

**Heritage in Crisis? Examining the tools, skills and management approaches necessary for the future protection of the historic environment in Wales.**

Cyllene Griffiths BA(Hons) MA IHBC ACIfA

Supervised by:

Professor Nigel Nayling, Dr Rod Bale, Dr Martin Bates

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**THESIS ABSTRACT.**

**Is the heritage sector equipped to prevent a crisis? Examining the tools, skills and management approaches necessary for the future protection of the historic environment in Wales.**

This thesis includes a portfolio of published works which demonstrate the variety of tools and skills available to and used by public and third sector managers of heritage over my professional career. The works reveal changes in approaches to management, differences caused by an increasingly devolved UK, how the social, political and economic climate in which the heritage sector must operate has affected management approaches and the development of some of the key issues faced by heritage managers today. This is a particularly difficult time for heritage and especially for third sector organisations. Whilst the heritage sector in Wales faces the potentially catastrophic impact of ‘Brexit’ there are also opportunities for developing new ways of working along with the implementation of the new Welsh legislative framework. This thesis asks if existing skills, tools and management approaches are sufficient to ensure a sustainable future for heritage and particularly for the public and third sector heritage organisations in Wales. Unless current issues and management approaches are addressed through these opportunities by all those with a responsibility for managing our historic environment, we may be unprepared and ill-equipped to face a potential crisis for heritage.





*Commentary Part 1*

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## 1 Introduction

The state regulation of cultural resource management is a common feature of political regimes throughout the world and, although taking differing structures and approaches in different countries they, in general, seek to manage for the future public benefit. Russia, for example, currently has an approach which seeks the modern sustainability of its heritage by demolishing its historic buildings and re-creating them as far as possible in modern materials while introducing necessary modern features such as underground car parks (Cecil. 2011). Whilst in Zimbabwe, due to political changes in ministerial responsibilities and legislative wording, it appears it is not uncommon for two governmental agencies to be in conflict over the ownership and management of monuments, both claiming it is doing so in the best interests of the site and the country's future but resulting in a concentration on administrative issues rather than the sites' conservation (Makuvaza. 2012).

There is of course a wide range of individuals, public bodies, private companies and third sector (non-profit) organisations involved with the management of heritage. My personal experience started with private archaeological services, leading to private consultancy, then to local authority roles, back into private consultancy (working for private owners, local government and third sector groups) and latterly into a senior management role in the third sector.

Local Authorities in the UK play a crucial role in the protection and management of the historic environment. They own and manage historic properties, parks and public spaces, they financially aid their restoration and refurbishment, while they are also central to the management of change in communities across the country in their roles as planning authorities.

The third sector is considered to play a vital part in the management of the historic environment, although with a wide diversity of organisational sizes and availability of resources (Watson et al, 2013). Third sector groups advocate on behalf of the historic environment and those who work in the sector, they promote their local and national heritage, undertake research and many also undertake a proactive management role through engaging with legislative control and the planning system.

Academia and the research communities have been accused of taking little account of the practical implementation of legislative control through the state system and public service delivery (Lennox. 2012. p14). It is nevertheless the system within which we have to work on a practical level in the UK today. This lack of attention is undoubtedly due to the divide between practitioners and academics, bodies which rarely meet, with both parties having little time to indulge in the activities of the other, no matter how much they might wish to. Manchester University's report regarding how public bodies, and government in particular, might use the vast array of academic expertise and research concluded, amongst other things, that personal interaction was perhaps one of the most important tools for transition of knowledge between academics and civil servants but that many only engage in fairly limited ways (Talbot and Talbot, 2014). This is a divide which perhaps might be addressed by doctorates such as this - that is by practitioners using their professional and published works and setting them in the academic context.

There is a strong crossover between academia and third sector organisations, with many distinguished academics offering their services voluntarily or helping to run these groups and organisations. It has also been noted that outputs by third sector organisations are more likely to be read by policy makers than those by academics (Shucksmith, 2016). Therefore, it may be the interaction between these two groups which may assist with bridging the divide between theory and practice and increase the skillset available to legislative managers and policy developers.

The body of professional work presented within this thesis has been produced under the regulatory systems operable at the time in England and Wales (i.e. the last fifteen or so years). The works were produced as tools for the use of owners, funding bodies, local authorities and the third sector for the management of heritage assets. The experience acquired through working for a wide variety of bodies and understanding gained is used to analyse the existing situation for heritage management and the future role for third sector organisations in particular.

## **2 Tools, Skills and Management Approaches: UK Regulatory Systems and Public Service Delivery**

### ***2.1 Discussion of Regulatory Systems***

Cooper (2010) amply covers the historical changes to our regulatory system, discussing how societal and political changes have influenced and shaped the delivery of legislative policy in Great Britain over the past 130 years. Ever since regulatory control was introduced, research and academic narratives have provided discussion regarding the rights and wrongs of state management and how it could be improved or redirected (e.g. Baldwin Brown, 1906; Kennet, 1972; and Delafons, 1997).

There have been many relatively recent legislative changes in England (with more to come in the near future) which will have an impact on the regulatory management of the historic environment. These include the introduction of the *National Planning Policy Framework* in March 2012, the *Localism Act* November 2011, the *Growth and Infrastructure Act* April 2013, the *Enterprise and Regulatory Reform Act 2013* and the *Housing and Planning Act 2016*. In Wales, the recent *Historic Environment (Wales) Act 2016* and its supporting guidance has (at the time of writing) only been partially introduced with the *Planning (Wales) Act* and the *Well-being of Future Generations (Wales) Act* both having come into force only in 2015. There would therefore appear little to be gained by examining these structures or their historic precedents in detail until the new legislation has had time to be tested through casework and case law. However, in practice, little appears to have been altered regarding the structure of public service delivery of on-the-ground management in England or Wales, although new opportunities have been added for local communities and there is a continuing thrust for public engagement. This has the potential implication of public bodies needing to work more closely with academics and the third sector, as ostensibly the two easiest and most receptive sectors with which to engage, although they may also be the most critical of public bodies.

A considerable amount of UK legislation has some impact or directive which relates to the historic environment. In addition, all legislation in the United Kingdom currently must be seen within a European (but potentially not for much longer) and International context. Much of this legislation is not directly relevant to this discussion but it is

relevant to its background. For the purposes of this document, a brief summary of the UK legislation which requires the local planning authority to produce certain management tools is mentioned here. In addition, the English and Welsh governments have produced numerous planning guidance documents, advice notes and frameworks which encourage the production of certain tools.

Primary Legislation which cuts across the UK such as the *Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69* requires local authorities to determine which parts of their area are of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and to designate these as conservation areas. *Section 71*, places a duty on Local Planning Authorities to, from time to time, formulate and publish proposals for the preservation or enhancement of conservation areas. These proposals must be submitted for consideration at a public meeting. In practice this means producing conservation area appraisals and management plans (English Heritage 2006a & 2006b). In Wales, in the light of the recent growth of town and urban characterisation studies these reports are now being recommended to help produce appraisals and management plans (Arup, 2013, p26).

The new primary legislation for Wales, the *Historic Environment (Wales) Act 2016*, perhaps due to the requirement for it to be cost neutral for all, has little in the way of additional requirements for producing new management tools but principally builds on some of the tools already available by bringing them into statutory regulation. The principal effects of the Act in this context are the introduction of statutory historic environment records, a statutory register for historic parks and gardens, a statutory list of historic place names, the introduction of heritage partnership agreements and the requirement for Heritage Impact Assessments to be submitted with applications for scheduled monument, listed building and conservation area consent. *Planning Policy Wales, Chapter 6: The Historic Environment* has also been fully updated and a new *Technical Advice Note (24)* has been produced. The suite of supporting best practice guidance documents will not have the weight of the statutory requirements but will nevertheless have some impact on the requirement for certain types of tools which will be used to assist with the management of the historic environment. They involve specific advice on various aspects of statutory protection management such as setting, listed buildings and conservation areas.

Arguably one of the most important pieces of recent legislation in Wales has been the *Well-being of Future Generations Wales Act* (2015). It requires public bodies, and by extension all those who deal with public bodies, to put long-term sustainability at the forefront of their work and policies. Public bodies are required to report annually as to how they are working towards the seven well-being goals. One of the goals, ‘A Wales of vibrant culture and thriving Welsh language’ is defined as ‘A society that *promotes and protects culture, heritage and the Welsh language*, and which encourages people to participate in the arts, and sports and recreation’ (author’s emphasis). Since public bodies include Welsh Government, Local Authorities, National Park Authorities, The National Museum of Wales and The National Library of Wales there are obvious implications for all bodies and groups involved with the management of heritage in Wales.

Deards believes that the recent legislation in England “*could have significant implications for the ownership and management of heritage assets*” (2012, p12) but in relation to the structure and role of public service delivery there will be little significant change apart from the possibility of an increase in providing specialist conservation guidance to local communities (Robertshaw & Longford, 2011, p16; City Design Group & English Heritage, 2012). The *Localism Act 2011* provides the opportunity to identify assets of community value, including those of cultural interest, which would give the community the right to make a bid for the asset if put up for sale. The Act also gives communities the right to develop their own neighbourhood development plans and development orders, although the number of local communities who will actually take up this opportunity is unknown. This could have had immense implications for heritage assets but final amendments to the Act now ensure that these orders must give special regard to listed buildings and conservation areas, as would be the case when determining normal planning permission applications.

