging and includes not only well-known castles, abbeys and prehistoric burial sites, but also sites such as limekilns, deserted medieval settlements and the remains of the iron, coal and slate industries. Some scheduled monuments contain standing buildings or ruins and others have no visible remains above ground, but their buried archaeology is of

national importance. The aim of scheduling is to preserve the archaeological evidence that survives within sites and monuments. This includes the physical fabric of the monument, its setting and any associated artefacts and environmental evidence. This means that if you want to carry out work that would physically alter a scheduled monument you will probably need to apply to Cadw for permission - known as Scheduled Monument Consent.

- 1.1.5 There are 12 Registered Historic Parks and Gardens within Ceredigion. Registration identifies parks and gardens which are of special historic interest to Wales. They range in date from the medieval period to the mid-twentieth century. Registration is a material consideration in the planning process; local planning authorities must take into account the historic interest of the site when deciding whether or not to grant permission for any changes.
- 1.1.6 Four areas in Ceredigion have been designated through the Register of Landscapes of Historic Interest in Wales. The largest of these is the Upland Ceredigion Historic Landscape which covers much of the eastern and northern part of the county. The Lower Teifi Valley Historic Landscape, is located in the south-west, and is partially shared with Pembrokeshire and Carmarthenshire. The Drefach-Felindre and Towy Valley Historic Landscapes are located within Carmarthenshire, but part also falls within Ceredigion's southern boundary.
- 1.1.7 Ceredigion also has 13 designated conservation areas, which means there are additional controls over demolition (requiring Conservation Area Consent) and works to trees in these areas. The conservation areas are:

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

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



Fig. 1 General view of Lampeter Conservation Area

1.2 Conservation Areas

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

1.3 Appraisals and Management Plans

- 1.3.1 Section 71 of the 1990 Act sets out that it shall be the duty of the LPA, from time to time, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Technical Advice Note 24: The Historic Environment identifies conservation area appraisals as the foundation for such proposals as they provide a basis for more detailed management plans.
- 1.3.2 A conservation area appraisal is the foundation for positive management. It provides a detailed picture of what makes an area special and can be used to identify opportunities and priorities for action. The appraisal offers a shared understanding of character and importance, and highlights problems and potential, which can be used as the evidence base for a more detailed management plan supported by a robust local policy framework.
- 1.3.3 Ceredigion County Council has commissioned The Griffiths Heritage Consultancy to prepare appraisals and management plans, alongside undertaking a boundary review, for the conservation areas in 6 of the County's towns.
- 1.3.4 The appraisals and management plans have been subject to initial stakeholder and public consultation as set out in section 4.5.6. If agreed, following further public consultation, they will be adopted by Ceredigion County Council as supplementary planning guidance (SPG).



Fig. 2 Another view of Lampeter Conservation Area

2 INTRODUCTION TO LAMPETER CONSERVATION AREA

2.1 The Conservation Area Boundary

2.1.1 Lampeter conservation area was designated in 1969 and its boundary was extended in 1987. The current boundary is the same as that following the extension in 1987 and is shown over the page. There is no current Conservation Management Plan for the conservation area.

2.2 Location and Setting

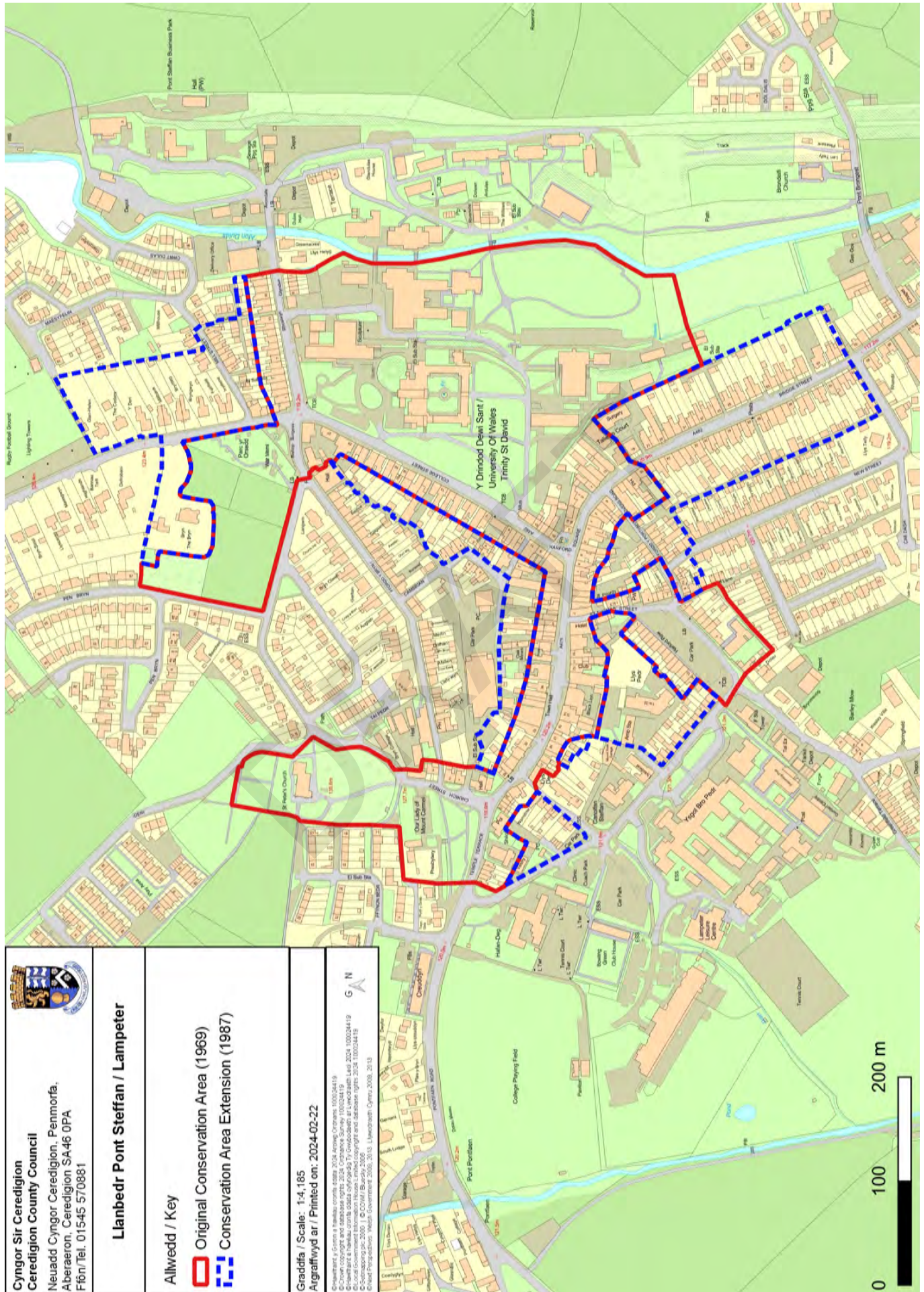
2.2.1 Lampeter is located in the Teifi valley, in the south east of Ceredigion on the border with Carmarthenshire. It is at the confluence of the Creuddyn and Dulas rivers with the Teifi and is also at the crossroad of several important road routes through mid-Wales: the A482 heading north west to Aberaeron and Aberystwyth and also going south east to Llandovery and Bannau Brycheiniog (Brecon Beacons); the A485 going south west to Carmarthen and also heading north east to Tregaron; and the A475 heading west to Newcastle Emlyn and Cardigan. It is sometimes known as the gateway to Ceredigion.

2.2.2 To the west of Lampeter is the coast and to the east are the Cambrian Mountains. It is the third largest urban area in Ceredigion, after Aberystwyth and Cardigan, and has a campus of the University of Wales Trinity Saint David (originally St David's College).



Fig. 3 Llanbedr Pont Steffan ('St Peter's by Stephen's Bridge') - now the A482 to Llandovery and south Wales

Fig. 4 The original conservation area boundary in 1969 and the 1987 extension



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Llanbedr Pont Steffan / Lampeter

Allwedd / Key

- Original Conservation Area (1969)
- Conservation Area Extension (1987)

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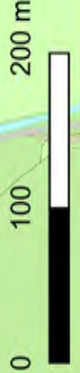
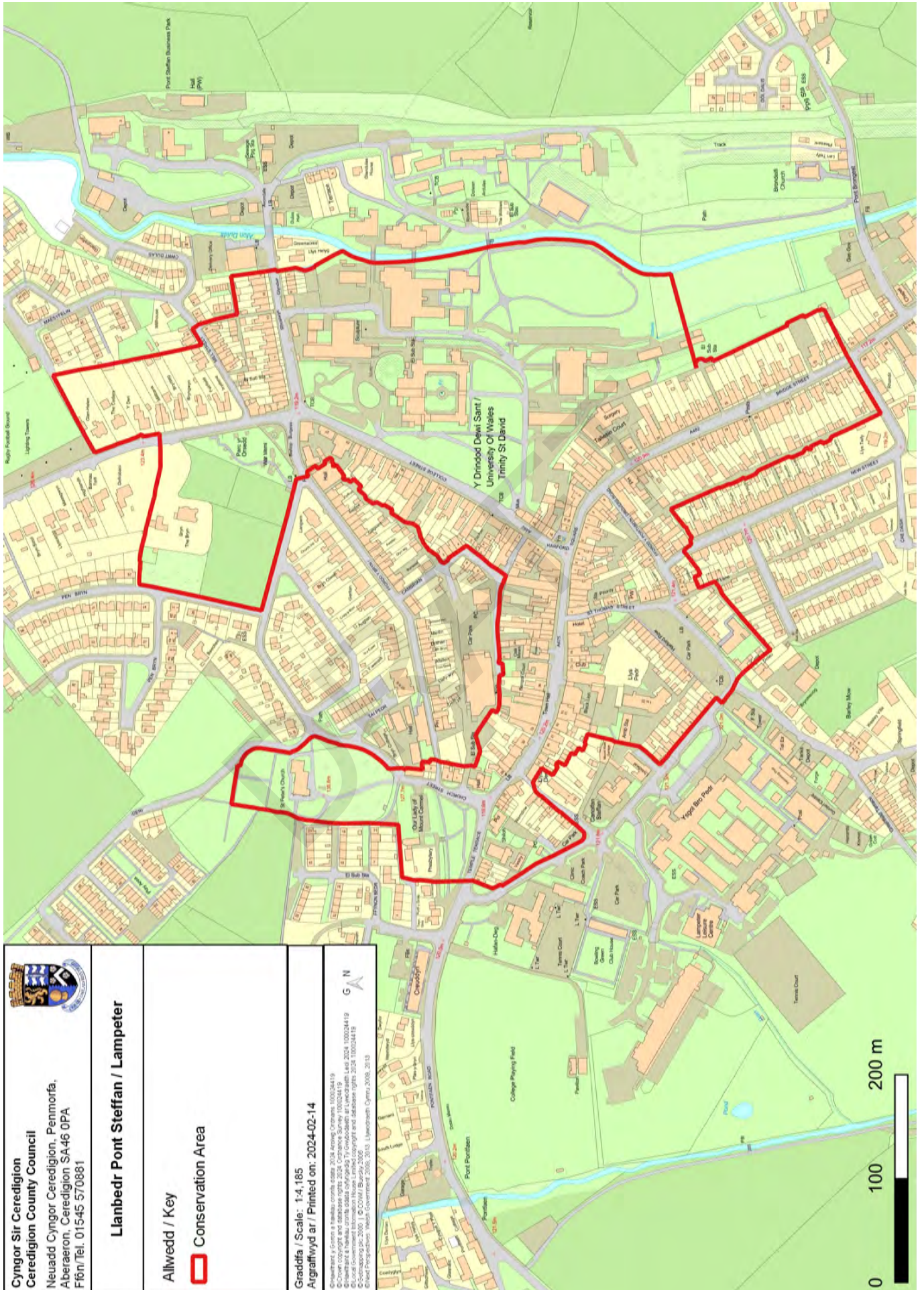



Fig. 5 Lampeter's current conservation area boundary



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Llanbedr Pont Steffan / Lampeter

Allwedd / Key

 Conservation Area

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2.2.3 Lampeter conservation area comprises of the greater part of the town centre and related open spaces. It is bounded by St David's Church and Lampeter Catholic Church to the West, by New Street and Peterwell Terrace to the south, the eastern edge of the University campus to the east, and by Lampeter Rugby Club and the Bryn to the north.

2.3 Summary Description

- 2.3.1 Traditionally a market town, Lampeter did not develop much more in size or layout from its prosperous growth in the 14th century, until the 19th century and the establishment of St David's College and the growth of its commercial aspects through the development of crafts, services and industries to cater to the needs of the rural area. It is still a busy local commercial centre, providing services for a wide area, with a number of independent shops and regular markets and events.
- 2.3.2 The town retains its medieval linear layout with the addition of the late Georgian College and areas of mid to late Victorian residential development. Also included are important green open spaces and part of the former common to the south.
- 2.3.3 Cardiganshire was one of the royal counties established by Edward I after the defeat of Llewelyn at Cilmeri in c.1282 and Lampeter fell under direct Royal Control. This, however, had little effect on the culture of the town, as medieval documents show a dominance of Welsh names and the Welsh language and culture have continued to thrive. The first Borough Charter was granted in 1284 and successive charters allowed many markets and fairs to be held in the wide High Street, which still hosts fairs in the present day. One of these fairs was the Dalis Horse fair, which continued until 1939.



Fig. 6 The Dalis Horse Fair, early 20th century

2.3.4 Whilst the layout of Lampeter betrays its medieval market town origins, the existing architecture demonstrates its prosperity during the late Georgian and Victorian periods. As with many towns, it expanded outwards from its centre as time progressed. Meaning that, in general, the further away from the town centre the younger the building, although there has been some 20th and 21st century infill development especially in the back streets of the medieval centre. Also, two key components of the historical town (St Peter's Church and St David's College), lie on the outskirts of the town centre - to the north west and east, respectively. Few physical remains of Lampeter's medieval origins survive above ground although there may be more to be uncovered below ground and possibly hidden within the later remodelling of earlier buildings.

3. LEGISLATION, PLANNING POLICY AND GUIDANCE

Website links to the following documents can be found in the references section in Appendix B.

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

3.1.1 The Well-being of Future Generations (Wales) Act 2015, places a duty on public bodies to *'improve the economic, social, environmental and cultural well-being of Wales in accordance with the sustainable development principle that the needs of the present are met without compromising the ability of future generations to meet their own needs'*.

3.1.2 It is widely recognised that the historic environment can have a positive impact on people and communities and contribute towards quality of life and well-being. If the historic environment is going to continue to deliver its rich benefits to communities there is a need to identify what is significant and manage change in a sensitive and sustainable way.

3.1.3 Essential to maintaining the special quality of a particular area (or any heritage asset) is the positive management of change based on a full understanding of the character and significance of the area. This is underpinned by raising awareness and understanding of the benefits that they can deliver and the skills necessary to do so.

3.2 Planning (Listed Building and Conservation Areas) Act (1990) as amended by The Historic Environment (Wales) Act 2016.

3.2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to identify *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* and designate them as conservation areas. They must also formulate and publish proposals for the preservation and enhancement of these conservation areas from time to time. The Act also requires local

planning authorities to give special attention to the desirability of preserving or enhancing conservation areas in local development plan policies and when taking planning decisions.

3.2.2 The Historic Environment (Wales) Act 2016 amended the 1990 Planning Act in a number of ways, including a requirement for the submission of a Heritage Impact Assessment with applications for Conservation Area Consent.

3.2.3 The forthcoming Historic Environment (Wales) Act 2023 received Royal Assent on 14 June 2023 and it is expected that the Act will come into force in the latter part of 2024. It will bring all the existing legislation together in one bilingual Act without affecting existing levels of protection or duties.

3.3 National Policy and Guidance

3.3.1 *Planning Policy Wales (PPW)* (Edition 11, February 2021) sets the context for sustainable land use policy within Wales and identifies the need for the promotion of good design.

3.3.2 Policy on the historic environment is contained within Chapter 6 of PPW, which sets out national policies requiring that Local Planning Authorities exercise a general presumption in favour of the preservation or enhancement of the character of a Conservation Area and/or its setting when considering development proposals.