There is also the looming question of EU transition or ‘Brexit’, which will potentially have huge implications for the heritage sector and also for historic environment protection, especially through the probable loss of the Environmental Impact Assessment (EIA) Directive (85/337/EEC). The EIA Directive measures are implemented through regulation and policy but are not formally enshrined in primary



legislation, making them vulnerable to changes in the future. Other issues for heritage include the loss of EU workers and their skills. It is thought that 5% of archaeologists and 10% of construction workers, including those with specialist traditional skills, come from the EU. It is less easy to find figures for conservation but there does appear to be a significant percentage of EU workers with very high quality specialist skills, such as painting conservators. There are also the matters of rising prices for materials and equipment, seasonal workers, impact on academic research and of course the financial implications for funding across the sector (Glithero-West 2017). The potential effects on the higher education (HE) sector are expected to be dire, with very large amounts of research funding coming directly or indirectly from the EU [since 2005 (going up to 2022) Welsh HE institutions participated in heritage-related projects which received or still stand to receive a total of c. € 30.57 million in EU funding contributions]. In addition, other benefits currently received by the UK's membership of the EU include valuable non-monetary benefits from partnerships with EU HE establishments, the standing of UK institutions as world leaders in heritage research and staff who are partially or totally funded through EU contributions or are EU nationals (Karl. 2017). This in turn has implications for the training of future academics and professionals and potential loss of skills or the opportunities to gain skills for the heritage sector.

How these issues will be addressed is yet to be decided especially in the devolved countries of Wales, Scotland and Northern Ireland where heritage and planning are devolved powers. It seems unlikely that the Barnett formula will provide the necessary additional funding to cover the loss of EU financial contributions to the heritage sector in these devolved nations. There are, however, government advisory groups in each country which have been set the task of examining the potential impacts of this historic move and developing suggestions for mitigating impacts as well as identifying new opportunities. This may include identifying the need for additional legislation or regulatory control. These advisory groups in Wales include the Minister's Historic Environment Group (HEG) EU transition sub-committee, at which the author represents the Council for British Archaeology and the Amenity Societies.

## ***2.2 Introduction to Tools and Skills for Public Service Delivery***

The professional and grant giving bodies, amenity societies and other established and respected conservation bodies, such as the Society for the Protection of Ancient

Buildings (SPAB), the National Trust, the Institute of Historic Building Conservation (IHBC), the Chartered Institute for Archaeologists (CIfA), the Heritage Lottery Fund (HLF) and others encourage and promote the production of documents and tools which are considered good practice. Providing the tools or documents have their principles and philosophy grounded in the legislative and regulatory context, they are well researched with good evidence bases and are relevant to the material considerations of deciding an application, then the tool can be given weight within the decision making process.

There is much guidance about how to produce management tools to aid decision-making and assist with policy development, although some of these are now of some age and more recent attempts simply appear to recycle older techniques (e.g. Kerr, 1996; Heritage Lottery Fund, 1998; Clark, 2001; and English Heritage, 2006a). The widespread adoption of the relatively recent concept of townscape, historic place and historic landscape characterisation (as opposed to the more established landscape characterisation) is one newly developed methodology which has seen a large amount of newer documentation produced (e.g. English Heritage, 2009; English Heritage, 2010; and Leron, 2013). In Wales, Cadw and the Countryside Council for Wales (CCW) sponsored the four Welsh Archaeological Trusts to produce Historic Landscape Characterisation reports for areas included in the Register of Landscapes of Historic Interest in Wales. These can help local authorities to assess the impact of development proposals but have no statutory standing. Cadw has also produced at least fourteen characterisation studies for historic towns in Wales. There is also useful guidance which has recently been produced by the Welsh Government to support the Historic Environment (Wales) Act.

An example of the use of these types of tools is presented in the published paper relating to the Public Inquiry held over the proposed mega-dairy at Lower Leighton Farm, near Welshpool (Griffiths, 2017a). This was a case which the author dealt with while conservation officer for Powys County Council and it raised some interesting questions regarding the existing legislation and guidance framework. The second part of this commentary will examine whether the new legislation and guidance has achieved an answer to these questions.

An attempt has been made by the IHBC to identify the range of skills actually held by 'in service' conservation professionals (IHBC, 2013). This is based mostly on the IHBC's *Areas of Competence* (2008) and produced by a professional body with a specific interest in promoting the value of conservation skills. Due to the outcomes of the surveys undertaken to inform this study, it tends to concentrate on technical skills such as conservation philosophy and legislation, condition assessment and use of materials and repairs. Softer or more social skills such as communication and community engagement are given less precedence as are general business skills. Interestingly, however, the survey outcomes presented in this document do identify 'engagement, advocacy and outreach' as a 'crucial' skill for conservation specialists working for local authorities but only as 'valuable' for those working outside the public service (IHBC, 2013. p24-25). It also records that local authority conservation services are only 'aware' of this particular skill based on responses from service users against a four-point scale of unaware, aware, capable or skilled (IHBC, 2013. p30). Overall this study identified engagement, advocacy and outreach as a valuable skill, at which local authority conservation staff were capable but as a priority 3 (the lowest) rating for training and development.

Given the current statutory requirements for public engagement (e.g. *Planning (Listed Building and Conservation Areas Act 1990, Section 71(2))*) and sustainability, the recent developments for public participation in the regulatory heritage management process, and especially the insistence for public involvement by the major grant-giving bodies such as the HLF (e.g. Heritage Lottery Fund, 2012a), it is suggested that the skills for achieving these and for using the tools produced as part of the management and grant application processes should be as important for delivering heritage management objectives as the technical skills outlined above. A recent article by a Historic England staff member highlights that due to the increasing interaction with and use of the public and third sector in heritage appraisal and management, that professional conservation staff require a new skillset to include training, facilitation and editorial skills (Lloyd-Sweet, 2017). UNESCO states on its website that "Heritage was long absent from the mainstream sustainable development debate despite its crucial importance to societies and the wide acknowledgment of its great potential to contribute to social, economic and environmental goals" (UNESCO, Website Ref. 1). Surely now is the time for the

heritage sector to acquire skills to demonstrate to policy makers the benefits of heritage for sustainability and the future well-being of communities.

### ***2.3 Introduction to Management Approaches and Public Service***

#### ***Delivery***

Since the 1998 Oxford Conference on Conservation Plans (Clark, 1999) there has been a scarcity of academic discussion and analysis regarding the tools and skills needed to actually go about public service delivery of the state regulation, the use and implementation of the tools produced, and any impact they might have for managing the historic environment. Whilst in Westminster the All Party Parliamentary Archaeology Group regularly meets with and receives advice from academics and lead bodies in archaeology, only one Welsh MP is a member. In Wales there is no equivalent system for Assembly Members and although the relevant Minister does receive advice from the Historic Environment Group (HEG), this of course becomes party specific.

In the UK the Local Authority conservation specialist can be seen as the ‘front line’ of built heritage management. There are many job titles for this specialist role (IHBC, 2013, p74-75) but for ease this paper will use the generic term ‘conservation officer’. These officers are the interface between the regulatory statutory legislation and official guidance and the public owners and users of the built heritage. They are also often internal advisors regarding public sector assets and an intermediary between the public and the third sector and the planners. Interestingly, Sir Donald Insall identifies this latter point as the role given to Roger Tilley, the first ever appointed ‘conservation officer’ at Chester in the late 1960s (Insall, 2017). Today, the role encompasses the mediation of appropriate solutions for the sustainable use and survival of the built heritage as well as interacting with the interested public and third sector in relation to heritage matters. This is especially important in England with the new opportunities for public involvement in policy development. Whether the Localism Act in England will prove to show that local communities have the skills, abilities and will to appropriately manage historic assets, that they are sufficiently representative and consistent in approach, that the interest and dedication will continue, and who is to say what is appropriate anyway, are just a few of the matters yet to be tested. However, there are doubts and worries about the success of this approach within the existing professional conservation community (Robertshaw & Longford, 2011; City Design Group & English Heritage,

2012) although commentators have also acknowledged the skills that civil societies bring when working with policy makers, “especially the ability to anticipate and look ahead at where policy debates were going, and what new policy-relevant research issues and opportunities were likely to come up” (Bastow et al, 2013, 197).

*“To provide quality specialist services necessary for customers, to ensure the protection, enhancement and appreciation of the built heritage and local distinctiveness of Powys and to secure the asset for future generations”*  
(Griffiths, 2010. p2).

The above statement is the ‘Vision’ set out in Powys’ Built Heritage Strategy and summarises what a Local Authority Conservation Officer should achieve through their role in the regulatory management of the built heritage.

All local authorities have a responsibility to their customers and a statutory duty to provide certain services in relation to the historic environment and specifically built heritage. According to English Heritage “Local government bears the greatest part of the responsibility for care and conservation of our historic environment” (English Heritage, Website Ref 2.). They state that local government services include: producing planning policy documents such as the local development plan; holding and providing information on the historic environment; providing access to specialist expertise in relation to the historic environment; local designation such as conservation areas and local lists; decision making on development proposals; enforcement and prosecutions; addressing heritage at risk; major infrastructure, including transport; and looking after publically owned heritage assets (English Heritage, Website Ref. 2). As suggested above the Local Authority Conservation Officer has a range of management tools and willing volunteers at their disposal in order to provide these services, providing they have the time or financial resources to generate or manage the production of these.

In general, the UK Conservation Officer deals solely with Listed Buildings, Conservation Areas and non-statutorily designed buildings considered to be of local historic or architectural interest by managing change through input into the planning system. They may also, depending on the exact nature of their role and organisation, provide general design guidance; provide advice on historic parks, gardens and landscapes; and potentially archaeology, although this latter is generally dealt with by professional archaeologists either within the local authority or as is the case in Wales,

by independent Trusts. They may also, amongst other things: input into regeneration matters; seek and run funding schemes; produce guidance and advice; input into or produce strategic documents, such as the Local Development Plan or Built Heritage Strategies; and carry out enforcement or represent the council at hearings and public inquiries. The author's input into some of these areas is set out in the works presented in the portfolio of published works as part of this thesis.

## ***2.4 Tools and Skills for Front-line Heritage Services***

In the UK the heritage professional or perhaps most importantly the Conservation Officer has many tools which are available to assist him or her in managing the historic environment, not least of which is the primary legislation and perhaps most importantly the underlying principles of *the Planning (Listed Building and Conservation Areas) Act 1990*. There is also a range of national and other guidance, some by respected conservation bodies, and of course the research tools / information which it is required and desirable for officers to produce for the unique buildings and areas within their own geographic regions. Alongside these there are a number of professional skills which the Conservation Officer can employ and which are often gained throughout their own professional careers. Officers often have a background in planning but it is equally common for them to have other professional backgrounds, such as geography, archaeology, surveying, architecture or architectural history (IHBC, 2013, p17-18).

### **2.4.1 Tools**

Most of the tools used or produced by local authority conservation officers are non-statutory requirements but certain standard forms of documentation have developed over time as being useful and sometimes necessary in order to make informed decisions about development affecting heritage assets. Tools such as those below may be produced or be required by conservation officers to help guide future development, provide a strategic framework in which development should take place, to inform funding applications or simply to assist with decision making. Alternatively, owners, developers, consultants, local societies or others may produce the documents in order to provide sufficient information to enable the planning authority to assess the impact of the proposed development on the heritage asset, as required by Welsh Office Circular 61/96, para.69 (shortly to be superseded by Technical Advice Note 24, para. 1.25 and the requirement for Heritage Impact Assessments), and the National Planning Policy

Framework, paras. 128-129. Owners, staff or volunteers may produce these documents for use in their management planning for their historic site or building. One does not necessarily need to be a conservation specialist in order to produce these plans and indeed it is generally accepted that a plan is best produced with input from a range of specialists and people or organisations with an interest in the site or building (Heritage Lottery Fund, 2008, p10; Heritage Lottery Fund, 2012b, p5; Clark, 1998). It does, however, help to have a grasp of the concepts of heritage management, values and significance and have a knowledge of the regulatory framework and conservation philosophy but what is perhaps more important is being able to communicate with all those with an interest in the site and to draw out what, for them, is important or significant about the place and how that significance is best managed. Indeed, with the focus continuing on community participation, localism and the loss of heritage professionals there is a trend towards providing communities and the public with the tools to enable them to develop their own analytical reports. An example of this is the *Guidance for Developing a Management & Maintenance Plan for your War Memorial* (Griffiths, 2014) provided in the portfolio of works presented here. This report is currently being used as part of the Powys War Memorials Project to enable local communities understand and care for their local war memorials in Powys.

The following is not meant to be a comprehensive list but is based, in my professional experience, on the tools most frequently produced and used by conservation officers in the public service delivery of regulatory management of the built heritage.

Perhaps the most established of these tools is the conservation (management) plan, first suggested by Kerr in Australia in 1996 (Kerr, 1996) and possibly based on historic structure plans in use in America since the 1930s and World Heritage Site management plans. The growth of the use of conservation plans in the UK is thought to stem from the requirement for them for certain Heritage Lottery Fund grant applications and the lack of guidance in PPG15 for guiding local authorities in the assessment of proposals affecting the built heritage (Clark, 1998). The Heritage Lottery Fund still requires conservation management plans, amongst a host of other documents, for large grant applications which include capital works that affect complex historical sites or buildings (Heritage Lottery Fund, 2012b and 2017).



Conservation statements are simply shorter versions of conservation plans for sites or proposals which are less complex or as an outline version of a forthcoming conservation plan (Heritage Lottery Fund, 2008, p11). They are based on existing research and evidence and highlight areas where further research or understanding may be required to inform management decisions.

Town, place or urban historic characterisation for use in a planning, regeneration or strategic management context has been a growing field, especially in Wales, in recent years. The process has been predominantly pioneered by Cadw, Welsh Government, extolled by the Civic Trust for Wales and adopted by local authorities and local community groups across the Country (Alfrey, 2010 and Lermon, 2013). In England they initially developed from the historic landscape characterisation scheme lead by English Heritage and carried out by local authorities but have more recently been used in more urban and built environment contexts, using a smaller grain and more detail to identify character areas or specific characteristics of the built environment (Clark, Darlington and Fairclough, 2004; Aldred and Fairclough, 2002).

Specific local authority heritage or cultural strategies have started to become more widespread and numerous in recent years (Local Government Association and English Heritage, 2013). In some authorities they stand alone as adopted strategic documents, in others they are adopted as Supplementary Planning Guidance (SPG), and elsewhere they might be incorporated into Local Area Agreements (English Heritage, 2006c) or other spatial planning documents. The example presented here in the portfolio of works was produced and adopted by Powys County Council in 2010 (Griffiths, 2010). Interestingly it has not been updated since its review in 2011 (Griffiths, 2011).

As stated above, one of the services provided by local authorities is the provision of specialist conservation advice both in the assessment of development proposals and at the pre-application stage (Department for Communities and Local Government, 2012, paras. 187 & 190; Welsh Officer Circular 61/96, para. 80). This advice can, of course, be provided in a number of ways, such as: face to face meetings; written assessment of draft or full proposals; input into Design Guides; or through the provision of advice through media such as websites or guidance leaflets.



Building recording, survey and analysis can often provide the information required by conservation officers for informed decision-making (English Heritage, undated; English Heritage, 2006d). Whilst it is unusual for a conservation officer to undertake this work themselves, they may often require it to support an application or as a condition of planning permission or listed building consent. In some more complex cases, or where there may be features of interest which are hidden, Listed Building Consent may be a two-stage process, with consent being granted for some intrusive investigation in order to more fully understand a building and inform decisions regarding the main works (Welsh Office Circular 61/96, para.83). Heaton readily points out his perceived differences between the requirements of a conservation officer and an archaeologist in regards to building recording but does seem to agree that, providing the conservation officer can view the information as supplying essential information for the decision making process, then it is indeed a useful tool (Heaton, 2012). In the author's experience, the use of such information will depend on the professional background of the officer. For example, those with an archaeological background might use the information to interpret, understand and identify significance, as directed by The Southport Group (The Southport Group, 2011, p9), and not simply use it as a record or the fulfilment of a planning condition.

Prior to the (forthcoming: 1<sup>st</sup> September 2017) requirements for heritage impact assessments in Wales, requests for supporting information and / or justification statements became a regular occurrence from conservation officers. Unfortunately, there has been no guidance on the extent or contents of these documents and many received were of varying quality and usefulness. Often they were incorporated into design and access statements and focused on elements unrelated to the impact on the significance of the asset or were drawn up by practitioners with no experience or knowledge of the historic environment. It was left up to local authorities to produce guidance for applicants on what might be required and the quality of this advice and requirements varied dramatically from authority to authority, with little consistency. This is being addressed by very new guidance *Heritage Impact Assessment in Wales*, which was published on 31<sup>st</sup> May 2017 (Cadw, 2017), which should prove to be a useful tool for planning authorities.

### 2.4.2 Skills

ICOMOS guidelines state that “Conservation works should only be entrusted to persons competent in these specialist activities” and that “Many professional and craft skills are involved in this interdisciplinary activity”. The guidelines suggest that professionals, with education and training, can become conservation specialists who can (ICOMOS, 1993, p43):

- a. read a monument, ensemble or site and identify its emotional, cultural and use significance;
- b. understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research;
- c. understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes;
- d. find and absorb all available sources of information relevant to the monument, ensemble or site being studied;
- e. understand and analyse the behaviour of monuments, ensembles and sites as complex systems;
- f. diagnose intrinsic and extrinsic causes of decay as a basis for appropriate action;
- g. inspect and make reports intelligible to non-specialist readers of monuments, ensembles or sites, illustrated by graphic means such as sketches and photographs;
- h. know, understand and apply UNESCO conventions and recommendations, and ICOMOS and other recognized Charters, regulations and guidelines;
- i. make balanced judgments based on shared ethical principles, and accept responsibility for the long-term welfare of cultural heritage;
- j. recognize when advice must be sought and define the areas of need of study by different specialists, e.g. wall paintings, sculpture and objects of artistic and historical value, and/or studies of materials and systems;
- k. give expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites;
- l. document works executed and make same accessible.
- m. work in multi-disciplinary groups using sound methods;

- n. be able to work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources;

In a more recent study the IHBC recently agreed with English Heritage that the key skills to provide a competent conservation service were as follows (IHBC, 2013, p9-10):

Crucial skills:

- Conservation Philosophy
- Standards of conservation practice
- Conservation Legislation
- Conservation Policy
- Heritage at Risk
- Condition assessment
- Use of materials & repairs to historic buildings

Valuable skills:

- History
- Research & recording
- Data management
- Finance & economics
- Project development
- Project management
- Design & Presentation
- Engagement, advocacy & outreach
- 'Green' skills

Whilst not completely disagreeing with this more recent assessment, it is interesting to note that the earlier ICOMOS guidelines place much more emphasis on the ability to communicate and present information and interact with other professionals and non-specialists as well as the skills to understand and interpret the significance of a building or site and resolve conflict.