Fig. 7 The quad at the University of Wales Trinity Saint David

- 3.3.3 *Technical Advice Note (TAN) 24: The Historic Environment* provides guidance on how to consider the historic environment in development plans and planning decisions.
- 3.3.4 Local planning authorities should take account of Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (Conservation Principles) to achieve high-quality sensitive change.
- 3.3.5 Cadw has produced a series of best-practice guidance publications that complement the legislative framework and associated planning policy and advice and support the sustainable management of the Welsh historic environment. These include: *Managing Conservation Areas in Wales*; *Managing Historic Character in Wales*; and *Setting of Historic Assets in Wales*. Cadw also provides a range of guidance regarding managing nationally and locally listed buildings (including *Managing Change to Listed Buildings in Wales* and *Managing Lists of Historic Assets of Special Local Interest in Wales*).
- 3.3.6 Cadw's (2017) *Managing Conservation Areas in Wales* supplements PPW and TAN 24 and sets out the policy context and duties for local planning authorities to designate and manage conservation areas. It also identifies key aspects of good practice for their designation and appraisal, including the participation of stakeholders and the development of local policies for positive management and enhancement so that their character and appearance are preserved and enhanced.

3.4 Local Planning Policy

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

4. DEFINITION OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

4.1 Understanding the Significance of an Asset

4.1.1 In their *Conservation Principles*, Cadw sets out six guiding principles for the conservation of the historic environment. By following these principles, change can be managed carefully so that what is important and special about historic assets can be protected and enhanced. The principles are:

- Historic assets will be managed to sustain their values
- Understanding the significance of an historic asset is vital
- The historic environment is a shared resource
- Everyone will be able to participate in sustaining the historic environment
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

4.1.2 Historic assets have many values that contribute to their significance. These include:

- their physical remains and surviving fabric
- pictorial and documentary records that help us understand them
- their capacity to illuminate aspects of the past and connect us to it
- their aesthetic qualities
- the value they have to the people who relate to them.

4.2 Summary of Special Architectural or Historic Interest for Lampeter

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

The summary above, along with other parts of this appraisal, helps to identify where there are opportunities for enhancement of the conservation area's character and appearance.

4.2.1 This table, together with the explanations below, summarise the state of the conservation area at the current time and identifies the special interest, which should be preserved, and also where enhancements can be made. They are based on the physical and historic research and assessment undertaken for this appraisal and used in conjunction with Cadw's (2011) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, which identifies four heritage values by which significance can be identified:

- **Evidential value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
- **Historical value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
- **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.
- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

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

4.3 Evidential Value

4.3.1 There have been few archaeological investigations within the town centre and therefore little has been found from the earlier periods. A search of the HER reveals most entries are associated with the Medieval and post Medieval settlement. There is, however, potential for increasing our understanding of the Medieval layout and development of Lampeter and likely evidence for the Roman road cutting across the very south of the town as well. Lampeter has potential for addressing some of the key research agenda items for the medieval period, including town plantation, castle building and church building. It also has the potential to address post-medieval research themes on settlements (towns). Two sites in particular are noted to have high archaeological potential, that of St Thomas’s Chapel (exact location unknown) and that of the original parish church, to the south of the existing. Those investigations which have been carried out demonstrate that the recorded archaeology lies at a shallow depth below the existing ground surface and could easily be impacted upon by ground works. This may impact its survival within the town centre due to later development.



4.3.2 Many of the buildings within the town centre retain their Georgian structure and some retain Georgian architectural features. These are important for understanding Georgian society and its impact on West Wales, building techniques and styles, and for the development of the town in this period.

Fig. 8 Georgian architectural features such as this porch contribute to the evidential value of Lampeter

4.3.3 As with many towns in West Wales, the indomitable builders and engineers of the Victorian and Edwardian periods have left their mark on its building infrastructure and layout and there is clear evidence of the mid / late Victorian and early C20th development and expansion of the town. Where architectural features survive, these positively contribute to the evidential value.

4.3.4 Many of the towns in Ceredigion have substantial archival holdings which have been the subject of extensive research. Lampeter is the exception and while there are some holdings of interest, the majority of these relate to the College, and comparatively little scholarly research has been undertaken regarding other periods and features of interest.

4.4 Historical Value

4.4.1 Lampeter's early history and Medieval development provide an insight into Medieval West Wales, particularly for the more rural areas outside of the strategically important towns along the coast.

4.4.2 The post-medieval periods demonstrate the growth of smaller market towns and the importance of these to rural populations. Lampeter may not have developed the refined Georgian style of Aberaeron or gained the Victorian tourist popularity of Aberystwyth but it was nevertheless vitally important for sustaining the local population.

4.4.3 The College / University is an important feature of Lampeter's history not only for its early foundation, academic achievements and architecture but also for the contributions that members of the University have made to placing Lampeter on the historical map. This includes contributions such as gifting the unique and priceless medieval manuscripts and archival collections in the Founder's Library and introducing the game of rugby to Wales.

4.4.4 The Harford's were a locally and nationally important gentry family, who influenced the development of the town in the 19th century, particularly in relation to the establishment and expansion of the College and improvements in the provision of public services such as the town water supply.

4.5 Aesthetic Value

4.5.1 Lampeter is an attractive historical market town with a mixture of Georgian and Victorian styles of architecture. Its variety adds to its charm with no dominating style or building materials. Independent shops and a lack of major chain stores add to its variety and vitality, as do the regular markets and fairs.

4.5.2 Architecture in the town is generally on a domestic scale, with the church and university hiding their comparatively greater size by virtue of their locations. No single building dominates the town although the network of roads and building lines ensures that at no point can one view the town in its entirety. It retains a charming atmosphere of a friendly, easily relatable town on a comfortable scale which can be easily emotionally and physically accessed, with the odd hidden gem around the corner.

4.5.3 Lampeter's location, comfortably positioned between the Cambrian Mountains and the Cardigan Bay coast, surrounded by hills, lush fields, woodland and rivers ensures it is a walker's and country lover's paradise. Views within the town are restricted but almost every view out of the town includes the famously enchanting Ceredigion landscape and just a short walk will bring you right out into open countryside.

4.6 Communal values

4.6.1 Lampeter has had an important social and economic role for the immediate and wider community throughout its existence. From its beginnings as a Medieval settlement and its history of hosting economic activity such as the annual fairs, through to its status as a local service centre role today, Lampeter has had and retains an importance to a large scattered rural community in West Wales.

4.6.2 Tourism in the town today is mediocre in comparison with some of the neighbouring towns but has opportunities for improvement, with accommodation providers on the rise and the quiet attractions of the town and its setting slowly becoming more well known.

4.6.3 The conservation area contains a number of public buildings and community resources such as the churches, museum, pubs, chapels, shops, cafes, hotels, and community buildings amongst others.



Fig. 9 Many views out of town reveal the idyllic Ceredigion landscape

- 4.6.4 During the process of producing this appraisal, an initial survey was sent to stakeholders asking them to identify what they thought was important about the conservation area and if there were any issues. Unfortunately, no responses were received to this survey.
- 4.6.5 In order to gather public comments about the first draft of the management plan, a public consultation drop in event was held at Lampeter during February 2024. Copies of the draft Management Plan were sent to stakeholders for comment. Only one representative of the Town Council attended the session which was a disappointing turn out for an active community. The exhibition presentations were forwarded to the Town Council for further comment. Responses related to the following matters, amongst others:
- Support for boundary extension and suggestions for it to be extended further
 - Town Council has submitted funding applications for improvements to local landmarks such as Harford Square, Town / Market Hall Clock and the war memorial
 - Suggestion regarding moving parking in College Street to the other side of the road to improve safety and aesthetics
 - Town Council seeking funding to revamp the town trail and create other trails

- Suggestions for locally listed buildings: Burgess Hall, St Thomas' Church, Brondeifi Chapel
- Suggestions for capitalising on the links with rugby and WRU
- Support for retaining field names as they are important to understanding the setting

5. PHYSICAL CONTEXT

5.1 Geology and Topography

- 5.1.1 Topographically Lampeter is situated on a roughly level area with the Teifi valley to the south and higher ground to the north. The ground slopes gently from north to south but is generally flat within the town centre. The conspicuous higher ground to the north is crowned with woodland.
- 5.1.2 The underlying geology is Devil's Bridge Formation Silurian mudstones and sandstones formed in a deep sea basin between 428-444 million years ago. The drift geology is composed of Devensian glaciofluvial sheet deposits dating from the period between 70,000-9,000 BC, sands and gravels deposited by seasonal and post-glacial meltwaters. Much of the present-day landscape is a product of this glaciation creating a broad 'U' shaped valley along the Teifi. The Teifi channel has progressively cut down through the glacial deposits to create flights of elevated terraces on a floodplain that is characterised by an impressive array of river landforms including meanders, oxbow lakes and bars of exposed river sediment.
- 5.1.3 The town is situated at the meeting point of several small valleys containing tributaries to the River Teifi, which meanders just to the south of the town.
- 5.1.4 The remains of many small quarries can be found in the local area demonstrating that local stone was used for building.

5.2 Landscape Character

- 5.2.1 Natural Resources Wales' LANDMAP resource identifies Lampeter as being within the National Landscape Character Area of the 'Teifi Valley'. LANDMAP's historic landscape character statement reports little of interest for Lampeter defining it as a built up area comprising a small historic town which is now dominated by the university. It identifies that Lampeter is medieval in origin, but that most of the older buildings date to the 19th century, and most to the latter part of that century. The character statement records that the core of the town, including the university, retains much of this 19th century character, and that the modern housing, university buildings and other modern structures do not greatly detract from this character.

6. HISTORICAL DEVELOPMENT

6.1 Prehistoric

- 6.1.1 There is little known prehistoric activity in the immediate area around Lampeter. The main discoveries being cropmarks, an enclosure and small collections of waste flakes, which demonstrates there was likely at least some activity in this period. The few sites in the area which have been identified as being from the Neolithic, Bronze or Iron Ages, are often disputed as to age and interpretation.
- 6.1.2 In the wider landscape identified activity from the Iron Age is more frequent with the remains of defended enclosures and hillforts distributed over the surrounding higher ground to the north.

6.2 Medieval

- 6.2.1 Typically of the turbulent times in west Wales at this period, the castle at Lampeter seems to have had a complicated history. References to the early 12th century castle note it being burnt by the sons of Gruffudd ap Cynan in 1137. Stephen's Castle, as it was known, was presumably rebuilt since it seems to have changed hands several times between English and Welsh rulers during the twelfth and thirteenth centuries until 1290 when the King Edward I granted it to Geoffrey Clement together with the Lordship of Caron.
- 6.2.2 Crouch (1989) suggests that Cadell, grandson of Rhys ap Tewdwr granted the church at Lampeter to Totnes Priory between 1100 and 1135 but other sources (e.g. Murphy 2021) suggest that it is more likely that both the castle and church were founded by the Anglo-Normans before 1137 when the region was under their control. The original circular churchyard, as shown on the later Tithe map (below), may suggest earlier origins .
- 6.2.3 It is commonly thought that the motte in the University grounds are the remains of Stephen's Castle but it is also possible that Stephen's Castle was the mound, a possible motte, identified to the north of the church. Neither appears to have been excavated.
- 6.2.4 However Lampeter originated, there seems no doubt that it had developed into a settlement by the time of Gerald of Wales' visit in 1188, when he refers to it as 'Pons Stephani' (Stephen's Bridge).
- 6.2.5 The borough dates from 1284, when Rhys ap Maredudd was granted the right to hold a weekly market and annual fair on the feast of St Denus.
- 6.2.6 Various additional grants and charters for markets, fairs and other rights are known of but the Medieval town remained small, probably simply continuing to serve its agricultural hinterland,

to act as an entry point for travellers to the west, and possibly, along with the other towns along its length, as a strategic defensive point along the banks of the Teifi.

- 6.2.7 In 1301 just 19½ burgages were recorded, rising to 26 in 1317, almost all in Welsh hands.
- 6.2.8 A further known Medieval structure was St Thomas's Chapel mentioned in fourteenth century documents and recorded by Samuel Lewis in 1833 as Mynwent Twmas (Thomas's cemetery). Lewis noted that remains of the chapel were visible in the early 17th century and that supposedly lead coffins were frequently dug up. The supposed location of the chapel is shown on the Ordnance Survey 1889 map (Fig. 3) alongside St Thomas's Street although later excavations close to the area did not find anything significant.
- 6.2.9 Dyfed Archaeological Trust has produced a conjectural map of the extent of Medieval Lampeter (Murphy 2021), showing the key known sites, and it is included below.
- 6.2.10 The late Medieval period of Lampeter's history has not been well researched and undoubtedly there is more to be discovered about this period of the town's history.
- 6.2.11 John Ogilvy's *Britannia* (1675) has probably the earliest map type representation of Lampeter. It's accuracy is unknown but it appears to show a developed high street around the market area and the site of the church to the north west and possibly the castle to the north east.

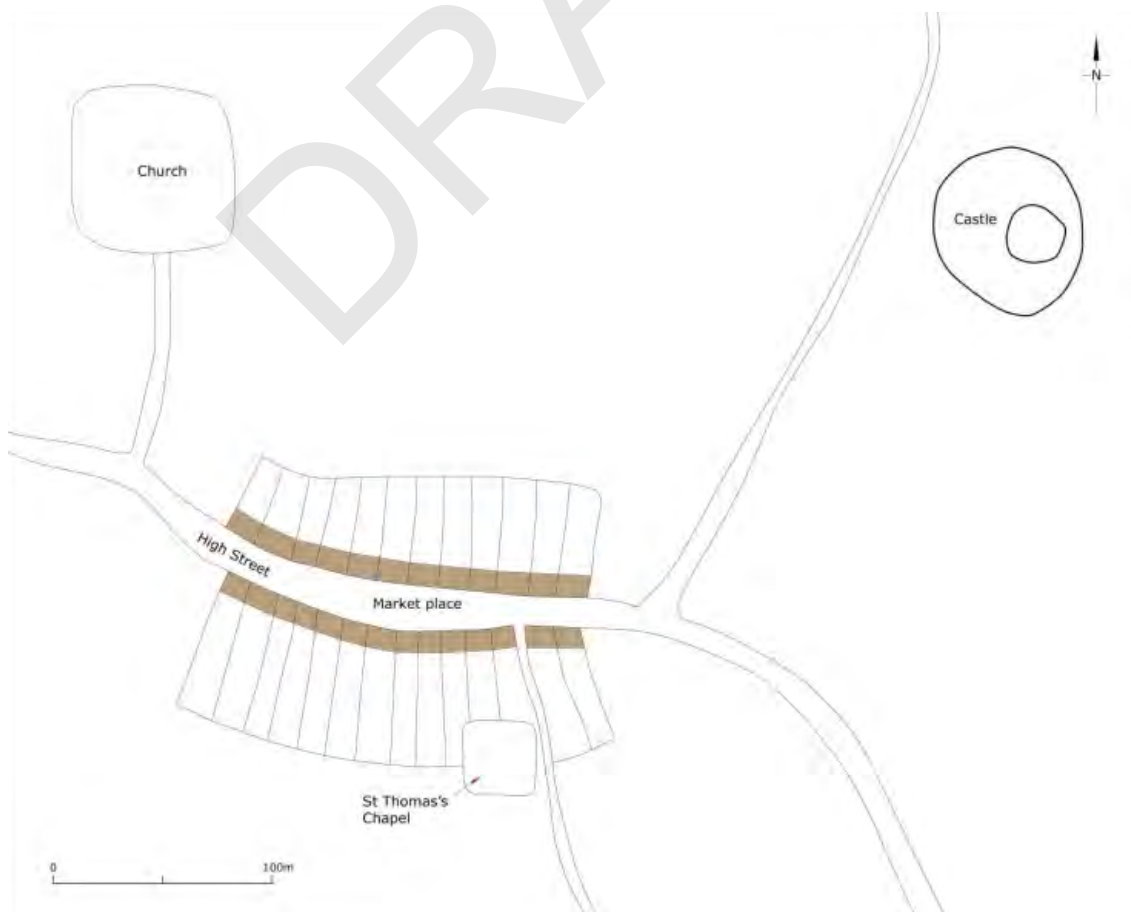


Fig. 10 Murphy (2021) DAT's conjectural map of the extent of Medieval Lampeter



Fig. 11 Extract from Ogilvy's Britannia with later hand colouring showing 'Llanbeder'

6.3 Post-Medieval

- 6.3.1 The town remained small into the post-medieval period. In 1728 the population stood at around 300 rising to just 320 by 1801.
- 6.3.2 By the 1800s Lampeter was a centre for agriculture as well as crafts and services to the local area. There were several woollen mills as well as the usual trades such as blacksmiths, a leather tannery, saddlers and bootmakers. It also became the gathering point for the local drovers, who met at Lampeter, to walk their livestock all the way to the markets of south east England. This is reflected in names in the town such as Drovers Road, the former Drovers Arms Inn and the occasional Drovers Arts Festival.
- 6.3.3 Samuel Lewis in his *Topographical Dictionary of Wales* describes Lampeter as a market town and as 'small' in 1833 but suggests that it was previously "a place of greater extent and importance than it is at present, "the men of Llan-Bedr" being repeatedly mentioned in terms of distinction in the Welsh Chronicle".
- 6.3.4 Nevertheless this became a time of great change for Lampeter. In 1822 St David's College was founded (now the university) and in 1836-8 St Peter's Parish Church was replaced with a new one built by W Wittington of Neath. This however, was poorly built and it was replaced again in 1868-70 with a building designed by R J Withers, architect of London, on a site immediately to the north of its predecessor. Lewis describes "the erection of many good houses on leases granted by J. S. Harford, Esq., of Peterwell, who is lord of the manor", a new bridge being built

across the Teifi and that the establishment of St David's College has "greatly tended to promote the prosperity of the place".