As briefly discussed above, one of the most desirable abilities a conservation officer can have, and almost always an ‘essential skill’ on a job description, is good communication. But this does not fully describe the range of communication skills, many of which are seen as professional qualities in their own right, which it is ‘essential’ for an officer to have. A conservation officer needs to be a negotiator, an interpreter, a project manager, a public liaison officer and occasionally a social worker. Not only will officers be assessing planning and listed building consent applications but they will also be a vital part, if not the only part, of a team for negotiating appropriate solutions for the built heritage. They will also be producing guidance and other documents for both the public and other sections of the Council or other organisations. They need to interpret and communicate what is significant or valuable about a feature, group of features, a building, an area, a group of buildings and / or their settings to the owners, planning agents, developers and users of these assets and also to other local authority officers and elected members, including planning officers, building control officers and planning committee members. Rarely does a flat refusal to a development proposal benefit either party or indeed the heritage. If our heritage is to survive and continue to be a useful, valued, productive and sustainable part of our society then it needs to be used in appropriate and sustainable ways. The sheer numbers of Listed ‘buildings at risk’ [in England: 1,146 Grade I and II\* Listed Buildings and c. 4.2% of the Grade II (estimated c.14,500 – 34,500) (English Heritage, 2013a and English Heritage, 2013b); and Wales: 8.54% of all Listed Buildings, (c.2600) with a further 12.2% being considered vulnerable (a total of over 6,300) (Cadw & The Handley Partnership, 2015)] are testament to the necessity for compromise, flexibility, imaginative solutions and positive discussions between officers and owners. Although there are, of course, many other contributing factors to the decline of our heritage and these figures are far from accurate, the numbers are indeed very large and the local authority conservation officer has an important part to play in its survival.

From experience, there is no doubt that the technical skills and knowledge are essential for providing a competent and professional conservation service. However, for the reasons discussed above, it would also seem that communications skills are becoming or have become as valuable for the conservation specialist. These communication skills can be divided into three separate disciplines which are examined below. Each of these

has a developing body of professional good practice guidance in their own right but can be seen to be linked to and mutually supportive of the traditional skills of a conservation officer.

#### **2.4.2.1 Interpretation**

Tilden (1957, p38) first recognised that interpretation can lead to conservation (although initially in relation to environmental conservation) and the principles he used, although not directly linked in developmental terms, now underpin the structure of how conservation officers make informed decisions within the regulatory framework. Given the necessity of understanding the significance or value of a building, area or site, conservation officers need to be able to interpret the physical resources and information supplied about them and communicate this to others enabling them to understand why a place is important, why it is important to them, and how best this importance can be protected and managed. This may be to owners, developers or the professionals they employ, such as architects or surveyors. Of course, this process is simplified if the professionals have themselves some conservation accreditation or training, such as those on the Royal Institute of British Architects' (RIBA) Conservation Register (RIBA, Website Ref. 3, 2014) or those holding the Royal Institute of Chartered Surveyors (RICS) Building Conservation Accreditation (RICS, Website Ref. 4, 2014). Interpreting a building or site is also vital in a funding context, as recognised by the Heritage Lottery Fund (2013), and for public support.

Interpretation of a building or site can take the form of verbal communication or, in the case of complex or large amounts of information, a written document, such as those described above can be utilised. In other cases, specific Interpretation Plans or Strategies can be produced. In any case the principles of interpretation (Tilden, 1957; Ververka, 1994) are useful guidelines for a conservation officer who often has difficult concepts to communicate. Interpretation is traditionally seen as media used at or about a site or building, such as panels, leaflets, audio tours and so on, but the tools and reports described above can equally be described as interpretation providing they are produced to a satisfactory level and based on the principles of communicating the value, interest, significance and meaning of a site or building (Heritage Lottery Fund, 2013, p3).

There are also strong crossovers between conservation and interpretation in the concept of ‘creating a sense of place’ (Uzzell, 1995) and for breaking down barriers to access and inclusion (Cadw, 2010). In this regard the third sector and local communities can be valuable allies, as demonstrated by the success of the Civic Trust for Wales’ *Exploring your Town* toolkit and characterisation project (Lermon, 2013) which worked with local Civic Societies to trial the toolkit, develop characterisation studies for a number of towns in Wales and disseminate the results through a public Characterisation conference. The Sensory Objects project, is another example, which generated alternative ideas for museum interpretation, in collaboration with people with learning disabilities (<https://www.musedcn.org.uk/2015/09/14/sensory-objects/>).

#### **2.4.2.2 Negotiation**

The importance of negotiation as a skill for conservation officers and other heritage professionals is rarely acknowledged but it is a skill which all use on a daily basis. Negotiation is essentially the resolution of conflict. Successful negotiation can only be achieved if the involved parties understand the language, motivations and requirements of the other (Dorochoff, 2007). Barriers to successful conclusion can therefore include a lack of understanding of technical phrases or elusive concepts, such as ‘value’ in a non-financial sense.

Negotiation is particularly important where conflicting desires or understanding of what is ‘best’ for an historic building or site come into play. All parties often want to keep a building or site but the way in which changes are implemented, the materials and techniques employed and the type of use and implications of this use are all too often subject to conflict. Financial pressures increasingly influence owners and users of heritage but managers of heritage are rarely obliged to take this into consideration.

Other scenarios where negotiation comes into play are those where written persuasion is required, for example in the case of a Conservation Officer influencing the decision of a Planning Officer or Planning Inspector. In addition, there can be multi-party negotiations which strive to incorporate the views of many, often with opposing or different interests and goals. Consultation can also be seen as a form of negotiation and often occurs where there are more than two interested parties with complex issues at stake (Dorochoff, 2007). Parties may also find themselves in unstructured negotiations

where neither or one party is unaware that a conversation is technically taking on the structure of a negotiation. In the author's experience these unstructured negotiations are frequent and often initiated by the owner or user of a heritage asset, for example during an initial site visit. They are unfortunately also often unsatisfactory and perhaps unfair, since issues which may be pertinent to the argument may be left out, each party's requirements and goals may not be clearly expressed as an initial starting point and a full understanding of the heritage asset may not have yet been developed. It should therefore be the responsibility of the party with the decision making remit (i.e. the Conservation Officer) to ensure that all relevant matters are considered and given due weight.

Very few books, articles or guidance have been produced specifically in relation to conflict resolution for heritage matters. However, the principles can be successfully extrapolated from training courses and materials produced by organisations such as the Chartered Institute for Purchasing and Supply (CIPS). However, these resources are not inexpensive and therefore financial considerations can be a barrier to achieving appropriate skills.

#### **2.4.2.3 Public Involvement / Engagement**

It has been noted above that there is a continuing and increasing insistence on public involvement and engagement. This not only increases the democratic voice and encourages localism but also garners support for heritage and can have an impact on civil society. Heritage can be seen to meet many of the requirements of the Well-being of Future Generations Act (2015) for example, while Accenture (2006) states that if the sector can demonstrate how it contributes to the government's overall social and economic objectives then it will be well placed to argue for its fair share of public expenditure. The Burra Charter identifies that heritage conservation will become unsustainable without local community participation (ICOMOS, 1999, Article 12).

Understanding the significance and value of the built heritage is key to ensuring it is preserved and used in the most appropriate ways for its survival into the future (Cadw, 2011, p6 and English Heritage, 2008, p21). It is therefore essential that frontline officers can communicate these values and encourage others to discover them for themselves and present them in appropriate ways. Local Authorities work alongside and in

partnership with many other organisations and for heritage this is often the third sector, including amenity societies, local history groups, Civic Societies, amongst others.

Numerous heritage organisations have public engagement and participation as a leading part of their remit (for example: Cadw, the National Trust, The Council for British Archaeology, the Welsh Archaeological Trusts). There are also countless and varied forms of public engagement and continually inventive ways of involving people with heritage matters.

Public involvement can often take the form of public consultation. As suggested above this can be viewed as a form of negotiation. Consultations need to be carefully structured if a true democratic view is to be achieved within the confines of the legislation and best practice guidance. The involvement of the public in consultation can unfortunately often drift away from the main purpose of the consultation, as communities seize the opportunity to engage with ‘officials’ to air their views on a number of perhaps unrelated subjects. This can lead to frustration for both parties and unsuccessful consultation results. Reflections and lessons learnt from an unsuccessful consultation process are presented in the second part of this commentary based on the published work included in the portfolio: *‘Llanwrtyd Wells: A Potential Conservation Area - Appraisal & Management Proposals: Consultation Draft’* (Griffiths, 2011a).

Media is an important tool for communicating and engaging with the public. This, of course, includes all the traditional forms such as leaflets, interpretation, books, television / radio, museums and conferences / presentations, but also the relatively new forms of internet and social media to which heritage managers are increasingly turning in order to diversify their audience and widen their communication base.

Widening audiences and creating partnerships across many sectors are key goals for most heritage managers. Due to declining resources local authority officers often only engage as required or necessary or where there can be a demonstrable usefulness or saving of resource. Third sector and other public sector organisations are often required by their mandates to engage with as many people as possible from all backgrounds. This is often known as reaching under-represented groups or the diversity of inclusion. The Heritage Alliance’s 2020 Framework identifies public engagement and increasing



diversity as core issues for the heritage sector (Website Ref. 5. The Heritage Alliance. 2017). There are indeed massive advantages which can be gained from the involvement of a diverse range of people with the heritage sector. Decreasing resources have led many organisations to rely on the input of volunteers and increasingly these volunteers are becoming part of governance and leading strategic direction. Varying abilities and backgrounds of volunteers can bring in useful skills, especially where these may be lacking in the heritage sector. Volunteers also provide an essential workforce - the National Trust has over 60,000 volunteers who carry out a range of roles - the equivalent of 1,590 full-time staff (Website ref. 6. National Trust. 2017).

Community engagement does, however, take an enormous amount of time and other resources if undertaken properly. Management of volunteers also requires a different skillset from the management of paid staff with specific attention being needed regarding the emotional investment of non-paid staff (Ward, 2017). The continuing trend towards increasing public participation and the use of volunteers is seen by some as a possible answer to the decline in funding and paid specialist heritage staff. However, we need to ask if we, as heritage professionals, have the time and necessary skills to satisfactorily undertake this type of work to ensure a positive outcome for all involved.