- 6.3.5 The 1840s Tithe map shows Lampeter at this period as it is beginning to expand. It shows back streets starting to develop and the newly constructed St David's College and the site of the earlier church before it was rebuilt in the late 19th century.
- 6.3.6 St David's College was founded by Bishop Thomas Burgess with the intention to provide a liberal education for the clergy and to address the need for more Welsh (and Welsh speaking) clergy, especially those who could not afford to attend University. The foundation stone of the College was laid on 12 August in 1822 on land bequeathed by John Scandrett Harford and its first students were admitted on Saint David's Day, 1827, but the College's Royal Charter of Incorporation was not completed until 1828. It is the oldest university institution in Wales, with only the ancient universities of Oxford, Cambridge and Scotland predating it throughout Britain. The original college buildings were designed by architect C R Cockerell.



Fig. 12 1840s Tithe Map of Lampeter

- 6.3.7 A comparison of the 1887/8 Ordnance survey map, below, with the Tithe map shows how quickly the town developed in this period. Particularly conspicuous is the arrival of the railway (in 1866) and the construction of Station Terrace, the continuous building line along the west side of College Street and the development along Bridge Street.



Fig. 13 Ordnance Survey map: Surveyed: 1887, Published: 1888. Cardiganshire Sheet XXXIV.SW

6.3.8 Much of the change which occurred during this period was associated with the aforementioned J S Harford. Harford was a wealthy banker and landowner who, in association with his younger brothers, acquired the Peterwell Estate in 1819 along with the title of Lords of the Manor of Lampeter. Harford not only donated land for the college and leased land for new houses in the town but also he drained the Gorsddu bog, and made it into cottage garden allotments, and at the same time provided a supply of pure water for the town. The estate remained in the Harford family until 1949 and undoubtedly the later Harfords also made many other 'improvements' to the town, such as the replacement of a simple two storey town hall in 1880-1 with the current Queen Anne style building by R J Withers, architect of London, for J B Harford. In 1873 J B Harford owned an estimated 8,399 acres in Cardiganshire and Carmarthenshire with an estimated rental of £5,660. The square at the central crossroads of the town is named after the family.

6.4 20th Century

- 6.4.1 During the second world war around 110,000 children were evacuated to Wales and many hundreds ended up at Lampeter station to be housed in the surrounding villages and farms.
- 6.4.2 Many Polish people settled in this area during or after the Second World War, most of them having served with the Allied forces. After the conflict, many Poles chose to settle in Britain

rather than return to their homeland, which had become a Communist state. There are many buried within St Peter's churchyard, such as Leokadia Krzepisz, nee Kopczyńska (1907-1980), who received Poland's Cross of Valour in the Second World War for her services as an officer in the Polish resistance.

6.4.3 The more recent history of the town is marked in a series of wartime structures, including an Observer Post, Pillbox and War Memorial. During the 20th century Lampeter continued to expand particularly around the edges of the town with small industrial estates and small modern housing developments.

6.4.4 Lampeter Station closed in 1965 although the line remained open for milk traffic until 1973.

6.4.5 In 1971 St David's College became a University College when it joined the University of Wales. The campus has developed greatly since its early years, when Cockerill's building was the sole home of College activities. The Canterbury Building was opened in 1897, and a new replacement version erected in 1973. The new library appeared in 1966, the Arts Building in 1971, and the Cliff Tucker Theatre in 1995. St. David's University College was re-named the University of Wales, Lampeter in 1996. A new Department of Theology was completed in October 1997. The original college building is now known as the St. David's Building, and houses lecture rooms, a chapel, administrative services and the Welsh department. Development has also occurred in the area of student accommodation, with the building of modern halls such as Carl Lofmark and Roderick Bowen to house Lampeter's current students. Most of the modern development has occurred on the western side of the campus away from the historic centre of town.

7 SPATIAL ANALYSIS

7.1 Form and Layout

7.1.1 The conservation area is drawn around the historic core of the town focussed along High Street, Bridge Street and College Street, and also specifically includes the university campus area.

7.1.2 In plan form the early layout of the small medieval town is clearly visible from the building lines along a wide road still marking the site of the market place (now the High Street). Building plots reflect the original burgage plots being narrow onto the main road and stretching back longer than they are wide.

7.1.3 The early roads and tracks shown on the earliest maps were the predecessors of the existing road system, the most obvious being the central junction with main routes heading north, west and south-east from here.

- 7.1.4 The early town grew up some distance from the bridge at the crossing over the Teifi, presumably to avoid the floodplain which is today causing issues for newer development closest to the river, such as the Co-op supermarket.
- 7.1.5 The serpentine nature of High Street joining into Bridge Street restricts longer views through the town. One can therefore rarely see much of the extent of the wider town from any particular location, helping to maintain its small rural market town character.
- 7.1.6 Many of the modern place and street names reflect previous land uses and areas of activity, including Mill Street leading to Maesyfelin, St Thomas Street, Drovers Road, Church Street and Market Street (identifying the site of the former livestock market place).
- 7.1.7 Whilst there is a high density of development within the town, it is compact, and quickly transforms to sparsely inhabited countryside once one leaves the town boundaries. Sprawling modern development has been relatively limited.

7.2 Boundaries

- 7.2.1 The town is nucleated and surrounded by fields and open space on the west, north and east with the floodplain of the River Teifi creating a boundary and important setting to the south.



Figs. 14 to 17 examples of stone boundary walls within Lampeter town centre



Figs. 18 and 19 Examples of a traditional front garden boundary and a poor replacement

7.2.2 New housing developments have primarily been located at the edges of the town and impact very little on the historic character of the designated area.

7.2.3 Most historic building lines are straight onto the pavements or roads but there are still many characteristic stone boundary walls in places. These are mostly domestic in nature and along back streets, and seeming to belong to the 19th century development of the town. The sense of enclosure along most streets is predominantly the result of consistent building lines to the road / pavement.

7.2.4 The later Victorian houses on Bridge Street and Station Terrace have characteristic small front gardens, mostly enclosed by small rendered dwarf walls topped by railings. This feature also appears occasionally in other areas of the town. There are many modern replacements, some in keeping and some modern garden boundary treatments which are eroding this character feature which easily identifies the later development from the historic core of the town.

7.3 Views and Approaches

7.3.1 Lampeter is hardly ever glimpsed as a settlement from the wider area. The approaches along the main roads are therefore important as 'gateways' into the conservation area. They set the tone and character upon arrival and in general the built form gets older the closer one gets to the town centre.

7.3.2 The approach from the south east, from Llandovery and Carmarthen crosses the Teifi and floodplain across a large stone bridge built in 1932, presumably close to or on the site of a succession of older bridges. It is known there was a medieval bridge from Gerald of Wales' reference to 'Pons Stephani' (Stephen's Bridge) in 1188 and that it was replaced at least once in between (Lewis 1833). The existing bridge is impressive with a rough stone finish and a couple of old fashioned iron lamps. The straight road across the flood plain crosses the bridge

and a first glimpse of the south end of Bridge Street appears. A rather neglected scheduled pillbox on the left and an uncompromising modern supermarket on the right. The road, of a good width, quickly enters the mostly residential built up area at the south end of Bridge Street. The road is almost entirely developed, rapidly becoming an area of dense residential development in stark contrast to the approach across the floodplain and open fields. The southern end of Bridge Street was historically a more industrial area with records of a mill, slaughter house, blacksmith and inns. The road goes gently up hill into the commercial centre of the town.

- 7.3.3 The approach from the north west from Aberaeron and the coast along the A482 passes through a long valley with low lying hills, open fields, scattered farms and areas of woodland. Only very close to Lampeter does one glimpse modern housing estates and a couple of industrial / commercial buildings and 19th century cottages. The road is soon joined by the A485 from Tregaron.
- 7.3.4 The road from Tregaron is another historical route which follows the line of the Teifi Valley. Once again open fields, small hills and woodland are dominant in the surrounding landscape along with scattered farms. A small area of industrial development is the first indication one is entering Lampeter from this direction and the road then joins the A482 from Aberaeron. From here the first residential development is early or late 20th century, although the open space of the Rugby club and large front gardens distract from the built form. Further on the open areas around Y Bryn, Gorsedd public park, the war memorial and a small field also lessen the impact of the built development of the handsome late Victorian / Edwardian villas and the smaller houses and cottages relating to the former station area of the town on the left before one enters College Road and the more intensive built development of the extended commercial centre with the University to the left.
- 7.3.5 As noted above views within the town are restricted due to the density of development and the road layout. Views out of town where they exist are of the surrounding countryside, woodland and hills.
- 7.3.6 Medium length views along straighter roads such as College Street add to the sense of arrival in the town centre. The building lines are important to contributing to framing these views and directing the eye along the road and surrounding development towards the town centre.
- 7.3.7 Lampeter has many small alleys and entrances to the rear areas behind the street front. These are often the remnants of historic tracks or coach entrances and provide short views through the building lines and create a sense of discovery and interest.



Figs. 20 and 21 Historic alleyways and coach entrances promote a sense of discovery

7.4 Open and Green Spaces

- 7.4.1 The density of development along the main streets leaves little room for open spaces and these mainly occur to the rear of the commercial centre. Nevertheless, due to the small size of the town open spaces are never far away and, especially where they have historical significance, greatly add to the character of the town.
- 7.4.2 Possibly the most noticeable open space is the University grounds, parts of which have recently been renovated and provide a very pleasant open area for recreational enjoyment for both students and locals. They provide the setting for the listed university buildings and the site for various events, fairs and markets. They are a mixture of thoughtful arboretum type tree planting, modern garden design, and hard landscaped open spaces



Figs. 22 and 23 The University renovated grounds and the bi-monthly Lampeter People's Market

- 7.4.3 Along North Road (the A482) are several conspicuous green open spaces. These help to provide a more gradual transition from countryside to town on the approach from the north. The war memorial and Gorsedd Park also have community value and the Park is popular with many local people. They are close to the centre of town and contribute to its small rural market town character.



Figs. 24 and 25 Arboretum type tree planting and practical modern open spaces for students



Figs. 26 and 27 Gorsedd Park and the war memorial

Fig. 28 Y Bryn as seen from Gorsedd Park across the field, in its large landscaped gardens





Figs. 29 & 30 The green open spaces and tree cover around the churches to the west of Lampeter

- 7.4.4 St Peter's churchyard, the grounds of the Catholic Church and the small park to the south of these provide another concentrated area of green open space with tree cover on the west side of the town. This is the gateway into the town from the west, although the spread of development along the north side of Pontfaen Road somewhat softens the sharp transition from countryside to town. The southern side retains its open arable fields (the site of the agricultural show), the College cricket ground / playing fields and a popular river walk along the Teifi tributary, Nant Creuddyn. The cricket pavilion, Grade II Listed, was built in 1909 by Ll. Bankes-Price, architect, in consultation with Professor Tyrrel Green of St David's College. These green areas help to define the edge of development although this is being encroached upon on the north side of the road. The cricket ground, although outside the conservation area boundary, is significant as the setting of the listed pavilion and for its historical connection with the University as well as its contribution to the setting / gateway of the conservation area.
- 7.4.5 On the southern side of Lampeter, the site of the former common (as shown on the 1887 OS map) is now a large public car park. It is nevertheless an attractive open space being well maintained with trees and often flowers and being surrounded on three sides by interesting cottage architecture. Those terraces on the west bear the name of the initial landowner, Harford Row.
- 7.4.6 Other smaller open spaces away from the main streets additionally add interest such as the Sainsbury's supermarket / library car park on the site of the former Livestock market, which has recently been upgraded with new trees, benches and pavements. Unfortunately, a few other areas such as the green open space to the east of the Black Lion Hotel car park, detract from the aesthetic interest of the town due to it being used for dumping rubbish. This is,



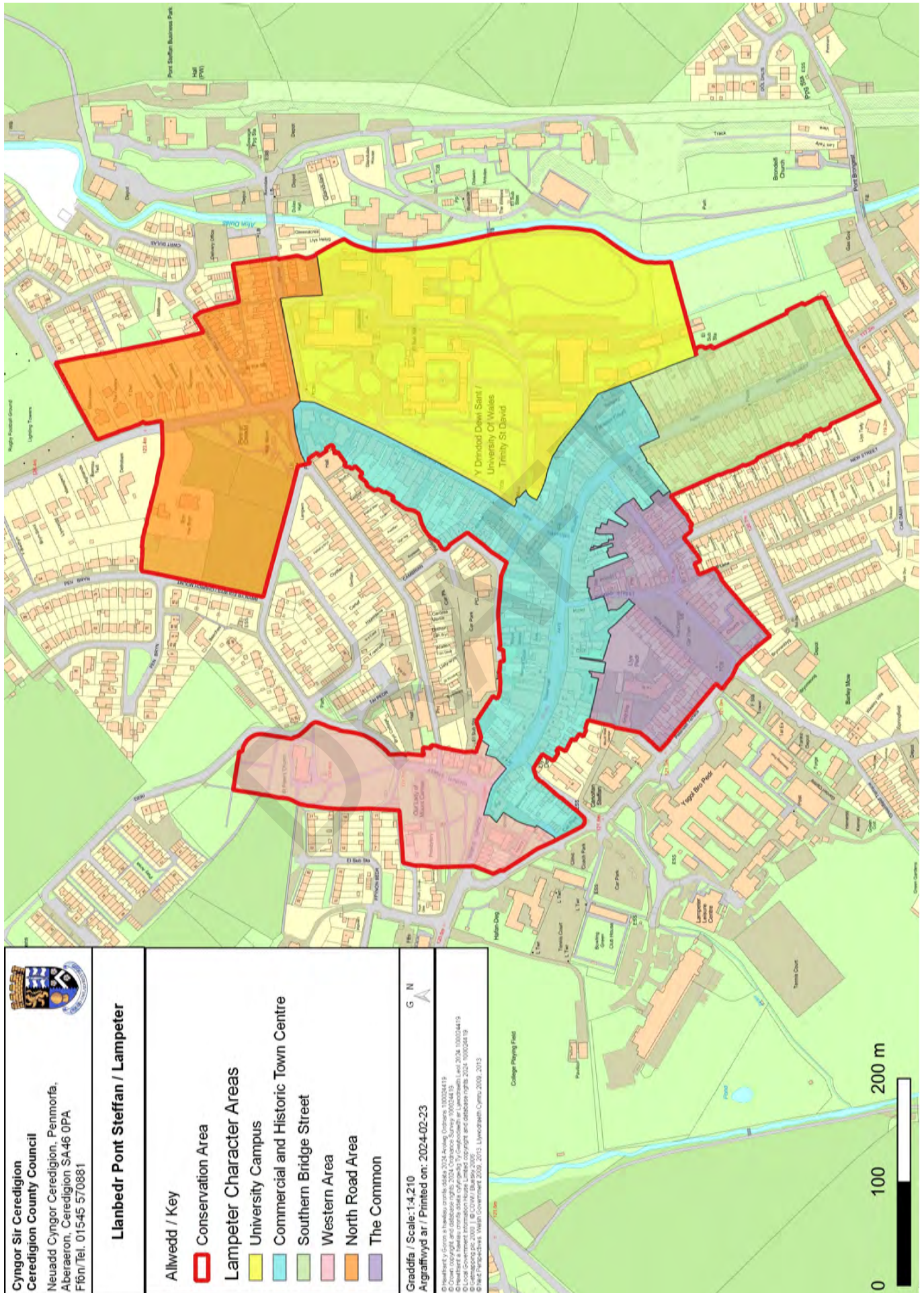
Fig. 31 The Common Public Car Park

however unusual, as the open spaces are generally well maintained and positively contribute to the character of the area. It seems likely that this area is privately owned and therefore not subject to the same management as other open spaces. On the historic maps it seems to have been an orchard. This area could be positively improved and even become an asset for the town / community.



Fig. 32 The green open space to the east of the Black Lion car park

Fig. 33 Map of Character Areas



8 ARCHITECTURAL CHARACTER

8.1 Character Areas

8.1.1 Lampeter can be divided into six distinct character areas:

- 1 University Campus
- 2 Commercial and Historic Town Centre
- 3 Southern Bridge Street
- 4 Western Area
- 5 North Road Area
- 6 The Common

8.2 Character Area 1: University Campus - Building Traditions, Materials and Detailing

8.2.1 The University is an interesting mix of Georgian Listed Buildings of high quality architecture and modern buildings of varying styles and quality. The predominant scale is large in foot print but the main teaching and administration buildings are only two stories. Student accommodation is generally of a lesser architectural quality, again with large footprints but of between two and four stories.

8.2.2 The original buildings of St David's College are Grade II* Listed, built 1822-7 by John Foster of Bristol, using earlier 1819-21 designs by C R Cockerell. The collegiate design is based on 17th century Oxford prototypes in a simplified Tudor Gothic style. The ranges around the traditional quadrangle are of two stories designed for student accommodation on three sides (with access to the rooms via staircases from the quadrangle) and chapel and hall symmetrically placed on the 4th side. The Principal's lodging is at the NW angle of the quad, outward facing, and a T-shaped projection from the N side contains a first floor library at right angles to the hall and chapel and teaching rooms in flanking wings. They are rendered (with minimal use of ashlar) slate roofs and ridge stacks. They are identified as "an exceptional



Figs. 34 and 35 The interior of the quad and exterior of the original college buildings

group of educational buildings of considerable national historic importance and significant architectural quality. Important also for the association with two major architects" (Cadw 1964 *Listed Building Description*).

8.2.3 The University Lodge (now the Museum) on College Street is of the same architectural style although on a much smaller scale. It is Grade II Listed.

8.2.4 Architectural detailing on these buildings include grey render (probably over rubble stone), slate roofs, cast iron small pane casement windows with hoodmoulds and Tudor-arched heads, roof finials, towers with an octagonal shaft and dome, diagonal buttresses, drip course and moulded eaves course, arched entranceways and symmetrical window layouts. For full architectural details see the Listed building description.



Figs. 36 and 37 The modern administrative building and the main teaching block

8.2.5 The modern teaching blocks, library and administration buildings are of modern materials and of functional 20th century design. Some buildings have been renovated in the 21st century with good modern design but there are still many utilitarian buildings. These are mostly of brown or buff brick with slate or clay tiled roofs, contrasting painted render detailing. There is some timber and metal cladding, a variety of window and roof treatments, and solar panels.

8.2.6 Within the campus is a disused traditional residential property called Glandulas House, shown on the 1840s Tithe map and extended later with a large nursery area to the east. It is a large building with historic interest but in poor repair and visually detracts from the improvement works undertaken on the rest of the campus.



Fig. 38 The older range of Glandulas House

8.3 Character Area 2: Commercial and Historic Town Centre - Building Traditions, Materials and Detailing

8.3.1 Northern Bridge Street is a largely continuous line with High Street to the west, forming the commercial and historic centre. College Street, also largely commercial, forms the western boundary to the campus. These are the most densely built up areas and, befitting their historic status, contain the largest and most striking of its architecture. The general form is two or, more often, three stories and an elegant combination of Georgian and Victorian architectural styles. There is a mixture of traditional building materials and architectural detailing which results in an interesting architectural montage of this important period of Lampeter's History. Several of the most interesting buildings are shown below.

Figs. 39 to 44 (top left to bottom right): The Town Hall; corner building at junction of High St. and College St. (Harford Square); former Lloyds Bank; No. 30 to 32 High Street; The Royal Oak and the Black Lion public houses (both grade II Listed)





Fig. 45 General View along the High Street



Fig. 46 The south side of Harford Square



Fig. 47 The North side of Harford Square and view up College Street



Figs. 48 and 49 The Old Post Office and Ricketts (now Dresden and Ystrad House) on College Street

8.3.2 The predominant building materials are local stone, red brick, and render (mostly painted and varying colours). Timber is used for detailing such as on barge boards and there is a strong horizontal emphasis at ground floor with many traditional shopfronts complemented by stringcourses at first floor level. Individual buildings mostly have a vertical emphasis being taller than they are wide but taken as a group along the street the emphasis from detailing, window placement, shopfronts, canopies, string courses, roof lines etc is horizontal.

8.3.3 The town centre probably has the best preserved historic windows of the conservation area, which greatly contributes to its historic character. These are complimented by other smaller architectural features such as porches, tiled shop entrances, some traditional shop fronts, natural stone doorsteps, a small area of preserved cobbles, door architraves and other features.

Figs. 50 to 55 Examples of architectural detailing in the town centre



- 8.3.4 There are a number of gable fronted buildings, some of which may suggest an older building which has been re-fronted at a later stage. Some of the few two storey buildings in the town centre may also be older than their initial appearance suggests, such as Dresden House (Ricketts) on College Street which may date from the 18th century. Further research could be commissioned in this area.
- 8.3.5 The streetscape is of wide roads with continuous building lines punctuated by coach entrances and small alleys or streets leading to the back yard areas behind the main streets. The pavements are wide with modern concrete slab paving, some traditionally designed modern street furniture (signage, bollards, bins and planters) and simple modern street lighting in an elegant and non intrusive style. There is a small amount of street cafe culture. There is some room for improvement in the streetscape particularly regarding paving, painted road lines, highway signage, poor modern shop front design, and consistency of street furniture.

8.4 Character Area 3: Southern Bridge Street - Building Traditions, Materials and Detailing

- 8.4.1 The southern part of Bridge Street is almost entirely late 19th / early 20th century residential. It primarily consists of short terrace or semi-detached properties of two stories. The uniformity within each terrace or pair of houses suggests that each was built as an individual project by independent builders. The most northerly of the properties are the earliest.
- 8.4.2 The terraced properties at the northern end of the street (up to No 60 on the south side and No 43 on the north side) are built on one building line up against the pavement with no front gardens. They are generally small in scale, perhaps former workers cottages, and generally have two first floor windows and a ground floor bay window and front door. They are simple, yet elegant with rendered window and door architraves, painted rendered front elevations (probably over rubble stone) and stone chimneys. There is an occasional departure from this standard pattern, such as No 46 which is double fronted and has more detailing on its architraves, which may suggest it was built for someone with a slightly higher status such as a foreman or supervisor. Some of the houses to the north end have been converted to (or possibly were built as) small shops, a couple retaining their Victorian shopfronts.
- 8.4.3 The southern end of Bridge street consists of traditionally designed late Victorian early Edwardian residential houses in short terraces or pairs. They are wider and taller than the properties at the northern end and have small front gardens often with dwarf walls and railings. Two bay windows, on ground and first floor, with another first floor window, front door and sometimes 2.5 storey windows above. Again there is architrave detailing around

some windows and doors, quoins, decorative panels and most are of painted render. Some have ornate bargeboards and a shared gable and some have cellar floors. Few have retained their original windows.



Figs. 56 and 57 Typical terraced cottages at the northern end of Bridge Street and the slightly more ornate and double fronted ornate No 46



Figs. 58 and 59 Similar but distinct styles of ornate detailing on a short terrace and semi-detached pair at the southern end of Bridge Street

8.5 Character Area 4: Western Area - Building Traditions, Materials and Detailing

8.5.1 At the western end of High Street is a small cluster of religious and educational establishments of differing architecture, demonstrating typical architectural styles for varying periods of civil architecture. These are:

- The Former National School and Attached House / Church Hall, designed by W. B. Moffat and opened in 1850, it is stone built in the Tudor Gothic style with steep slate roofs and contrasting stone detailing. Grade II Listed.

- Shiloh Chapel (Welsh Calvinistic Methodist), built in 1775, rebuilt in 1806 and again in 1874. The present chapel, dated 1874, was designed by architect Richard Owen of Liverpool and is stone built in the Romanesque style.
- Our Lady of Mount Carmel Catholic Church and Presbytery designed by 'T H B Scott' of London and constructed 1939-40. Simple whitewashed roughcast exterior with steep slate roof. Grade II listed for being one of the best examples of mid-C20 churches in west Wales.
- Parish Church of St Peter, of 1867-70 by R J Withers, architect of London. One of the most notable High Victorian Gothic churches in West Wales. Stone with ashlar dressings, high porch tower at the SW. Grade II Listed.
- The Old Grammar School, built in 1823 for the grammar school founded 1805 by the Rev Eliezer Williams and one of the most noted schools in West Wales. A good example of a small early C19 school building. Grade II Listed.

8.5.2 In addition, there is a pair of substantial town houses constructed in the early C19 which are also Grade II listed. The Police Station, which is of stone with steep slate roofs and appears to be late Victorian / early 20th century from its arts and crafts architectural style. There is also a short terrace of late Victorian cottages, which despite later alterations, have some architectural interest with their ornate hooded door moulds, window architraves, bay windows and quoins.

8.5.3 This area is also characterised by its green open spaces as described above (7.4.4). It is far less densely developed than the town centre and has a calm and spacious character, creating the gateway into the Conservation Area from the west.



Figs. 60 and 61 The Former National School and the Roman Catholic Church

8.6 Character Area 5: North Road Area - Building Traditions, Materials and Detailing

- 8.6.1 This area includes North Road, the Bryn, Station Terrace, and Mill Street. The former station no longer exists but is now a small industrial park which is outside the conservation area.
- 8.6.2 North Road, Mill Street and Station Terrace are residential streets. They differ in their architecture, which is described below and the Bryn area is primarily one of green open spaces which include the Park and the war memorial (See 7.4.3). The area provides a transition from countryside to town with a gradual encroachment of the built form.
- 8.6.3 The substantial detached and semi-detached villas on North Road have a very distinct architecture. The first two buildings were constructed by 1887 as detached houses at the northern end of this area. They were closely followed by the other houses between these and Mill Street, built between 1887 and 1904. The detached houses are two stories in a late Victorian style, hipped slate roofs and decorative architectural features such as imposing two storey bay windows, finials, decorative ridge tiles, porches and some original windows. They have good sized front gardens enclosed by some original stone walls and some replacements. They were clearly properties of some status. The semi-detached pairs of houses are equally impressive and have similar architectural detailing but are of 2.5 stories. They have matching gables with ornate barge boards, quoins, two storey bay windows, hipped slate roofs and substantial chimneys (although most have been lost). There are some original windows and the front doors are simple with a plain overlight but often with ornate iron porches, differing in design for each pair. Front entrance steps elevate the status of the front door. The front gardens are of a good size and enclosed by mid height walls (presumably originally stone but now mostly rendered) with impressive gate piers with pyramid tops. Original iron railings atop the walls and garden gates survive in some places. All these houses are white rendered.



Figs. 62 and 63 Detached and semi-detached late Victorian / early Edwardian villas

- 8.6.4 A corn mill was noted on the Tithe map of the 1840s at the eastern end of Mill Street but the cottages along the street were not built until the late 19th century. The Mill has since been demolished but the house (Y Felin) associated with the Mill still stands and is a Grade II Listed Building. It is not currently within the conservation area. The area beyond is a modern housing development. Between the end of the current boundary and Y Felin are a pair of late 19th century semi-detached stone cottages.



Fig. 64 Y Felin on Mill Street



Fig. 65 19th century cottages between the conservation area boundary and Y Felin

- 8.6.5 The other cottages on Mill Street are small late nineteenth century terraced houses. They are unpretentious in their style with two upper windows and one ground floor alongside the front door. They are rendered with slate roofs and they have good original brick chimneys. Their scale is appropriate for their history and setting but there are no original windows or doors or other architectural features of note.
- 8.6.6 On the corner of Mill Street and North Road is Millfield Cottage, probably C18 and built before the later C19 extension of Lampeter. Along with Y Felin and the former corn mill, it defines Mill Street as a road predating the northward expansion of the town. Millfield Cottage is Grade II Listed.
- 8.6.7 This area has many original stone walls and has country lane / rural village type character, although there are a few modern garage developments and an electricity station which detract from this.
- 8.6.8 The war memorial is situated at the corner of North Road and Bryn Road. Together with its surrounding terrace and walls it is Grade II Listed. It consists of a 1921 bronze statue by W Goscombe John set within a raised lawned terrace with flower beds and stone boundary wall topped with iron railings designed by Llewellyn Bankes-Price of Lampeter.



Fig. 66 Lampeter War Memorial

- 8.6.9 Y Bryn is a substantial late Victorian / early Edwardian detached house, probably contemporary with the villas opposite, although it is superior architecturally (see Fig. 25). It is of red brick with contrasting white painted stone and timber decorative elements, including string courses, window architraves, dentil eaves course, and inset wall panels.
- 8.6.10 Station Terrace is a row of mid-Victorian terraced houses built at some point between the 1840s and 1887, quite possibly at the same period as the station, which was opened in 1866. They are standard rendered Victorian terraces of two or three stories but an homogenous roofline. They have differing architectural features and many have had their architectural quality undermined through alteration. No house is currently identical to the others although it seems likely that they were built in short phases, each phase with its own original style. The features here include: bay windows, double height bays, stone steps, quoins, string courses, large stone chimneys, small front gardens with stone or rendered boundary walls topped with iron railings. There are no original doors or windows. This street detracts from the overall quality of the conservation area but also provides an opportunity for enhancement.



Figs. 67 and 68 Typical examples of the terraced houses along Station Terrace

8.7 Character Area 6: The Common - Building Traditions, Materials and Detailing

8.7.1 This area is characterised by the open space of the car park (see 7.4.4) and the surrounding small terraced cottages and occasional religious building. The area includes Harford Terrace, Peterwell Terrace, Victorian Terrace, the southern parts of Drovers Road and St Thomas' Street, and the northern part of New Street. The scale is small and domestic and often brightly coloured through the use of painted render.



8.7.2 The only listed building in this area is Capel Soar, an Independent chapel of 1874, altered 1895. It is of unpainted roughcast with stucco dressings and slate roof with a Venetian Renaissance facade. It is the most prominent building within this area, located to the south east end of the Common Car Park.

Fig. 69 Capel Soar

8.7.3 Victoria Terrace, a small row of terraces on the eastern side of the car park, and the four terraced houses at the northern end of the car park were the first houses to be built here and

are shown on the 1840s Tithe map. They must have been recently built then, which would tie in with their architectural scale and design.

- 8.7.4 Most of the other houses in this area were constructed between 1840 and 1887. They are of similar size, scale and design. They are mid-sized terraced cottages, either double fronted or single bays and of two stories. They create a village type character around the car park and along Peterwell Terrace, mostly due to their scale and the colourfully painted render. The houses at the southern end of Harford Terrace, sometimes called Harford Row, are noticeably taller, with wider frontages and were constructed in 1885 according to a plaque but are not shown on the 1887 OS map. All properties are rendered, with stone architrave detailing around the windows and doors, often picked out in a different colour, some have quoins. The low slate roofs are linear with virtually continuous ridgelines and good brick chimneys. There are no original windows or doors.



Figs. 70 and 71 Colourful early Victorian cottages around the Common Car Park

- 8.7.5 The back yard modern infill development to the north of Harford terrace has taken little notice of this architectural consistency. Buildings such as the ambulance station and the modern flats on Mount Walk are of a much larger scale with little architectural detailing or respect for their context. In addition the modern buildings within the setting of the southern boundary of the conservation area, including the fire station, the school and the leisure centre, have little to recommend them architecturally.



Fig. 72 Modern flats on Mount Walk

9. DESIGNATED ASSETS AND IMPORTANT LOCAL BUILDINGS

9.1 Scheduled Monuments and Listed Buildings

9.1.1 There is one scheduled monument within the conservation area: Lampeter Castle Mound (Cadw Ref: CD110), within the University campus. It is also known as Stephen's Castle and comprises the remains of a medieval motte. This is shown on the map below.

9.1.2 Within Lampeter Conservation Area there are 25 Listed Buildings: 1 at Grade II* (St Davids University College (Original Buildings)); and 24 at Grade II.