Consultations must be meaningful; Jowell (2006) warns against “*consulting in a ritualistic and formulaic way because we have to*” while Lloyd Grossman told the DCMS that “*volunteering is a complement to professional staff; it is not a substitute for professional staff. ...we have to provide them with the right level of mentoring; we have to provide them with the right level of access; we have to provide a supportive culture for them, not just look at them as cannon fodder that can be thrown into the breach because we have to cut down on the number of professional staff*” - other leading heritage bodies agreed. (DCMS, 2011). The Heritage 2020 draft Framework suggests that public engagement and capacity building are strategic priorities for the Heritage sector in England between 2015 and 2020 (The Heritage Alliance, 2014) but there is no identification of the need to upskill heritage professionals to allow them to carry out these tasks. This is despite the conclusions presented in a earlier report for the Heritage Alliance by the Council for British Archaeology (2005) that sensibly identifies the need for skills development in areas such as ICT, facilitation, project management,

fundraising, leadership, consultation and facilitation, team working, negotiation and mediation, interpretation, economics, impact assessment, sustainable development principles and the use of plain English.

### ***2.5 Front-line services, academia and the third sector***

We have seen above that there is some crossover and exchange between academics and the third sector, between academics and policy makers, between local authority officers and the third sector, and indeed between the third sector and policy makers. However, there is a noticeable lack of interaction between the ‘front line’ of policy delivery and academics or between the ‘front line’ and policy makers.

Through the professional work presented in this thesis I will endeavour to use my experience of the skills, tools and approaches to delivering heritage management and of the sectors involved, to examine whether we currently have the necessary expertise and methods to provide a modern heritage management system that will be able to work to address the severe issues that heritage is currently facing.

## **3 Background and Summary of Professional Work**

### ***3.1 Introduction***

My present position as Director, Council for British Archaeology Wales allows me to draw on the experience and skills which I learnt in previous positions, working in other spheres of the heritage industry and especially those gained as Built Heritage Conservation Officer, with Powys County Council and previously with West Lancashire Borough Council. A brief explanation of these will allow the reader to understand my background, my areas of interest and some of the current issues which arise through my professional role and are demonstrated through the portfolio of work incorporated in this study.

### ***3.2 Archaeological Fieldwork***

Following a school summer holiday spent assisting at a university dig in Hertfordshire, I decided that a degree in Archaeology was where I wished to aim. Gaining this from Southampton University in 1993, I spent over seven years as a field archaeologist working on a wide range of sites from all periods, both urban and rural, in many areas

of the UK as well as overseas. My overseas experience included major projects at Carthage, Tunisia, in Dresden, Germany and in northern Italy, where I also worked as a museum guide in my spare time. This initiated my interest in public understanding of heritage and the roles which communication and interpretation have to play as conduits between heritage professionals and those with an interest in the past but little specialist knowledge.

At this time one of the most popular programmes on television was Channel 4's '*Time Team*'. This programme, although in my view an essentially inaccurate and glorified version of field archaeology, provided much needed publicity for a subject about which the general public knew little about. From my experience, accessible interpretation at archaeological sites was then generally limited to an information board on the site fence or perhaps a guided tour at the weekend for interested local people. From the 1980s there was, however, a burgeoning recognition, especially within academic circles, that it was essential that what we were doing, why and how, be communicated as widely as possible. This manifested itself through publications such as the invaluable "*The Past is a Foreign Country*" (Lowenthal. 1985) and during the 1990s became more universally accepted, as demonstrated through the variety of practitioners presenting papers at conferences such as the Bournemouth University 1995 conference for Bill Putnam (Beavis and Hunt. 1999). Field archaeologists also grasped this concept as changes evolved within the structure and nature of the archaeological profession. Hinchcliffe (Beavis and Hunt, 1999. p22) usefully summaries these changes as:

1. the 'professionalisation' of field archaeology;
2. the enormous expansion of the range of material regarded as informative;
3. the growth in our capacity to gather, analyse, store and exchange data; and
4. the change in funding of field archaeology, which has moved from being an almost exclusively publicly funded activity to a position where funding from the private sector substantially outstrips public provision.

As a Supervisor in a combined English / German field team at Dresden it became apparent to me that it was also important that we engage public sympathy and understanding for our work to avoid misunderstandings of a political or social nature.

Whilst excavating and recording the layers of bomb wreckage in central Dresden, which contained the emotive remains of pre-war buildings, I also came to appreciate that historic buildings are ‘standing archaeology’, needing a thorough knowledge and understanding to enable decision making. It also became apparent that local knowledge and community perceptions of value and significance were vital in developing the understanding that underpins the decision-making process.

### ***3.3 Corporate Working and Return to Heritage***

A serious bout of tendonitis in the late 1990s necessitated a period of office work, where I gained valuable commercial corporate and IT experience working for the international pharmaceutical company Warner Lambert. Then, as a buyer for Sony Broadcast and Professional Europe, I completed the CIPS (Chartered Institute of Purchasing & Supply) Effective Purchasing and Negotiation Course, where I learnt the value of effective negotiation. At Sony I put into practice the skills for negotiation and co-operation which have been an integral part of my role in the heritage sector.

I decided to return to the heritage industry by taking an MA in Conservation Studies (Historic Buildings and Places) at York University in 2001. Whilst on work placement during this course I was fortunate to gain a position as a heritage consultant at PLB Consulting Ltd, providing consultancy services in conservation and heritage management to a wide range of private sector companies and public sector bodies in the UK and internationally. These services included asset evaluation and master planning, policy review and development, strategy development, interpretative planning, feasibility studies, market and historical research.

### ***3.4 Private Consultancy***

Within the PLB team, my speciality was producing Conservation Plans (Griffiths 2002a, 2002b, 2003a, 2004. Robinson & Griffiths 2001) and Statements (Griffiths 2003b, 2005a) and providing strategic heritage advice to inform feasibility studies, development plans and management plans (Griffiths 2002, 2005b, 2005c. Woodward & Griffiths 2003). Projects were undertaken on locally and internationally significant visitor attractions and archaeological sites, including combined built and natural heritage sites. At this time English Heritage’s and the Heritage Lottery Fund’s work on introducing standardised guidance for Conservation Planning (Heritage Lottery Fund

1998, Clark 1999 & 2001), based on Kerr's earlier work (Kerr 1996) greatly informed the structure and nature of the plans which were produced. It is a truism that there are many forms of significance and value which need to be identified and articulated if we were to fully understand the overall significance of a building, site or area in order to manage change and make relevant and informed decisions.

Working on complex sites, it quickly became obvious that their significance included not just heritage value but also, amongst other types: ecological; technological; aesthetic; economic; educational / research / interpretative; and of course community or social value (Griffiths 2002b, 2004). The substantial conservation plan for York City Walls (Griffiths, 2004 - presented in the portfolio of works) demonstrates the value of wide consultation and engagement and the need for a multi-disciplinary team approach. This type of working became essential for identifying the overall group value of a place with all its different facets and engaging with the local community and third sector groups was a primary way of trying to encapsulate the public value of a site. Maintaining or increasing the community or public value of buildings and places has increasingly become the focus of legislation, funding criteria and decision making especially within a public sector role (Cooper 2010, Jackson 2011, Lambert 2011). Although Lambert, in his example of historic parks, also points out that government cuts threaten the staff and support resources necessary to run the projects that have gained so much public support for heritage. In order to achieve this, heritage professionals need to be able to determine the existing value a community puts on a particular building or site and to understand how to engage with the public to communicate more specialist values.

Developing this concept of public value, during my MA and my time at PLB, I explored my interest in the use of interpretation at heritage sites and its use for conservation purposes. I concluded that whilst often carried out by specialists with differing priorities, interpretation and conservation need not be conflicting but can, through good management, be mutually beneficial disciplines protecting and enhancing the historic resource (Griffiths 2001). As Tilden recognised when writing about the philosophy of nature conservation: "through interpretation, understanding; through understanding, appreciation; through appreciation, protection" (Tilden 1977, p38). The profession of 'interpretation' was developing fast during this period as seen, for example, through the

fast paced growth in the use of digital technology and multimedia. These methods became cautiously recognised as useful tools but with sensible caveats not to bury the message in the media and to ensure robust interpretative planning guides the choice of interpretative media (Masters 2003). The submission of Interpretation Plans and Strategies became a necessary part of many HLF grant applications.

The conservation plan for York's City Walls (Griffiths, 2004) is a substantial report which remained in use as the major management document for this internationally important asset for many years. It was used by my colleagues at PLB to inform an Interpretation and Access Plan for the Walls. These were received and adopted by City of York Council in autumn 2004 and provided a policy framework for all work (both repair and restoration and interpretation) on York City Walls. It was not until eleven years later that City of York Council identified the need for an updated version of both these reports (City of York Council, 2015). The conservation plan was developed in consultation with a large number of parties including the First Stop York tourism partnership, which includes York Tourism Bureau, Yorkshire Tourist Board, National Railway Museum, York Museum Trust and the York Archaeological Trust. Friends of York Walls, York Civic Trust and other local groups, such as those running the museums on the walls, were also involved. The project was supported by and made possible through grant aid from Yorkshire Forward (through York Tourism Investment Fund and City of York Council) and English Heritage, who all had a role in the consultation. York's city walls have a vast variety of statutory designations and the conservation plan is an example which demonstrates how these protection systems work in practice and the impact of a management document for a complex heritage asset with multiple interested parties.

The issues of economic viability for heritage assets and the development of imaginative solutions which ensured the retention and enhancement of their special interest and significance became an integral part of my speciality. As a consultant, I was able to present clients with a range of suitable solutions, having negotiated what might be acceptable with all interested parties, which might include the local authority, special interest groups, community groups and government agencies. This role of negotiator, communicator and solution provider has been echoed in my previous and current roles and is recognised as especially important in the current financial climate (Roach 2011).