9.2 Buildings of Local Interest

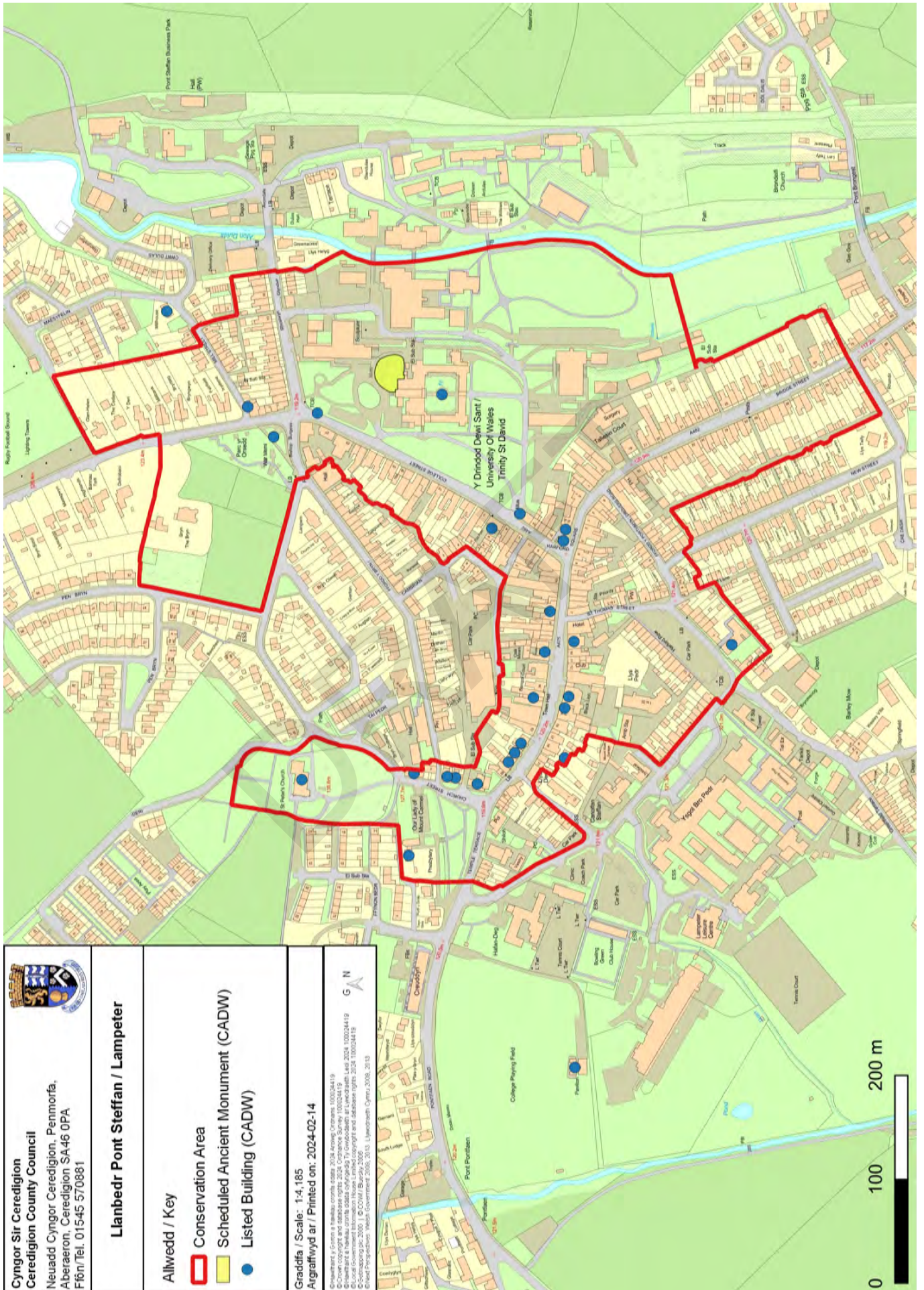
9.2.1 There are two levels of buildings of local interest - those which might meet the criteria for being included on a list of buildings of local special architectural or historic interest (see <https://cadw.gov.wales/advice-support/historic-assets/other-historic-assets/historic-assets-special-local-interest>) and those which positively contribute to the character or appearance of the conservation area.

9.2.2 Local planning authorities may choose to identify historic assets of special local interest and keep a list of them. This is known as 'local listing'. The criteria for the selection of assets should be drawn up by the local authority but can be based on Cadw's guidance. Selection should also be based on community involvement. Planning authorities can then develop policies for their protection and enhancement through Local Plan policies and Supplementary Planning Guidance.

9.2.3 Buildings which positively contribute to the character and appearance of a conservation area are often traditional buildings with historic value, quality architecture or detailing. It does not mean that they have not been changed in some way nor that there is not room for enhancement, only that their loss would negatively impact on the overall character or appearance of the designated area. Buildings not included on the list should not be viewed negatively since there are often opportunities to enhance a building or structure or reinstate features. Their lack of inclusion may mean that several elements of a traditional building have been lost or its integrity severely compromised through later alteration. Lack of inclusion should not, by itself, be a reason for granting consent for demolition or for permitting poor quality development, design, materials or alterations.

9.2.4 Most of the buildings of national historical or architectural interest within Lampeter Conservation Area have been listed but there are a few unlisted buildings which should be considered for inclusion on a 'local list'. Further research and investigations may reveal more.

Fig. 73 Map of Scheduled Monuments and Listed Buildings within Lampeter



Cyngor Sir Ceredigion
Ceredigion County Council
 Neuadd Cyngor Ceredigion, Penmorfa,
 Aberaeron, Ceredigion SA46 0PA
 Ffôn/Tel. 01545 570881

Llanbedr Pont Steffan / Lampeter

- Allwedd / Key**
- ▭ Conservation Area
 - ▭ Scheduled Ancient Monument (CADW)
 - Listed Building (CADW)

Graiddfa / Scale: 1:4,185
Argraffwyd ar / Printed on: 2024-02-14

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10 HISTORICAL ASSOCIATIONS

10.1 People

10.1.1 As a small but important Medieval town, there are many historical figures from this period and later who have had an impact on the development of Lampeter, including:

- **King Stephen** (born c. 1097—died Oct. 25, 1154). Stephen was king between 1135 and 1154. His predecessor was Henry I who left no male heir and his nominated successor, his daughter Empress Matilda, was not supported by many powerful barons who preferred Stephen, the wealthiest man in England and Henry's nephew. A civil war ensued over most of the next decade and a half or so between Stephen and Matilda, while the English crown lost control of its territory in Normandy as well as lands to Scotland and the Welsh princes. Stephen gave his name to the castle at Lampeter and to an early bridge across the Teifi, which in turn gave Lampeter (Llanbedr Pont Steffan) its current Welsh name. It is not known as a fact whether Stephen actually visited Lampeter, although it is also said that he encamped in a meadow near the river, thereafter called 'The King's Meadow'.
- The castle of Lampeter is stated to have been demolished in the twelfth century, by **Owain Gwynedd**, Prince of North Wales, in an expedition against the Normans and Flemings in Cardiganshire. Together with his brother Cadwaladr, Owain led three expeditions (1136–37) against the English stronghold of Ceredigion to the south.
- **Gerald of Wales** preached at Lampeter in 1188 on his journey through Wales with **Archbishop Baldwin** to recruit men for the third crusade.
- In 1284 **Rhys ap Maredudd** was granted the right to hold a weekly market and annual fair at Lampeter by **Edward I**. Rhys was a senior member of the Welsh royal house of Deheubarth and great grandson of The Lord Rhys, prince of south Wales. Rhys had been loyal to the crown but was disillusioned by his lack of reward and in 1287 he rebelled against the English by seizing control of Llandovery Castle.
- **King Edward I** then granted the lordship of Lampeter to **Geoffrey Clement** in 1290. Geoffrey was clearly a prominent lord in Wales at this time, he was also granted land at Llangorse Lake, Cathedine, Tregaron and given responsibility for Cardigan Castle.
- **Bishop Thomas Burgess** was appointed bishop of St. Davids in 1803, as a reformer he set about providing opportunities for the education of Welsh clergy. He founded St David's College in 1822 and became Lord Bishop of Salisbury in 1825. He was a great friend of the slavery abolitionist William Wilberforce, a Fellow of the Royal Society, a founding member

of the Odiham Agricultural Society, helped establish the Royal Veterinary College in London, and was the first president of the Royal Society of Literature. He left St David's college his personal library of around 9,000 volumes, which remain today as a special collection of the University of Wales Trinity St Davids.

10.1.2 A number of prominent architects and artists have associations with the development of Lampeter:

- **Charles Robert Cockerell** designed the original college buildings at Lampeter. He was a major early Victorian English architect and archaeologist. He began his architectural training at age 16 and went on to work as an assistant to Robert Smirke on the rebuilding of Covent Garden Theatre before embarking on a Grand Tour of Europe. On returning, he established his own architectural practice in 1817. He served as Professor of Architecture at the Royal Academy of Arts between 1839 and 1859. In 1848, he became the first recipient of the Royal Gold Medal and was President of the RIBA from 1859 to 1861.
- **Robert Jewell Withers** was a Victorian architect renowned for his work on churches, apparently he built and restored nearly a hundred churches in the United Kingdom. He designed and rebuilt the parish church at Lampeter in 1867-70. It replaced an earlier church of 1836-8 by **William Whittington**, Neath architect and County Surveyor.
- **Thomas Henry Birchall Scott**, a founder member of the Guild of Catholic Artists and Craftsmen, designed the Catholic church in Lampeter. He had previously designed nearly thirty churches in the dioceses of Westminster and Brentwood in London. In the late 1930s the Carmelite community of Aberystwyth, founded the church at Lampeter, primarily for the growing number of Irish, Italian, and Polish immigrants who had settled in West Wales. Provision was often made for specially commissioned artworks, at Lampeter there are three painted lunettes by **May Malburn** and the carved stone reredos panel is by **P J Lindsay Clarke**.
- The Former National School and teacher's house was built in 1850 by **W.L. Moffatt**, a former long term partner of G.G. Scott.
- **Sir William Goscombe John** RA was a prolific Welsh sculptor known for his many public memorials and he produced the war memorial at Lampeter. As a sculptor, John developed a distinctive style of his own while respecting classical traditions and forms of sculpture.

10.1.3 **The Harford family**, and particularly **John Scandrett Harford**, were particularly influential in the 19th century development of Lampeter. He was a British banker, benefactor and abolitionist. The Harford properties included the Blaise Castle Estate at Henbury. In 1819, Harford also acquired the Peterwell estate at Lampeter, making the purchase jointly with his younger brothers. Land donated by Harford allowed the original St David's College to be built. A bust of Harford is in the collection of the University and two halls of residence, Harford I and Harford II, are also named after him. Harford was appointed High Sheriff of Cardiganshire for 1825–26 and was also a moderately successful artist. He was elected a Fellow of the Royal Society in 1823, and was the founding President of what is now the Royal West of England Academy (see also 6.3.8).

10.2 Traditions

10.2.1 The stone rugby ball on the university campus commemorates the man who instigated the first recorded rugby match in Wales. The Rev Dr Rowland Williams (1817-1870) was born in Halkyn, Flintshire, and educated at Eton College. In 1850 he was appointed Vice-Principal and Professor of Theology at St David's College, Lampeter and introduced cricket, croquet and rugby football. In 1866 the first recorded competitive rugby match in Wales took place in Caio between Lampeter College and Llandovery College. Lampeter were founder members of the Welsh Rugby Union at Neath's Castle Hotel in 1881. Two Lampeter students played for Wales in 1885 and 1886.



Fig. 74 The stone rugby ball on the University campus, erected in 2016, the 150th anniversary of the first rugby match in Wales

10.2.2 The Welsh Quilt Centre opened in Lampeter Town Hall in July 2009 to celebrate the Welsh textile industry, the Welsh Quilt and to promote a wider understanding of the importance of this regional art form. Welsh quilts are entirely unique and unlike any other that is produced elsewhere. The Welsh woollen manufacturing industry was historically one of the most important industries in Wales. With the wool, it was household items such as quilts and blankets that were commonly made. Traditionally, Welsh quilts are filled with local wool which gives the quilts their textured look and is what makes them unique. Since Wales has long been famous for its wool, it is generally thought that Welsh wool is the best quality of wool you can get and so Welsh quilts are also usually warmer than ordinary quilts. Welsh quilts also tend to have distinctive designs too, like patchwork, paisley, leaves, hearts and spirals.

10.2.3 As a traditional market town, Lampeter has its fair share of historical events such as the Lampeter Food Fest, Lampeter Carnival, Eisteddfod Rhys Thomas James Pantyfedwen, Lampeter Agricultural Society Show, Christmas Fayre, a traditional Welsh Plygain church service, annual Poultry Show (which is the only Poultry Show still running in Wales), the Welsh

Beer and Cider Festival, and of course the bi-monthly markets. The historical Dalis Horse Fair was revived for a period in the mid / late 20th century but has not been repeated since.

10.2.4 The landed gentry of Lampeter were not always generous benefactors like the Harfords. The ruins of the Peterwell mansion can be seen just east of the town. This house was built for Sir Herbert Lloyd after 1755 and abandoned after the suicide in 1769 of its violent owner. From his prominent positions as Justice of the Peace, member of Parliament and baronet, he had terrorized the county. A further estate, Maesyfelin, had been home to earlier generations of the Lloyds. Peterwell was built from its stones, and of Maesyfelin only a few garden walls remain behind Station Road. The earlier Lloyds were equally notorious and were cursed by Vicar Prichard of Llandoverly in the early seventeenth century. The cruelty of the family is remembered in folk tales that are still repeated today as shown in the following extracts from Davies' 'Folk-Lore of West and Mid-Wales':

"The most popular tradition associated with Lampeter is that known as the "Curse of Maesyfelin." Maesyfelin was a stately mansion on the banks of the river Dulas, on the east side of the town of Lampeter. It was once a place of consequence, and an ancient family of Lloyds lived there. About the beginning of the 17th Century the famous Vicar Pritchard of Llandoverly, author of "Canwyll y Cymry" had a son named Samuel. Tradition has it that this young Samuel was an intimate friend of Sir Francis Lloyd, Knight of Maesyfelin, who was a wicked man. At last, so the story goes, the two quarrelled over some love affair, and young Samuel was stifled to death between two feather beds. The body, tied in a sack and placed on horse-back, was conveyed over the mountain in the depth of night and thrown into the river Towy in Carmarthenshire. When the body of his lamented son was discovered in the river, the broken-hearted father pronounced a curse on Maesyfelin in the following words:

*"Melldith Duw ar Maesyfelin—
Ar bob carreg, ar bob gwreiddyn—
Am daflu blodau tref Llan'ddyfri
Ar ei ben i Dywi i foddi."*

(The curse of God on Maesyfelin!

*On every stone, and root therein,
For throwing the flower of Llandoverly town
To Towy's water, there to drown.)*

People believe to this day that the judgment of God fell on the family and mansion of Maesyfelin. The palace delapsed and no longer exists. Materials from its ruins were carried away to repair Ffynonbedr, another mansion in the neighbourhood; but that place is also in ruin now, so that it is believed that the curse of Maesyfelin followed the material to Ffynonbedr.”

“A rival wizard who lived in the neighbourhood of Lampeter, on one occasion challenged Sir Dafydd (Sir Dafydd Llwyd) to a contest in the black art, in order to prove to the world which of the two wizards was the cleverest in controlling the demons. On the morning of the appointed day for the contest between the two experts in the black art, Sir Dafydd sent his boy to an elevated spot to have a look round if he could see a bull coming from the direction of Lampeter. The boy went, but ran back immediately to inform his master that a most savage bull was approaching. Off went Sir Dafydd to Craig Ysguboriau, and stood on the spot with his open magic book in his hand. The bull, or rather a demon in the form of a bull, fiercely attempted to rush at him, but Sir Dafydd compelled him to return whence he came. The animal returned to Lampeter and rushed at once at the Lampeter wizard, and killed him. So Sir Dafydd defeated and got rid of his rival.”

11 HIDDEN HISTORIES

11.1 Archaeological Potential

- 11.1.1 The Dyfed Archaeological Trust, on behalf of Cadw, has produced a series of reports on ‘The Archaeology of the Medieval Towns of Southwest Wales’. Lampeter was published in 2021 (Murphy. EVENT RECORD NO. 125663). The report sets out the results of the only known archaeological investigation in the town (at this time) and assesses the archaeological potential. It is recommended that this report should be used to inform decision-making and future forward planning for the development of Lampeter.
- 11.1.2 The report identified that Lampeter has potential for addressing some of the key research agenda items for the medieval period, including town plantation, castle building and church building. It also has the potential to address post-medieval research theme on settlements (towns). The following areas have high archaeological potential: Medieval archaeological deposits along the street frontage of High Street: St Thomas’s Chapel (although the exact

location of this site is unknown); the site of the original parish church, to the south of the current church.

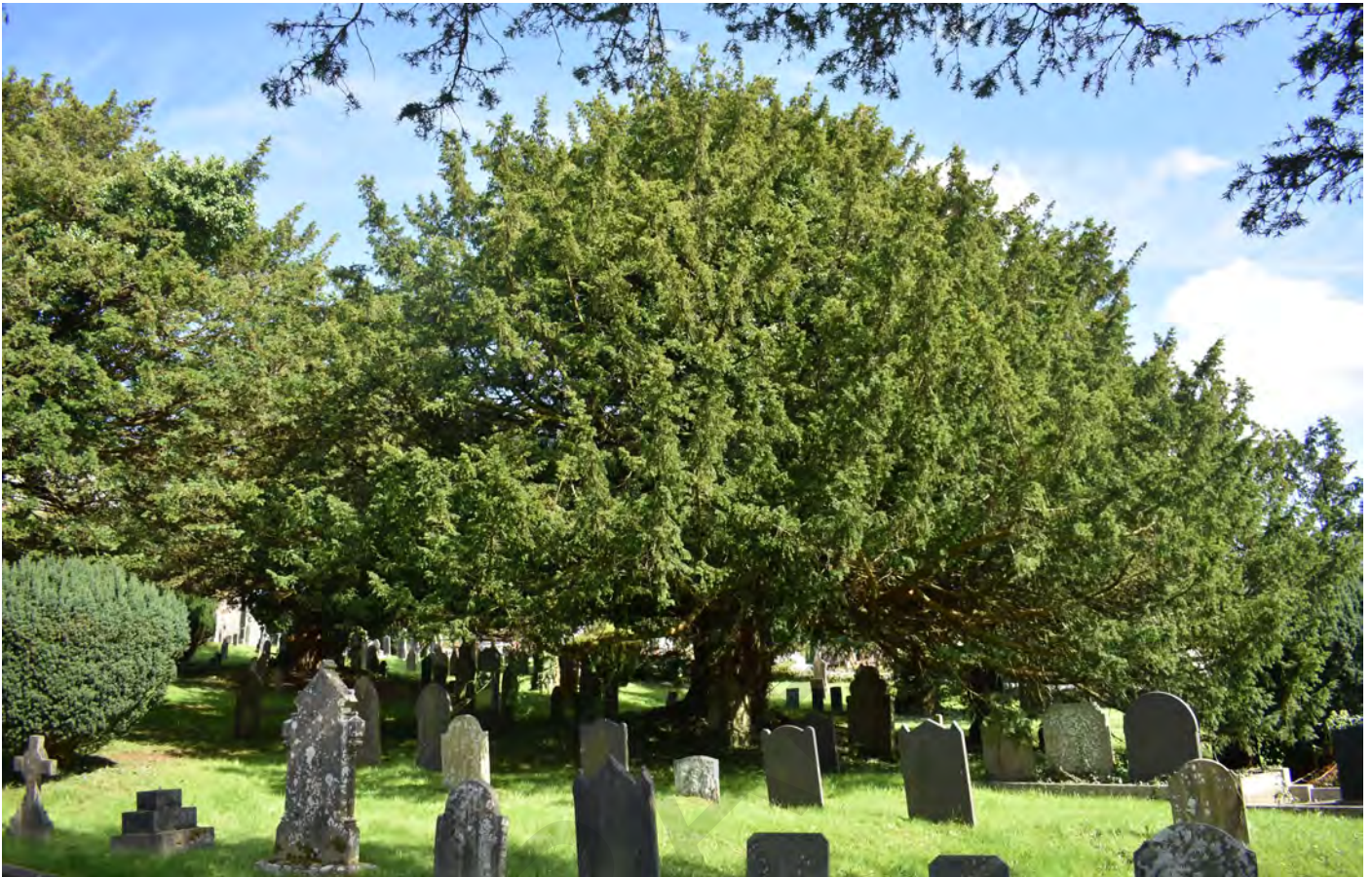


Fig. 75 The south end of the existing church yard and site of the original Medieval church

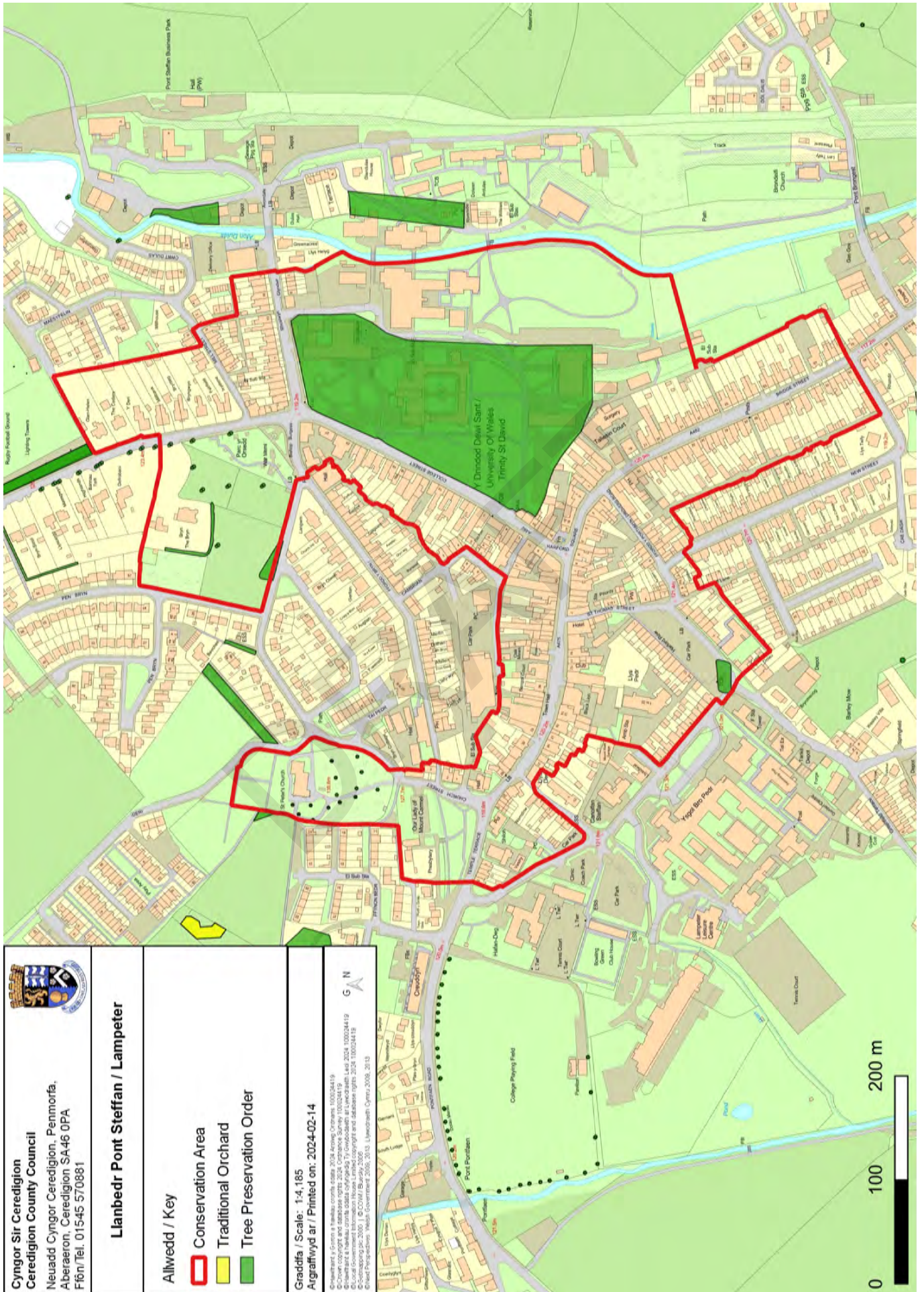
11.1.3 There is also some archaeological potential for finding evidence of older buildings underneath refurbished or renovated exteriors. This is particularly relevant for the Character Area of the town centre and for development which may affect the structure of a building. Sufficient investigation of a building should be undertaken by suitably qualified professionals to produce Heritage Impact Assessments (HIAs) which are proportionate and relevant. Some initial intrusive investigation may be required in advance of permissions being granted if there is a likelihood of earlier material being present. HIAs are not normally required for planning permission for development within a conservation area but the local authority may ask for additional information to support an application where it is deemed necessary.

12 BIODIVERSITY

12.1 Special Area of Conservation (SAC)

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

Fig. 77 Tree Preservation Orders



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

12.1.2 Part of the Teifi SAC 100m buffer zone corresponds with parts of the Lampeter Conservation Area, at the far south and far east of the area.

12.2 Site of Special Scientific Interest (SSSI)

12.2.1 The Teifi is also designated as a SSSI, with the boundary matching that of the SAC. It is notified as being of both geological and biological importance.

12.3 Trees

12.3.1 DataMapWales (2018 data) shows Natural Resources Wales' data on Urban Tree Cover. It demonstrates that there is a surprisingly high level of tree cover within the town, greatly contributing to its character. Key areas include: the western area and particularly the churchyard; the University campus; the green open spaces around the Bryn and North Road; as well as significant numbers of trees in private gardens.

12.3.2 The value of trees within the conservation area and its setting, and their contribution to its character and appearance, is confirmed by the number of Tree Preservations Orders (see Fig. 75). This is an additional layer of protection alongside that afforded by the conservation area legislation.

13 COMMUNAL VALUE

13.1 Community

13.1.1 Lampeter has a strong local community, although this was not evident from the response to the public consultation. It is thought this was due to lack of knowledge about the event rather than lack of interest. Local perception is that the active community spirit has waned since the popularity of the area has grown with new people moving in. However, new people have brought in new ideas and enthusiasm. It is perhaps that the spirit of place and emphasis has changed rather than a decline in communal value. The town council website lists over 45 local

clubs and organisations and many of the local shops and other facilities operate their own informal clubs.



Fig. 78 An example of a Town Heritage Trail board

13.1.2 The Welsh language is prevalent in the local community, although the perception is that this is now mainly the older and middle generations and English is more common for younger people. Clonc is the Welsh language community newspaper for the Lampeter area. Published monthly in printed format, it's on sale in many local shops. It also offers, through Clonc360, an on-line news service.

13.2 Traditional Crafts

- 13.2.1 Lampeter has a strong historical association with traditional crafts and skills and the offers from local shops and clubs reflect this. The monthly farmers market also has a strong craft element, as do the other town events such as the agricultural show and the Christmas market.
- 13.2.2 The Welsh Quilt Centre in the Town Hall is a particular case in point and has become a popular tourist attraction.
- 13.2.3 There are many diverse craft classes and workshops held throughout the year. Nearby centres such as Denmark Farm and Long Wood Community Woodland compliment the craft course offering.

13.3 Heritage

13.3.1 The Town's Heritage Trail explains the history of Lampeter, through a series of bilingual information boards, as it leads you around the town. It includes various locations and buildings of interest, including Lampeter Rugby Club, one of the founder members of the Welsh Rugby Union, The War Memorial, designed by W Goscombe John and the University and the Saint David's Building. You can also learn about Lampeter's connection with the attempted murder of Dylan Thomas in 1945. The boards are of some age now but the Town Council has plans to renew these and expand the trail.



Fig. 79 An exhibition of historic photographs and postcards of Lampeter in St Peter's Church during their flower festival

13.3.2 Lampeter has its own small museum, located in the old Porter's Lodge at the entrance to the University on College Street and run entirely by volunteers. There is also an active local History Society (Hanes Llambled) and an entire Facebook account dedicated to old photographs of Lampeter. The University has established history and archaeology departments offering a range of degrees and post graduate opportunities.

14 ISSUES — SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>High historical significance</p> <p>High research potential</p> <p>Popular market town</p> <p>Strong Welsh speaking population and culture</p> <p>Good green open spaces</p> <p>Few 'problem' or empty listed buildings</p> <p>A gateway to West Wales</p> <p>Good tree coverage</p> <p>On major transport routes</p> <p>The University and education</p> <p>Wide pavements</p> <p>Small town centre is easily accessible</p> <p>Good variety of independent shops and cafes</p>	<p>Loss of original features on non-listed buildings throughout the conservation area</p> <p>Some poor quality shop fronts</p> <p>Replacement of traditional boundary features with non-traditional materials</p> <p>Lack of routine maintenance on some buildings</p> <p>Landlord building ownership</p> <p>Car parking charges for local people</p> <p>Some empty shops</p> <p>Lack of local jobs</p> <p>Loss of vibrant evening culture</p> <p>Lack of defined tourism offer</p> <p>Poor public transport links</p>
OPPORTUNITIES	THREATS
<p>Archaeological and research potential</p> <p>Community involvement</p> <p>Improvement in consistency and quality of public realm, signage, interpretation and street furniture</p> <p>Improvement of concrete slab pavements</p> <p>Protection or replacement of original architectural features on unlisted buildings</p> <p>Opportunities for historically based / themed market town and craft events</p> <p>Tourism</p> <p>Involvement of students in town culture</p> <p>High quality modern architecture</p> <p>Better use of open / green / outside space</p>	<p>Loss of distinction between town and countryside - new development, particularly commercial / industrial just outside town centre</p> <p>Loss of original architectural detailing and features</p> <p>Loss of tree cover</p> <p>Loss of open spaces</p> <p>Erosion of historic character through modern interventions, particularly to shops</p> <p>Loss of local shoppers and visitors to larger towns nearby</p>

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Mid Wales**



LLANBEDR PONT STEFFAN / LAMPETER Conservation Area Management Plan

May 2024

Prepared for

Ceredigion County Council

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

The GRIFFITHS HERITAGE CONSULTANCY Ltd

1. INTRODUCTION

1.1 Management Plan

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

2. ARTICLE 4 DIRECTIONS

2.1 Introduction to Article 4 Directions

2.1.1 The special interest of conservation areas is expressed in the character and appearance of the area and not in isolated buildings. This means that it is essential to manage change carefully in conservation areas to make sure that their character and appearance are safeguarded and enhanced. To achieve this, there are special controls around demolishing buildings and cutting down, topping and lopping trees.

2.1.2 There are additional planning controls which can be applied to conservation areas to protect the historic and architectural elements that make the area special. These special controls are called Article 4 Directions. They are decided by each local planning authority depending on what particular element of the conservation area they wish to protect. They are most likely to affect owners who want to make changes to the outside of their building. These can include cladding, replacing doors or windows, and installing satellite dishes and solar panels.

2.1.3 These controls are not intended to prevent change; instead they encourage developments in keeping with the area or that enhance its special character. Article 4 Directions could be used to help manage small-scale changes which would have little effect individually, but cumulatively could affect the appearance or character of a conservation area.

2.1.4 Articles 4(1) and 4(2) of the General Permitted Development Order 1995 enable local authorities to make directions that withdraw some permitted development rights, including from certain types of buildings or specified areas.

2.1.5 Article 4(1) Directions can be used to withdraw permitted development rights to most types of land and buildings but need to be approved by the Welsh Ministers.

2.1.6 Article 4(2) Directions apply to domestic buildings and structures, but only to those parts that front onto highways, waterways or open spaces. They can be confirmed by local authorities once the direction has been advertised locally and notice served on residents. Such directions

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

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

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

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



Figs. 1 and 2 Article 4 Directions can be used to protect and encourage reinstatement of architectural features such as boundary walls, porches, chimneys, windows and doors

2.2 Lampeter

2.2.1 Lampeter Conservation area does not currently have an Article 4 (2) Direction.

2.2.2 The majority of original windows and doors survive in the town centre character area. The town centre also retains most of the historic porches and other original architectural features. The majority of these buildings are commercial or flats above shops and therefore do not have the permitted developments which are afforded to single dwelling houses. There are individual streets within the conservation area where no original windows or doors survive

but where they are still in situ they greatly enhance the character of the building and the overall area. The appraisal has identified that this long term loss of traditional architectural features has cumulatively eroded the architectural character of the area.