In 2002 I joined the (then) Institute of Field Archaeologists as an associate member, now the Chartered Institute for Archaeologists (CIfA). I hoped that this type of professional institute would provide me with opportunities to develop further skills relating to the management of historic sites and places and the engagement of the communities in which they are located. Over my years within CIfA, I have come to recognise that there is a serious divide between archaeologists and built heritage professionals. In my opinion this is damaging to the overall heritage sector – we are small voices managing what is often seen as an expendable resource. It is important that we work together for many reasons but especially in order that public values of heritage are understood, that the public support for heritage is taken note of and to ensure that we have a louder political ‘voice’.

### ***3.5 Public Sector – West Lancashire District Council***

In 2005 I joined West Lancashire District (now Borough) Council as Conservation Officer, feeling that it would be valuable experience to learn about heritage management from a local authority perspective. My primary role was to provide advice regarding development matters in relation to heritage assets and to evaluate respective planning applications relating to Listed Buildings and Conservation Areas. As part of our Statutory duty (Planning Act 1990, Section 71) and utilising my interests in public involvement and interpretation I also carried out an extensive programme of conservation area appraisals (Griffiths 2005d, 2005e, 2005f, 2005g, 2005h, 2005i, 2006b, 2006c, 2007a, 2007b, 2008, 2009a), wrote advice leaflets (Griffiths 2006a) and produced a set of Teacher Resources to be used in local schools. All of which involved extensive consultation and public involvement. Through this work we established that the ‘history’ part of the appraisals was the most interesting to local communities and I adapted the work into a fuller publication which was made publically available (Griffiths 2007c).

This extent of work was possible because there were essentially two Conservation Officers within a relatively small local authority, allowing resources to be available for time consuming activities such as consultation and to test out guidelines for best practice (English Heritage 2006a, 2006b) which were emerging at this time. In 2009 the team won an English Heritage award for outstanding conservation work.



At this period, I joined the Institute of Historic Building Conservation (IHBC) as a full member in order to expand the resources available to me as a heritage professional. Attending meetings of the north-west branch was extremely valuable for understanding overall trends and issues within the sector. Over time the role of the IHBC has expanded from a body initially primarily concerned with and run by Conservation Officers to an established and respected organisation which represents and has professional members from private practice, public sector and the third sector. This represents the change in the types of role that built heritage professionals undertake and the move from public to private sector. The IHBC now plays a valuable role in bringing together the concerns of the overall sector. Its recent partnership with CIfA is to be welcomed and for the first time (2017) the IHBC Annual School will have sessions and events relating to archaeology as well as traditional built heritage. My role within the IHBC was to later become more proactive, as I took on the role of IHBC Wales Council+ representative in 2016 and became a member of the UK Rural Panel, which raises the profile of rural issues with IHBC members and committee. I have also mentored several new IHBC applicants. The article included within the portfolio of works (Griffiths 2017b) demonstrates awareness-raising of issues on behalf of the IHBC Rural Panel.

Demand for public engagement and community consultation continued to be a priority during this period within political circles and in best practice advice and guidance. Pinfold Conservation Area Appraisal (Griffiths, 2006) was produced through working with the local primary school in an innovative and interactive way and was part of the programme of conservation area appraisals carried out in West Lancashire. This particular appraisal has been chosen as an example for the portfolio because it utilised public engagement in a way not previously managed in the Borough. It is a relatively short document, mostly due to the small size of the conservation area, which is nevertheless rich in heritage. Within the Conservation Area is Pinfold School, a small junior school which made up for its small size by its enthusiasm and passion to get involved in the project. I worked with the teachers to give talks at the school and brought in resources and maps for students to study. I then worked with the students to develop a short programme of characterisation which they could themselves carry out. The junior pupils from the school went out in groups into the village, taking photos to demonstrate their ideas about the character and important features of the conservation



area. Notes they took were developed into 'key words' which were then used to reinforce the identity of the area in a display put on by the school. The Infants painted pictures of the conservation area using the photographs taken by the Juniors. The whole was developed into an exhibition showcasing their view of Pinfold Conservation Area which was reviewed by a local newspaper. This successful partnership lead eventually the development of the teacher resources mentioned above.

### ***3.6 Public Sector – Powys County Council***

In 2009 I was successful in gaining a position as Built Heritage Conservation Officer (South) for Powys County Council. The move to Wales introduced me to a different set of legislation and guidelines within which to work and a greatly increased number of heritage assets to manage as well as a much larger geographical area to cover. The role of Built Heritage Conservation Officer at Powys sat within the Planning Policy Department which provided specialist services to support and work alongside Planning Services (Development Control, Enforcement, etc). The regular provision of guidance to and negotiation with members of the public and in-house teams was supported through the provision of training sessions and public participation events. Analysis within the team identified several things that needed addressing more or less immediately. I had an ambition to improve public relations and carry out positive impact projects. Firstly, in order to achieve everything we wished to achieve, we had to reduce some of the time we were spending on answering basic inquiries. Secondly, if we could improve the quality of planning applications relating to heritage then we could reduce our overall workload. Thirdly, a strategic approach was required if we were to convince councillors and senior management that the non-statutory duties we perceived as important were achievable and as necessary as the statutory duties. Additional support for the team was therefore provided through the production of beautifully designed advice leaflets in plain English (Griffiths 2009b, 2009c) (which are included in the portfolio of works), and improvement of our website, while investment in regular site visits and pre-application discussions greatly improved the quality of submissions for Planning Permission and Listed Building Consent. This later was achieved by developing a much improved relationship with our colleagues in Development Control and providing a level of training regarding heritage matters for planning officers.

Acknowledging that strategic planning and full understanding is essential I produced strategic and management documents, including a Built Heritage Strategy (Griffiths 2010), one of few such Local Authority strategies in Wales. This sets out an action plan to include not only our statutory duties but also positive projects to improve relationships with communities and our elected members. This was my first attempt at influencing local politicians and its inclusion in my portfolio of works allows me to reflect on its success, and if this is a useful tool for influencing policy makers and some of the wider implications relating to its deployment. Whilst at Powys I was given the opportunity to complete a level 3 management qualification from the Institute of Leadership & Management. This introduced me to a range of management approaches and theories and was particularly useful in understanding motivation and for learning project management skills.

One of the projects on which I worked was in conjunction with Civic Trust Cymru, a third sector organisation, which had been commissioned by Cadw to produce a toolkit to allow communities to produce their own characterisations studies. It was clear that if we could engage with local groups and communities that we could achieve several things:

- Greater trust between local communities and planning officers / the heritage team
- Greater involvement of local communities in the planning process
- Substantial involvement in producing Conservation Area Appraisals, thereby reducing the workload of our officers
- Recognition by elected members that heritage was a valuable tool for community engagement and that communities valued their local heritage.

I co-ordinated Newtown Civic Society (NCS) input into the Civic Trust Cymru's Toolkit for Characterisation: *Exploring Your Town* in 2013 by arranging on-site training sessions, providing guidance on map regression and other research techniques, and attending regular meetings with the Society. I followed this up by presenting at Civic Trust Cymru's conference on Characterisation in Shrewsbury, including bringing community members from Newtown to the conference, to demonstrate why working with local communities on characterisation was valuable for local authority officers. I

continued to work with NCS on further characterisation work and the whole project resulted in a much improved relationship between the council and the local community and greater input into the impact of local planning applications on the heritage of Newtown. I received recognition of my efforts through an acknowledgment in the final published toolkit.

During my time as Conservation Officer at Powys, the Llanwrtyd Wells Town Council approached me to look into the possibility of designating a Conservation Area within the town. Powys County Council as the Local Planning Authority had an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its conservation area designations and consider any new areas, and under Section 71 of this Act, to formulate and publish proposals for the preservation and enhancement of these areas. Guidance from Government and amenity bodies on producing these appraisals strongly encourages the involvement of the local community. From the beginning of the process it was understood that designation would not take place unless there was community support for the action. Whilst the Local Authority could theoretically designate without local backing, in this very rural and isolated town it was felt that local support for managing any resulting conservation area would be vital in order to ensure its success. I therefore formulated and managed an extensive three-stage programme of community involvement, which including inviting representatives from Cadw and local academics and other interested parties to present during the workshops.

My role included the enablement of historic research, explaining and defending the role of conservation areas within the planning system, and assisting with defining the significance of the town. The process of discovering the history of the town and the debates and talks were a huge success and thoroughly enjoyed by local people. Support for designation had been extremely positive throughout this process, with a show of hands at the last public meeting voting overwhelmingly for designation. However, an individual factor within the town opposed the scheme and its recommendation for designation and produced a series of negative and misleading statements in print which were distributed around the town at the end of the formal consultation period. A last minute additional public meeting was held to try to dispel the fears produced by these publications but, perhaps understandably, it resulted in a 'who do you believe?'

scenario: the ‘controlling Council’ or ‘your friendly neighbour’. Not surprisingly this resulted in a political decision by councillors not to designate. The Council’s Heritage Team nevertheless retained excellent links with the local community and Town Council and resulted in initiating and completing several other heritage projects in the town. As mentioned above, the appraisal is included within the portfolio of works presented in this thesis in order to allow reflection on the lessons learnt regarding consultation and engagement with isolated rural local communities (Griffiths. 2011a).

A major candidate site for the Powys Local Development Plan in this period was the Bronllys Hospital site. The Prince’s Foundation for the Built Environment was commissioned by Powys Local Health Board and the Welsh Assembly Government to carry out an Enquiry by Design (EbD) process which involved all the stakeholders. The EbD process is a planning tool usually carried out by consultants on projects relating to development sites which may result in a masterplan for sustainable improved communities. The process is usually carried out over an intensive few days at workshops where all parties are invited to express their opinions and work together to find appropriate solutions. I was asked to represent the Council regarding heritage matters during the process.