2.2.3 Chimneys have been identified as an important feature within Lampeter Conservation Area and these are found over the entirety of the conservation area.

2.2.4 Stone walls and railings have also been identified as important enclosures and boundaries and these also occur throughout the conservation area.

2.2.5 Rooflines, building facades and materials, and colourful painting schemes have also been identified as helping to define different character areas.



Fig. 3 Chimneys are important components of individual buildings, rooflines and the character of the conservation area

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

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

- Schedule 2 Part 1, Class A: The enlargement, improvement or other alteration of a dwelling house (to cover alterations to windows, alterations to doors, the rendering, or re-rendering, of properties)
- Schedule 2 Part 1, Class B: Addition or alteration of a roof
- Schedule 2 Part 1, Class C: Other alterations to roofs

- Schedule 2 Part 1, Class D: The erection of porches
- Schedule 2 Part 1, Class G: The alteration, erection, rendering, or removal, of chimneys
- Schedule 2 Part 2, Class A: The erection, alteration, rendering, or removal, of boundary walls, fences, or railings
- Schedule 2 Part 2, Class C: The external painting of buildings
- Schedule 2 Part 11, Class C: Demolition of boundary walls, fences or railings

3. BOUNDARY REVIEW

3.1 Introduction

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

3.2 Lampeter

3.2.1 The original conservation area boundary at Lampeter was extended in 1987 to include the areas of later development which are of historic and architectural interest and positively contribute to the overall character of the area.

3.2.2 The appraisal has identified that there is a small area at the east of Mill Street which contains the house associated with the historic Corn Mill and some interesting 19th century cottages. This is a small area but would complete the historical interest of the area if it were included within the conservation area boundary (see 8.6.4).

3.3 Recommendation

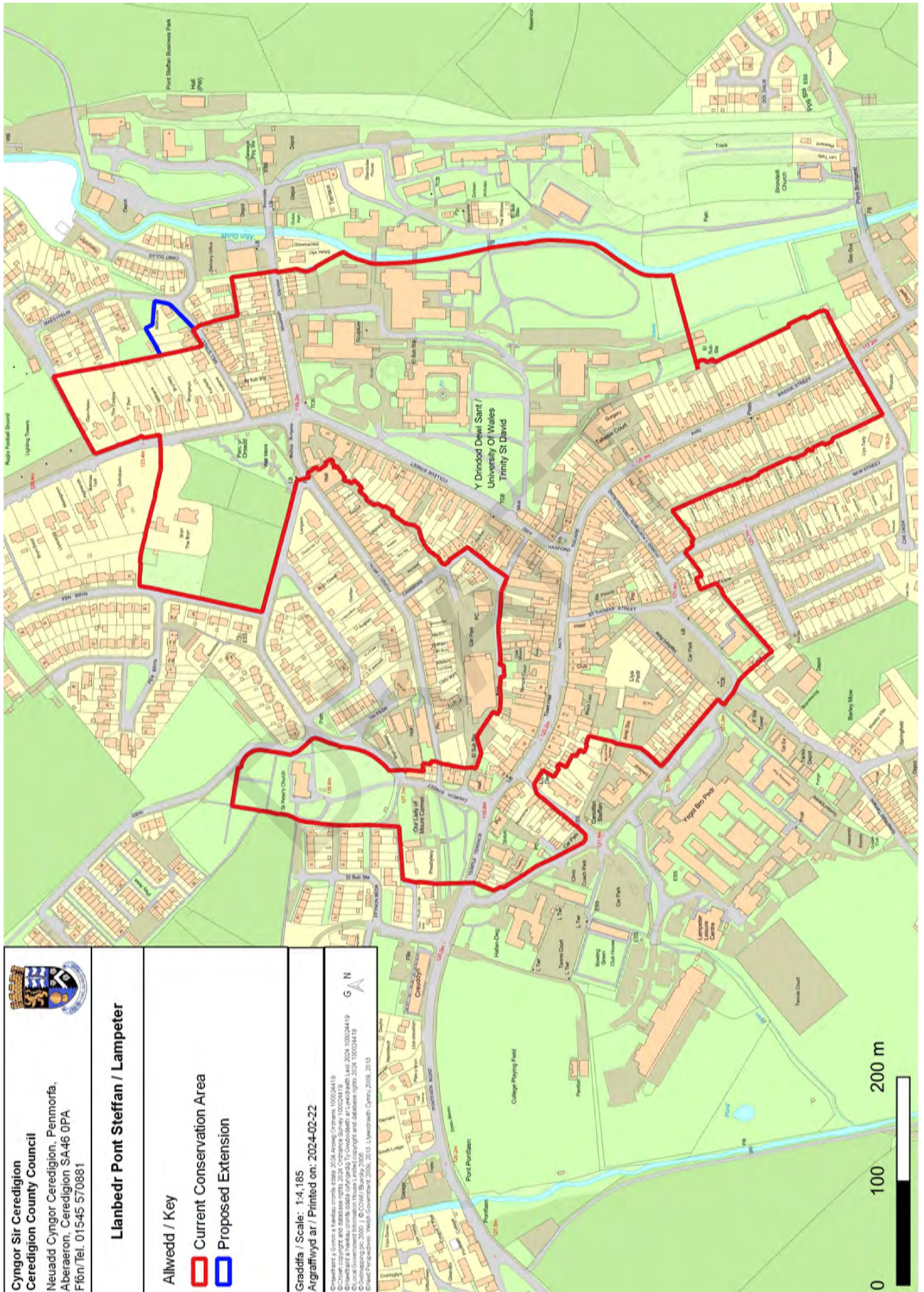
3.3.1 It is recommended that a very small extension is made to the Lampeter Conservation Area consisting of Y Felin (Grade II Listed Building) and 9 and 10 Mill Street, as shown on the map below.

4. NEED FOR DETAILED DESIGN GUIDANCE OR PUBLIC INFORMATION

4.1 Introduction

4.1.1 Local planning authorities are involved in the day to day management of conservation areas through their role in the planning process. The statutory duty on Local authorities is to **preserve or enhance** the character or appearance of conservation areas. This does not mean that change cannot be allowed but that planning applications need to be assessed with this duty in mind.

Fig. 4 Proposed Conservation Area extension (blue)



Cyngor Sir Ceredigion
Ceredigion County Council
 Neuadd Cyngor Ceredigion, Penmorfa,
 Aberaeron, Ceredigion SA46 0PA
 Ffôn./Tel. 01545 570881

Llanbedr Pont Steffan / Lampeter

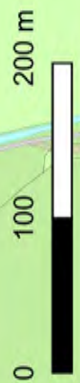
Allwedd / Key

- ▭ Current Conservation Area
- ▭ Proposed Extension

Graddfa / Scale: 1:4,185
Argraffwyd ar / Printed on: 2024-02-22

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- 4.1.2 Detailed information about particular aspects of the historic built environment can help owners, occupiers, planning agents and the Local Planning Authority to decide the best ways of managing positive change and keep to a consistent approach.
- 4.1.3 Public information or interpretation can help ensure that everyone understands why an area is special. People who understand why something is special are more likely to care about it and want to look after it. It can also help with the tourism offer and encourage investment in a local area.

4.2 Lampeter

- 4.2.1 There are a few existing resources available for the management of Lampeter conservation area.
- 4.2.2 There are two separate Place Plans for Lampeter. One was produced by the Town Council whilst the other is a draft prepared by Rural Office (not currently adopted). The Council's Lampeter Place Plan aims to provide appropriate direction for future development whilst re-invigorating and sustaining the appeal of the town. Its remit is wider than the conservation area and it encompasses a much broader range of objectives. It does however, confirm that the history of the town is important to local residents and businesses.
- 4.2.3 The report of the archaeology of Medieval Lampeter (Murphy 2021) by Dyfed Archaeological Trust is an important and valid document primarily relating to buried archaeology but with some relevance to standing buildings.
- 4.2.4 There is no current or adopted appraisal and management plan for the conservation area.
- 4.2.5 As identified in the appraisal, some traditional shop fronts remain but there are others which are inappropriate and do not conform with traditional proportions, materials and styling. This has a negative affect on the buildings, the streetscape and the wider character and appearance of the conservation area.
- 4.2.6 The majority of changes occur to historic buildings and particularly dwelling houses and rented properties because of requirements for energy efficiency. Traditional buildings need to be properly understood in terms of their construction, significance and use before suitable changes can be made. There are many alternatives to the usual knee-jerk reactions of, for example, replacing historic windows or installing external wall insulation. Both of these would impede on the special characteristics of the building and potentially cause unwanted longer term issues as well as further financial investment.

Figs. 5 and 6 Good historic shopfronts are an asset for the town while others could be much improved



4.2.7 There are several town trail plaques in the town and a variety of webpages and social media sites relating to its historical development. There is however, not a coherent offer (either for local people or for visitors) which explains the historical development of the town, why it is important and what there is to see and do. Some of the existing plaques are in a poor condition and are difficult to read. There does not appear to be any other form of self guided walking tour either electronically or in hard copy. This makes it difficult for people to get the best experience of the town. Events in the town are frequent and well attended but there is, again, a lack of coherence in their organisation, marketing and promotion, especially to a wider market than the local community.

4.3 Recommendations

- 4.3.1 The Conservation Area Appraisal and Management Plan should be adopted as Supplementary Planning Guidance and used to guide decision making.
- 4.3.2 Produce a Lampeter Conservation Area leaflet for residents and businesses which explains what is important about the area, controls and what it means to be living and working within the area.
- 4.3.3 Ensure that interpretation about the history of the town is consistent, up to date and well maintained. Ensure people are aware of the market town history and historical events and fairs, many of which are or were unique. A small community project could audit what is already available (physical, websites, social media, leaflets, events etc) and create an interpretation and event plan for the town which would help to inform local people and visitors, create a consistent and co-ordinated approach, increase intellectual access,

encourage visitor spend and boost tourism. There may be grant funding assistance for such a project.

- 4.3.4 Update the existing shop front design guidance for Aberystwyth so that it can be used throughout all conservation areas in Ceredigion. Work with local business organisations to distribute and provide training.
- 4.3.5 In partnership with other local authorities, the South Wales and Mid-Wales Conservation Officers Groups, Cadw's Built Heritage Forum, IHBC, Tywi Centre and other organisations develop and adopt new guidance leaflets and information relevant to the area. Examples could include guidance on maintenance and repair, historic windows and doors, micro-generation and sustainability and energy efficiency for all conservation areas, historic, and listed buildings in Ceredigion. The sustainability and energy efficiency guidance should cover:
- **Maintenance:** Building defects affect the long-term sustainability of historic buildings. Educating building custodians and contractors is essential to address these issues, to preserve the region's architectural heritage, and to meet sustainability goals. The use of appropriate traditional materials and skills in a timely fashion is vitally important to the long term survival of historic buildings.

Fig. 7 Lack of maintenance and an appropriate use can soon result in the loss of historic buildings



- **Traditional construction and how old buildings work:** Traditional buildings are generally defined as those that were built before 1919, with solid (as opposed to cavity) walls, using natural materials including stone, earth, brick, wood and lime. The term ‘traditional’ covers a huge range of types, styles and ages of building, from stone cottages to castles and town houses to chapels. The materials and techniques used in traditional construction have created the individual, contrasting and idiosyncratic buildings that help to define the distinctive character of our towns, villages and rural landscapes, and the identity of the communities that live in them. Older buildings use different building techniques to modern new builds. Understanding this and learning to use the appropriate techniques is vital to the longevity of our historic buildings.
- **Energy saving and retrofit in historic buildings:** The guidance should cover: Energy efficiency and why is it important - health, climate change and carbon emissions; What is retrofit and why do older buildings need a special approach?; Options for improving energy efficiency in traditional buildings - e.g. use, ensuring a whole house approach, alternatives to traditional window and door replacement, the importance of heating and venting, breathability and insulation, maintenance and repair etc.

5. OPPORTUNITIES FOR LOCAL LISTING

5.1 Introduction

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

5.2 Lampeter

5.2.1 Lampeter has a few historic buildings which are of particular local historic and architectural significance and which are not designated in their own right.

5.2.2 Recognising these buildings through inclusion on a 'local list' would:

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

5.3 Recommendation

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

5.3.2 Local communities should be involved with the selection process.

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

5.3.4 The following is a list of buildings of special local interest (that are not already designated) in Lampeter that could be considered for inclusion:

- Dresden House, 1-4 College Street
- Victorian Hall, Bryn Road (not in the conservation area)
- Shiloh Chapel
- 21 High Street (Bank House)
- 37 High Street (former bank now empty)
- 4 High Street at corner junction with St Thomas Street (Roberts Electrical)
- The Ivy Bush Public House?
- 21, 23 and 25 Bridge Street
- Y Bryn, North Road
- Northgate House, North Road (Pont Steffan Dental Surgery)
- Glandulas House, University Campus
- Burgess Hall, College Road



Fig. 8 Northgate House, recommended for consideration for local listing, despite later alterations, for retaining its original scale and form and as a key corner building along the northern access into the conservation area



Figs. 9 and 10 Bank House, also recommended for local listing because of its historic value and surviving architectural features

6. CONSIDERATION OF ENFORCEMENT

6.1 Introduction

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

6.2 Lampeter

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

6.3 Recommendation

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

7. OPPORTUNITIES FOR REGENERATION

7.1 Introduction

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



assets fresh meaning and relevance, breathing new life into underused and undervalued buildings and areas.

Fig. 11 Empty shops and flats combined with poor quality frontages are unwelcoming and negatively impact on the character and appearance of the conservation area

7.2 Lampeter

- 7.2.1 Unlike some of the other conservation areas in Ceredigion, Lampeter has not benefited from a previous regeneration or townscape investment scheme.
- 7.2.2 While there is a variety of independent shops within the town there remain some empty premises and some shops which do not last very long. There is a proliferation of cafes, eateries and hairdressers, which seem to do well in the town. It would however, benefit from a wider variety of shops and things to do if it is to reduce local people's dependency for shopping in the larger towns of Aberystwyth and Carmarthen. Some shops have set up on the industrial estates rather than in the town centre. This may be because of parking issues, lower rents, lack of suitable premises, or some other reason.

- 7.2.3 The town benefits from a good range of local amenities including: doctors and dentists; a library; sports centre; school and University; fire, police and ambulance stations; a family centre; museum; churches and chapels, public houses; restaurants, car parks, sports grounds and community venues.
- 7.2.4 In general the town is clean and the streets well maintained. There are, at the time of writing, just a few small problem areas which could do with some attention (listed below). In addition, some individual buildings are seeing a build up of maintenance issues and a few commercial buildings in the town centre have been empty for a considerable period of time (also listed below).
- Green open space to west of Black Lion car park
 - Where the alleyway under the Town Hall meets Sainsburys supermarket
 - Parking areas and backyard development at the south side of Market Street (despite the improvements made to the north side)
 - The car parking / goods delivery area to the west of Sainsburys supermarket (setting of conservation area)
 - Corner garden area at end of junction of Temple Terrace and Hafan Deg Road (setting of Conservation Area)
 - 10, 11 Harford Square, The old Spar shop, corner of Market Street alley and College Street - long term empty property
 - 34 High Street - long term empty property
 - 18, 19 Harford Square - long term empty property
 - The old Lloyds Pharmacy, Bridge Street - long term empty property
 - Burgess Hall, College Street - long term empty property
 - The Tabernacle south of High Street - long term empty property
 - The retail / commercial premises to the rear of the Town Hall - long term empty property
 - Lack of spaces for bins in the town centre mean the streets are often full of rubbish / bags waiting to be collected
 - Use of external metal roller shutters for security

7.3 Recommendations

- 7.3.1 The Council should implement the suggestions of the Place Plan to help address some of these issues.

7.3.2 The Council needs to ensure that building owners and occupiers have the tools necessary to carry out their own appropriate repairs and renovations. This may include guidance, training and mentoring.



7.3.3 The Council should liaise with building owners of long term empty properties to establish the reasons behind their lack of use and use this information to inform applications for regeneration funding schemes.

7.3.4 Investigate the further possibility of pop-up shops in empty buildings in the main shopping area, particularly during peak seasons. There has already been some success with this for 17 Harford Square.

Fig. 12 17 Harford Square has had an interesting variety of ‘pop-up’ shops in recent times, creating a varied street frontage and encouraging visitors to return for new retail offerings, as well as providing opportunities for smaller retailers to trial the market

7.3.5 Consider applying for regeneration grant schemes for the town as they become available. This should include repairs and maintenance of existing buildings, improvements to the street scene, coordination of street furniture and signage, replacement of inappropriate architectural features such as windows, shop fronts and fascia, replacement of external metal roller security shutters with more suitable alternatives.