It became apparent very early on that a full understanding of the significance of the site had not yet been developed. Bronllys Hospital site is a potentially unique example of an architect designed Edwardian Tuberculosis Hospital surviving with examples of all of its component parts, superimposed on an earlier eighteenth and nineteenth century estate landscape and set within and contributing to an outstanding multi-period wider landscape setting. The site includes two listed buildings, is included in Part 1 of the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales and is within the Middle Wye Valley, an area included in Part 2 of the Cadw/ICOMOS Register of Landscapes of Historic Interest. Whilst the majority of buildings on the site are not statutorily ‘listed’, most form part of the original hospital design and it is considered that they are of significant local, if not national, interest. I was therefore asked to produce a conservation statement for the site in a very short space of time in order to inform the process (Griffiths. 2011b). This document is included within the portfolio of works in order to be able to examine the way in which it was commissioned and used both at the time and later. It raises issues regarding the lack of consideration

for heritage as a regeneration tool, even by respected organisations such as the Prince's Foundation and also how multiple statutory designations and complicated planning issues are dealt with in the planning system.

The last of the projects I worked on at Powys was the major project design and funding bid relating to the recording, conservation and research of the war memorials in Powys to commemorate the centenary of World War I. I conceived this project and carried out all the community engagement work associated with writing and researching the stage 1, development stage and stage 2 HLF bids. The project covers aspects of social history, education and built heritage conservation, each underpinned by community involvement. Key to the project is the aim to secure Powys' war memorials and reinforce their significance for today's and future generations. The project was designed to find out what war memorials there are in Powys, record them, and repair and conserve them for the future. A major part of the development stage was to design and commission a set of community engagement toolkits. These are interactive DVDs (also available in hard copy and on the website) specifically tailored for schools, local community groups and individuals with resources about WWI and ideas for projects. A recording toolkit was also prepared which sets out the stages of recording a war memorial up to and including RCHME level 3 and carrying out a condition survey, preparing a significance statement and a management and maintenance plan. The toolkits provide the resources and training to enable groups and individuals to achieve this. Consultation with the outreach officer with the Clywd Powys Archaeological Trust enabled us to offer communities assistance from and workshops with 'real' archaeologists to carry out this work and also to record the outcomes on the Historic Environment Record (HER).

I researched and produced the activity plan for the Stage 2 bid and carried out extensive consultation with a large number of community, public organisations and internal (Powys County Council) departments. The draft activity plan was put out for public consultation in July & August 2014. Consultation included a manned exhibition and questionnaire at the Royal Welsh Show and manned exhibitions with display boards and questionnaire in conjunction with Local Development Plan exhibitions in Welshpool, Newtown, Knighton, and Builth Wells. In addition, over 90 groups, organisations and individuals who had expressed an interest in the project were consulted by e-mail. I

visited and presented the project to Town and Community Councils, local historical societies, the Civic Trust Cymru and a range of other community groups. As a result of this consultation over 150 individuals and organisations / groups expressed their views regarding the activity plan and these were incorporated into it. An extremely positive response was recorded from both the public and interested organisations and agencies.

*“The activity plan includes lots of ideas, and we would support them all”*

Llanfair Caereinion Community Council.

The supporting documentation for the Stage 2 bid included *Guidance for Developing a Management & Maintenance Plan for your War Memorial* (Griffiths. 2014. Included in the portfolio of works) which aims to train communities to understand and write significance statements and create management plans for their memorials to encourage ownership. I was successful in gaining a total of over £0.5million in funding for the project from the HLF, Cadw, PCC and the Brecon Beacons National Park Authority. The funding employed a project officer who has been running a very successful programme of events and opportunities (Website Ref 7. Powys War Memorials Project. 2017). It will run until 2018.

### ***3.7 Private Consultancy and Third Sector***

As with many local authorities at this time, financial constraints required the restructuring of various departments and the request for officers to take voluntary redundancy. I had wanted for a long time to set up my own private consultancy and I took redundancy from the Council and set up The Griffiths Heritage Consultancy Ltd (GHC) in 2015.

I am Director and Principle Consultant of GHC and my husband is also a Director, providing IT and administrative support. The company provides independent professional heritage services to private owners, local authorities, independent bodies, third sector organisations, communities, and other professionals. It works in both England and Wales.

Unsurprisingly getting private work was initially slow and I was fortunate enough to be appointed soon after as the part time Listed Building Caseworker for Wales for the

Council for British Archaeology (CBA). This role allowed me to expand my network of heritage connections especially into the third sector, which had previously been on the periphery of my contacts as well as greatly increase my understanding of how the third sector works and the issues they face. Meanwhile, through my consultancy work I was keeping in touch with local planning authorities, developers and other professionals such as architects. My work at the CBA included providing material for public engagement through media such as the British Archaeology magazine and providing a 'voice' for Welsh archaeology. The magazine article included in the portfolio of works (Griffiths, 2016a) was one of a number which I have produced which reflect the Listed Building casework of CBA Wales, wider issues relating to the heritage sector (in this case the provision of specialist heritage advice within planning authorities) and issues relating to rural heritage management. Increasingly through my work at CBA Wales I was becoming involved with managing volunteers, engaging with communities and developing partnerships across the heritage sector and beyond.

One of my first private commissions was the production of a Heritage Assessment for Gilfach Nature Reserve in Powys (Griffiths, 2015, included in the portfolio of works). The Radnorshire Wildlife Trust commissioned an Interpretation and Audience Development Plan for inclusion in their HLF bid for new interpretation facilities at Gilfach. Having worked closely with both the Trust and the commissioned consultants in my role at Powys County Council, I was asked to produce a heritage assessment to inform interpretative opportunities relating to the diverse assets on the site. The Trust were successful in their bid and I have since been providing input to some of the resulting interpretation including commenting on film scripts. I followed up this work in 2017 by planning and undertaking two free guided walking tours of the site in my capacity as Director of the Council for British Archaeology Wales.

During 2015 and 2016 I was privately employed through GHC to produce conservation statements for all 20 of the chapels owned by the Historic Chapels Trust in order to inform their asset management plan. This led me to engage with a very large number of their volunteers and to understand the issues relating to managing diverse heritage assets geographically spread out over the whole of England, with few staff and financial resources. The statement for the Shrine of Our Lady of Lourdes in Blackpool (Griffiths, 2016b) is presented here in the portfolio of works as an example which allows me to



reflect on a number of issues which were common across many of chapels in the project. The Historic Chapels Trust has published all the conservation statements on their website ([www.hct.org.uk](http://www.hct.org.uk)).

Through my contacts in the third sector and because of my particular experience and skillsets, late in 2016 I was asked to take on the role of Director for Civic Trust Cymru to cover maternity leave. However, due to a large pension deficit, slow action by trustees to manage this and a cut in core grant funding, the Civic Trust was unfortunately forced into liquidation by the end of the year. This is perhaps a stark warning to all third sector organisations and indeed all those bodies in heritage and elsewhere which rely largely or substantially on public sector grant funding for their sustainability. It also brings up questions about necessary skills for Trustees and how to manage volunteers in senior management positions.

In 2017, I was asked if I would take on the role of Director for CBA Wales in order to develop the CBA's work in the country. This is still a part time role but includes providing the Secretariat for the Wales Heritage Group (WHG) – a position which the Civic Trust Cymru had previously carried out. The WHG is important for the third sector in Wales as an alliance of statutory consultees and voluntary national organisations active in the conservation of the historic environment in Wales and with links to UK wide organisations. It came about as a specific recommendation from the 2013 Hyder report (Watson et al, 2013) to support the network of voluntary and non-governmental heritage organisations in Wales. The WHG:

- Creates a joint identity for its membership and a combined and strengthened voice
- Shares information of mutual interest
- Informs and facilitates policy development at local and governmental levels – responding to consultation documents and providing a co-ordinated response representing the heritage sector
- Lobbies Government on heritage matters
- Shares best practice through networking opportunities
- Undertakes outreach and community engagement
- Signposts relevant training



- Is working with other organisations towards a heritage-based accreditation system
- Helps to build confidence and skills amongst workers in the third sector (volunteers and paid workers)
- Assists with the capacity building of third sector organisations
- Provides its members with an opportunity to create strong links with a range of amenity societies and other heritage organisations working in Wales
- Is pro-active, rather than simply responsive to need.

One of the most intensive projects for the WHG was to respond to government consultations relating to the Historic Environment (Wales) Act 2016 and all the associated best practice guidance. The recently published guidance (Cadw, 2017) and forthcoming requirement (September 2017) for Heritage Impact Assessments (HIA) to accompany applications for listed building or conservation area consent has resulted in an increased number of requests to the GHC for production of HIA reports. The HIA included within the portfolio of works (Griffiths, 2017c) was commissioned regarding the proposal of an alternative candidate site for housing for the most recent Powys Local Development Plan. HIAs have the potential to be major new tools for local authorities but questions are already being asked as to who should write these reports, the ethical considerations and what quality assurance there is for local authorities (O'Callaghan, 2017).

This range of projects, experience and skills development has provided me with the opportunities to reflect on the position of both archaeology and built heritage within the wider heritage sector. It allows me to understand current issues from many perspectives and from their historical development. Whether heritage will really face a crisis in the near future is not known but what is certain is that the sector is in many ways extremely under-prepared and lacking in essential skills for the future. The second part of this commentary will look at the issues as raised by the published works presented in this portfolio against the background of policy development to the present day and in relation to the tools and skills currently available for the future management and protection of the heritage.

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**Heritage in Crisis? Examining the tools, skills and management approaches necessary for the future protection of the historic environment in Wales.**

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***Portfolio Work 1.***

***York City Walls Conservation Plan***

2004

Author: Cyllene Griffiths

Available on request from York City Council or PLB Consulting Ltd, Malton,  
N. Yorkshire



## Executive Summary

This Conservation Plan identifies the significance of the York City Walls, examines the issues and vulnerabilities and sets out policies for maintaining and enhancing the significance. The Plan is designed to inform management decisions especially regarding the development and use of the site.