Fig. 13 Security roller shutters create a dead frontage, particularly in the evenings. Alternative, more appropriate, security measures are available

- 7.3.6 Consider a concessionary 'local communities and residents' parking scheme to encourage local people to visit and shop in the town centre and to stay longer.
- 7.3.7 Where feasible, through the planning system, the Council should encourage a wide range of independent retailers and commercial premises in the town centre.
- 7.3.8 To work with stakeholders, partners and communities on the development of a coordinated tourism and event offer (see 4.2.7).

8. ADVERTISEMENT GUIDANCE AND CONTROL

8.1 Introduction

- 8.1.1 One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of the environment. Many conservation areas include commercial premises ranging from small corner shops to thriving commercial centres so outdoor advertising can be essential to commercial vitality. The kinds of advertisement which require planning consent include illuminated advertisements on business premises and advertisements on hoardings around development sites.



Fig. 14 Poor signage and advertising can be controlled within conservation areas and help to mitigate the adverse impact of empty shops

8.1.2 Authorities may also choose to adopt advertisement control policies as part of their proposals for the preservation or enhancement of conservation areas, for example, by the designation of areas of special advertisement control. Local planning authorities should use such controls flexibly in conservation areas to preserve those features of architectural or historic interest which led to designation.

8.2 Lampeter

8.2.1 The conservation area has a commercial core. This area features surviving and replacement historic shop frontages, public houses, and commercial buildings. There has been some ingress of poor quality or designed shop fascia and advertising, particularly in large shop windows or the failure to remove redundant fascia and signage from empty retail premises.

8.2.2 Commercial buildings also display signage and whilst the majority of these are good quality and well placed there are some instances where improvements could be made.

8.3 Recommendations

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

8.3.2 Undertake a signage assessment and review throughout the conservation area.

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

8.3.4 Seek regeneration funding to encourage owners and occupiers to improve their signage and shop fronts and to seek better solutions for signage on empty properties to encourage investors.



Fig. 15 Corporate identities can be successfully adapted to provide a high quality shop sign

9. BUILDINGS AT RISK

9.1 Introduction

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

9.2 Vacant Buildings in Lampeter

9.2.1 There are a small number of vacant buildings within the main shopping area which are currently negatively impacting on the character and appearance of the area. There are clear signs that these buildings are not being maintained and may be at risk but conserved would positively contribute to the character of the area.

9.2.2 These buildings are listed above in 7.2.4.

9.2.3 There is only one Listed Building at risk within the conservation area. This is the former Tabernacle at the rear of High Street to the south (Cadw ref. 10444). This building is vacant and with extreme maintenance and repair requirements. It has been empty for a considerable period of time yet it is important to the history and significance of the Lampeter Conservation Area. It is accessed via a former coach way entrance from High Street and apart from access to private flats this area is hardly used by the public. With investment, the building has the size, character and historic interest to be a real asset to the town.



Fig. 15 The Tabernacle, a Grade II Listed Building at risk but with potential to become an asset for the town. This building should be a priority before it falls further into disrepair

- 9.2.4 Whilst the Town Hall (Cadw Ref: 10439) itself is not considered to be at risk, there is a build up of required maintenance, particularly at the rear and to the clock tower.



Fig. 16 The Town Hall clock tower is a key architectural feature but is unfortunately in need of some repair

9.3 Recommendations

- 9.3.1 The Council should set up a county wide Buildings at Risk Strategy which would work with both Listed Buildings and those considered to positively contribute to the character or appearance of conservation areas. This would identify a strategic approach to identifying and managing these buildings (see: <https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/listed-buildings-risk#section-managing-listed-buildings-at-risk>).
- 9.3.2 Owners of listed buildings are obliged to keep them in a reasonable state of repair. Local planning authorities have powers to serve Repairs Notices and use other enforcement tools in extreme cases. If negotiation fails, then the Council should consider the use of its statutory powers.
- 9.3.3 The Council, to cover all conservation areas, listed buildings and non-designated properties, should investigate the possibility of setting up training schemes and courses - training occupiers and owners in good conservation practice, especially in repair and maintenance with appropriate materials. In line with the Aberystwyth Conservation Area Management

Plan, the Council should seek funding to buy and conserve a vacant listed building to set up a Conservation training establishment in partnership with organisations such as Cadw, the University, RCAHMW, the Welsh Traditional Buildings Forum, Building Research Establishment (BRE), the Strata Florida Project, the Towy Centre, Hyfforddiant Ceredigion Training (HCT), Adult Learning Wales, Creative and Cultural Skills, or similar. This could train local people in conservation techniques, create jobs which provide local conservation services to owners and occupiers in the towns and surrounding areas. This could provide a valuable and sustainable resource which would support regeneration in Ceredigion's town centres and conservation areas, in addition to providing some employment, upskilling owners and occupiers, and helping to preserve and enhance the historical architecture of the county. A model similar to Carmarthenshire's Adfer Ban a Chwm building preservation trust could be used. Circulation of a publication such as 'Stitch in Time' (IHBC and SPAB) or providing signposting to online courses and resources (SPAB, Tywi Centre, Cadw, etc) to all properties within Ceredigion conservation areas would provide a good start to this process.

- 9.3.4 Seek regeneration funding to encourage owners and occupiers to maintain and repair their properties and to encourage investors for empty buildings.
- 9.3.5 The Tabernacle is a particularly urgent case and should be prioritised. A long term sustainable use for the building would ensure its survival but will require significant investment, undoubtedly creating a conservation deficit in financial terms. However, the long term benefits for the building and the town could be substantial. A Building Preservation Trust or similar may be a suitable vehicle for its regeneration.

10. ENVIRONMENTAL IMPROVEMENTS

10.1 Introduction

- 10.1.1 In addition to the various enforcement tools available for local planning authorities there are additional opportunities for environmental enhancement. These include partnership working with national agencies, other council departments and local organisations such as Town Councils and business forums.
- 10.1.2 Opportunities for environmental enhancement often relate to the physical infrastructure of the town, including highways, works by statutory undertakers, environmental health, housing and others.
- 10.1.3 Community engagement and mentoring can also achieve positive change within designated areas.

10.2 Lampeter

10.2.1 The Place Plan has encouraged partnership working groups to be set up.

10.2.2 Uncoordinated street furniture, public realm and surfacing has been noted within the appraisal and detracts from the overall quality of the area. Street signage could be reviewed to prevent cluttering of the street scene with redundant signage.

10.2.3 Apart from the Commons Car Park, public car parks are generally consigned to outside the conservation area boundary but often they are part of its setting, can be intrusive and are generally the first part of the town that visitors will experience. There are also many smaller car parking places in the town which are regularly used by locals as an alternative to paying to park in a car park.

10.2.4 There are some backyard developments, particularly to the south of the High Street, west of the Commons Car Park behind Harford Terrace, the southern side of Market Street and to the north of Bridge Street which are not in keeping with the character of the conservation area. These generally consist of small extensions, garages, fences and boundaries. Some of these areas are rarely seen by the public while others are noticeable due to foot traffic from car parks and other town amenities.



Fig. 17 In some instances backyard development can be controlled through the planning system

10.3 Recommendations

- 10.3.1 The Council's development management team must encourage good design for extensions and new development within conservation areas, particularly by using the pre-application enquiry process and ensuring the current SPG is fit for purpose. The SPG may need revising and re-release with promotion especially within designated areas.
- 10.3.2 Ensure Enforcement Officers are trained in understanding the specific remit of conservation areas and designated buildings and sites and that resources are available for enforcement action if and when required.
- 10.3.3 If required, offer training for Highways Officers regarding good design in conservation areas. There are some excellent publications and guidelines available such as Historic England's '*Streets for All*' (<https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>).
- 10.3.4 In conjunction with Highways colleagues draw up a design code for each conservation area in Ceredigion and seek funding for implementation. Cover surfacing, safety railings, street furniture, signage, lighting and highways road and safety features. Examples from other Councils could be adapted for use in Ceredigion or funding could be sought for a design guide's development and implementation.
- 10.3.5 With the local community set up a conservation area advisory / enhancement community group which can carry out small tasks which would make a big difference such as litter picking, enhancing car parks, identifying signage for removal, etc. (see: <https://www.keepbritaintidy.org/sites/default/files/resources/How%20To%20Organise%20A%20Litter-Picking%20Event.pdf>). They could also comment on development proposals in conservation areas and bring any future issues within the conservation area to the Council's attention. Mentoring and training should be provided by the Council.
- 10.3.6 With the local community undertake an assessment of the car parks around the conservation area boundary and consider enhancement schemes such as resurfacing, tree planting, hedges, natural stone walling or similar to improve their visual impact.

11. TREES, LANDSCAPE AND OPEN SPACES

11.1 Introduction

- 11.1.1 Trees are an important component of the character and amenity of many conservation areas and — along with green open spaces, including private gardens — have a valuable role to play in ecosystems services. To complement the controls over trees in conservation areas, it is a

good idea for local planning authorities to develop specific local policies for the protection and management of trees and other elements of the natural environment, such as hedgerows and verges.

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

11.2 Lampeter

11.2.1 Lampeter has many individual trees and areas of tree cover within the town centre (see section 12 of the Appraisal document) which positively contribute to its character and appearance. It also has a high number of Tree Preservation Orders.

11.2.2 The appraisal has identified a number, of mostly small, open spaces which greatly contribute to Lampeter Conservation Area's character and vibrancy.

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



Fig. 18 Trees positively contribute to the character and appearance of the conservation area

11.3 Recommendation

- 11.3.1 Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents.
- 11.3.2 Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed.
- 11.3.3 Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP.
- 11.3.4 Undertake a review of trees which are both within the conservation area and those outside but which contribute to its setting.
- 11.3.5 Identify opportunities for tree planting, particularly in conjunction with improving problem areas of the town and the car parks.
- 11.3.6 Involve the local community by inviting a delegate from the community/ town council to be part of the Tree Warden Scheme.

12. MONITORING AND REVIEW

12.1 Introduction

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

12.2 Lampeter

- 12.2.1 Lampeter currently does not have a Management Plan for the Conservation Area.
- 12.2.2 The Council has recently appointed a new planning officer with responsibility for conservation.

12.3 Recommendations

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



Fig. 19 Lampeter has an interesting ancient and modern history

APPENDIX A: ACTION PLAN

ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
The Conservation Area Appraisal and Management Plan should be adopted as Supplementary Planning Guidance and used to guide decision making.	CCC - Heritage and Policy	High 0-1 years
Implement the proposed boundary extension.	CCC - Heritage and Policy Lampeter Town Council Local community	High 0-1 years
Article 4 (1 or 2) Direction should be applied to Lampeter Conservation Area.	CCC - Heritage and Policy Lampeter Town Council Local community	High 0-1 years
The photographic survey produced as part of this conservation area appraisal should be used as baseline information for enforcement purposes.	CCC - Heritage, Planning Enforcement, Legal	High 0-1 years Ongoing
Make a commitment to follow best practice enforcement procedures within the conservation areas in Ceredigion (Enforcement charter or similar). Negotiate with owners regarding infringements. Serve Repairs Notices and use other enforcement tools as necessary. Ensure Enforcement Officers are trained in understanding the specific remit of conservation areas and designated buildings and sites. Enforcement for unauthorised signage and shop fascia.	CCC - Heritage, Planning Enforcement, Legal	High - 0-1 years Ongoing
Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents. Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed.	CCC - Ecology, Policy and Development Management Local community	High - ongoing
Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP and development management. Identify opportunities for tree planting and encourage participation in the Tree Warden Scheme.	CCC - Heritage, Policy, Ecology and Development Management Local community	High - ongoing
Ensure that, within budget constraints, Conservation and Heritage officers are politically supported and have sufficient resources.	CCC	High - ongoing
Facilitate partnership working between departments, local businesses and communities to ensure their statutory duty with regards to conservation areas is carried out.	CCC	High - ongoing

ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
Ensure that regeneration and other schemes utilise heritage based design principles to ensure the significance of these areas informs the development of any proposals. Draw up design briefs for potential development and infill sites within and in the setting of the conservation area. Encourage good design for extensions and new development within conservation areas. Draw up guidelines for HMOs to ensure consideration of the conservation area's characteristics are respected and sufficient bin storage is designed in, etc.	CCC - Heritage, Policy, Regeneration, Development Management TCC, local community	High 0-1 years Ongoing
Produce a Lampeter Conservation Area leaflet. Ensure all owners and occupiers are aware of their permitted development rights and any restrictions, particularly in relation to the Article 4 Direction.	CCC - Heritage, Ecology and Policy Local community	Medium 2-3 years
Set up a county wide Buildings at Risk Strategy which would work with both Listed Buildings and those considered to positively contribute to the character or appearance of conservation areas. For Lampeter prioritise The Tabernacle.	CCC - Heritage, Policy, Regeneration, Housing Local communities	Medium 2-3 years
Create an interpretation and event plan for the town, carry out an interpretation, event and signage audit, ensure that interpretation is consistent, up to date and well maintained. Raise awareness of historical connections.	CCC - Heritage, Ecology and Policy Lampeter Town Council Local community	Medium 2-3 years
Review the 2013 Aberystwyth shopfront guidance to cover good practice for shop fronts and signage in all conservation areas. Seek funding for a shop front and signage grant programme. Consider enforcement measures as necessary.	CCC - Policy and Heritage Other local authorities, the South Wales and Mid-Wales Conservation Officer Groups	Medium 2-3 years
Work with the Town Council to implement its Place Plan to help address some of the issues within the conservation area.	CCC - Policy and Heritage Lampeter Town Council Local community	Medium 2-3 years
Set up an 'Historic Assets of Special Local Interest Project' for the whole county. Develop and adopt a relevant Local Development Plan policy.	CCC - Heritage and Policy Local communities	Medium 2-3 years
Seek regeneration and other funding for a variety of maintenance, repair, regeneration and training schemes. Include repairs and maintenance, improvements to street scene, coordination of street furniture and signage, replacement of inappropriate architectural features, investment in empty buildings, etc. Possibly in conjunction with action below.	CCC - Heritage and Policy, Regeneration	Medium 2-3 years

ACTION / RECOMMENDATION (FOR FULL EXPLANATION SEE MANAGEMENT PLAN)	RESPONSIBILITY / PARTNERS	PRIORITY
Seek funding to buy and conserve a vacant listed building to set up a Conservation training establishment in partnership with other organisations.	CCC - Regeneration, Heritage Cadw, the University, RCAHMW, the Welsh Traditional Buildings Forum, Building Research Establishment (BRE), the Strata Florida Project, the Towy Centre, Hyfforddiant Ceredigion Training (HCT), Adult Learning Wales Creative and Cultural Skills, etc.	Medium 2-3 years and ongoing
Establish the reasons behind long term empty properties. Seek relevant regeneration funding schemes. Investigate the possibility of expanding on the use of pop-up shops in empty buildings within the conservation area. Where feasible, through the planning system, encourage a wide range of independent retailers and commercial premises.	CCC - Heritage and Policy, Regeneration TCC, local community, building owners and businesses	Medium 2-3 years and ongoing
Set up a conservation area advisory / enhancement community group which can carry out small tasks to enhance the conservation area and also comment on development proposals. Identify sites for environmental improvement and review gateway car parks.	CCC - Heritage, Policy TCC, Local community	Medium 2-3 years ongoing
Develop and adopt guidance leaflets and information for conservation areas (e.g. historic windows, micro generation, external wall insulation, sustainability and energy efficiency etc.).	CCC - Heritage Other Local authorities, the South Wales and Mid-Wales Conservation Officer Groups, Cadw's Built Heritage Forum, IHBC, Tywi Centre	Low 3-5 years
Highways - draw up a design code for each conservation area in Ceredigion and seek funding for implementation. Heritage training for Highways Officers, as required.	CCC - Heritage, Policy, Regeneration and Highways Welsh Government?	Low 3-5 years
Consider a concessionary 'local communities and residents' parking scheme and review existing on street parking.	CCC - Policy, Regeneration and Highways	Low 3-5 years
Commit to review the Conservation Area Appraisal and Management Plan at a suitable interval and at least within ten years. Follow up photographic survey as part of next review. Keep the Action Plan up to date and publish progress. Involve the local community with the monitoring and management of the area and future appraisal reviews.	CCC - Policy and Heritage Consultants	Low 5 -10 years