The York City Walls are of **exceptional significance** on account of their long and unique history and their historic and continuing relevance to, and impact on, the culture, society, economy and environment of the City of York and its wider, universal context.

In summary, the significance of York City Walls is evaluated using the following overall values:

- |  |                       |
|--|-----------------------|
| • <i>Aesthetic</i>                                       | - <i>EXCEPTIONAL</i>  |
| • <i>Archaeological / Historical</i>                     | - <i>EXCEPTIONAL</i>  |
| • <i>Associational</i>                                   | - <i>EXCEPTIONAL</i>  |
| • <i>Community / Social / Cultural</i>                   | - <i>CONSIDERABLE</i> |
| • <i>Economic</i>  | - <i>MODERATE</i>     |
| • <i>Educational / Interpretive / Research potential</i> | - <i>EXCEPTIONAL</i>  |
| • <i>Environmental</i>                                   | - <i>CONSIDERABLE</i> |
| • <i>Group value</i>                                     | - <i>EXCEPTIONAL</i>  |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE</i> |

Policies have been developed to address the identified vulnerabilities and issues and to achieve developed objectives. They cover the following broad areas:

***Regular inspection, maintenance and repair***

***Historic buildings, structures and archaeology***

***Collections, archives, artefacts and research***

***Environment and landscape***

***Local ownership co-operation, community involvement and site management***

***Interpretation, access, outreach and education***

A discussion section amplifies and expands the policy section to provide additional guidance for use of this Plan. Further information is provided in the appendices, including the results of the site audit, which includes a character assessment for each section, recommendations and opportunities.

The City Walls are an important component of the historic assets of York and a frequent backdrop to the historic city experience of many visitors. This Conservation Plan will be used to inform and guide the development of an Interpretation & Access Plan for the City Walls to ensure the development of appropriate proposals for development.



# **1 Introduction and Background**

## **1.1 Introduction**

*"Yorkshire has a fascinating and intriguing history, with stories of romance, violence, heroism and adversity spanning over 2000 years. Monuments of centuries shaped by the hands of Roman and Viking invaders and medieval monks have been preserved to recount such tales.*

*Yorkshire has been witness to a great deal of national history, including Roman invasions, Viking settlements, Saxon successes, Monarchy changing battles, the foundation of Methodism, great aristocracy and the industrial revolution.*

*York, Roman stronghold and Viking capital, is one of Europe's greatest medieval cities....York is reputedly one of the most intriguing cities in England, no other English city offers the layers of history, beauty and sheer diversity of York. The superbly preserved walled city has witnessed more than 2000 years of vibrant history.<sup>1</sup>"*

York's City Walls are located just within the existing inner ringroad of York and encircle the historic core of the City (see Maps 1 and 2 overleaf).

York City Walls are part of the character of York, a defining feature in the cityscape. They are perhaps second only to the Minster in the identity they create for the City and in the recognition they generate among residents and tourists. The Walls and Bars have become much more than simply defensive structures, they have been powerful symbols of control, from the display of traitors' heads on Micklegate Bar to the symbolic march of triumph of the Parliamentarians through the gates, recorded in the 19<sup>th</sup> century painting of the surrender of the city. In addition they are indicative of social, cultural, economic and political developments throughout the centuries.

## **1.2 Authorship and Circumstances**

The City of York Council appointed PLB Consulting Ltd to produce a Conservation Plan and Interpretation & Access Plan for the York City Walls. The City of York is the lead partner for the First Stop York tourism partnership, which includes York Tourism Bureau, Yorkshire Tourist Board, National Railway Museum, York Museum Trust and the York Archaeological Trust. The project has been supported by and made possible through grant aid from Yorkshire Forward (through York Tourism Investment Fund and City of York Council) and English Heritage.

The brief stated that the overall aim of the Conservation Plan and Interpretation & Access Plan is to:

*"ensure that the conservation values of the monument are identified and policies adopted to maintain and enhance them and to develop an innovative interpretation experience for people visiting the City Walls."*

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<sup>1</sup> <http://www.ytb.org.uk>

Specifically, the Conservation Plan explains:

- What the monument is
- Why it is significant
- How that significance is vulnerable or sensitive to change and provides policies to address these issues

In addition the Conservation Plan will:

- Assist with the day to day management of the Walls
- Help prepare a detailed Management Plan for the City Walls
- Provide baseline data from which new proposals and developments can be evaluated
- Form part of the design brief for any initiatives which use or impact upon the City Walls
- Inform decision making, prioritise work and help create interpretive and educational strategies for the City Walls

### **1.3 Conservation Plan Structure and Methodology**

The structure and methodology of this report is derived from *The Conservation Plan – A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* by James Semple Kerr, which expands and applies the principles of the Burra Charter. The methodology was adapted by the Heritage Lottery Fund in 1998, and this document follows the Heritage Lottery Fund guidelines for *Conservation Plans for Historic Places*.

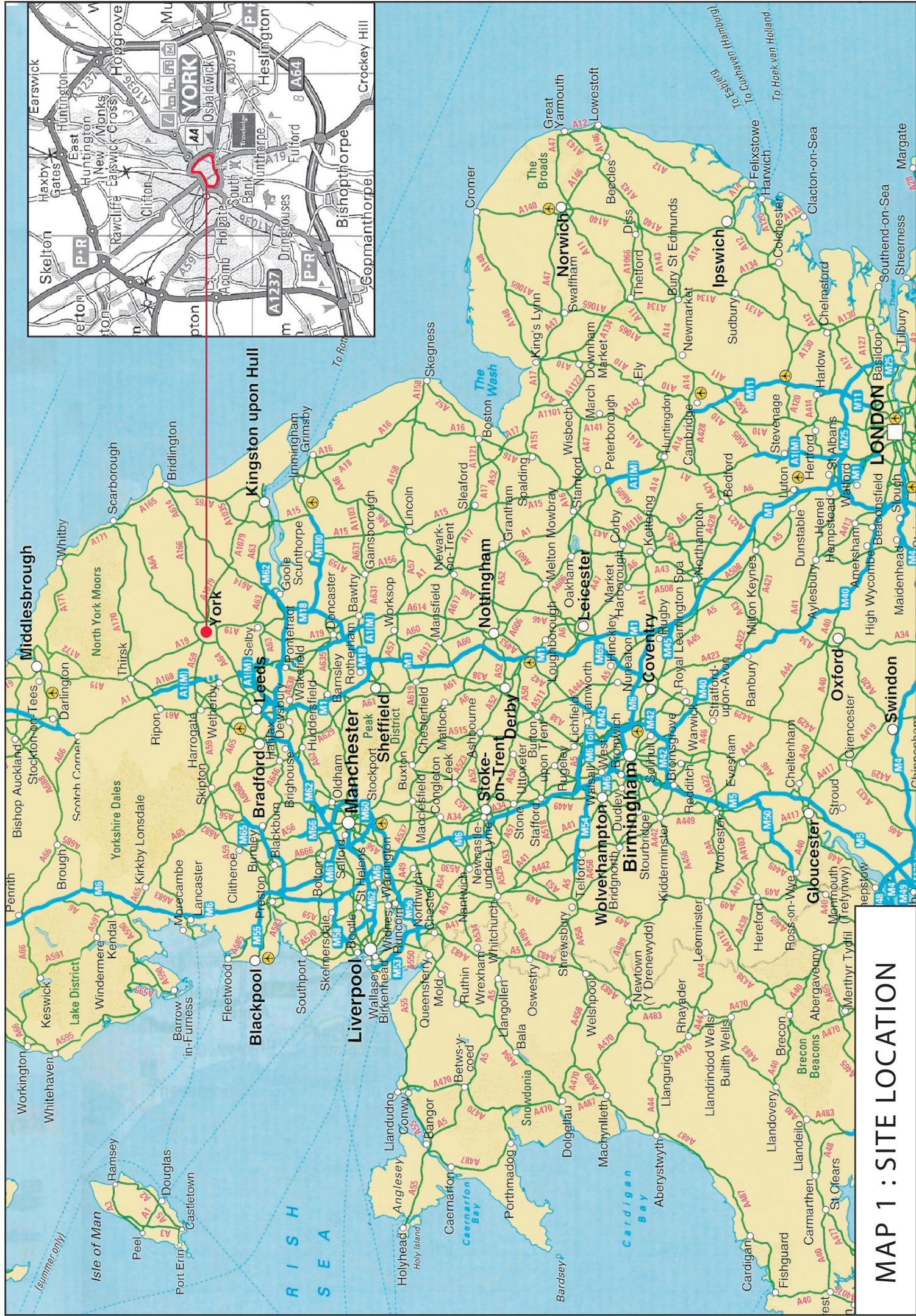
Although the Plan does not form a part of statutory legislation, the principle of understanding a historic place as a basis for making conservation or site enhancement decisions is common in the UK, as demonstrated by Planning Policy Guidance 15 and 16. Consultation with the stakeholders throughout the study has resulted in the recommendation that this Plan be adopted as supplementary planning guidance by the City of York Council.

The Conservation Plan is in four main parts, with additional appendices:

- The first part sets out an understanding of the asset
- Secondly, the significance of the asset is assessed
- Thirdly, the factors affecting this significance are identified
- Finally, policies are developed to retain or enhance the significance
- The appendices contain important supporting information, including the results of the site audit

It is important to note that this document is not a strategy for specific developments. It should be regarded as a guidance document to be consulted when any development work is proposed, and to inform the suitability, scale and nature of potential proposals that respect the heritage assets. It will be used to inform and guide the Interpretation & Access Plan. It should also be seen as making a significant contribution to the York Pride Initiative.





MAP 1 : SITE LOCATION



THE DEFENCES OF  
THE CITY OF YORK

(Adapted from RCHME.1972)

Existing walls, buildings  
and earthworks

## Roman defences with medieval defences over

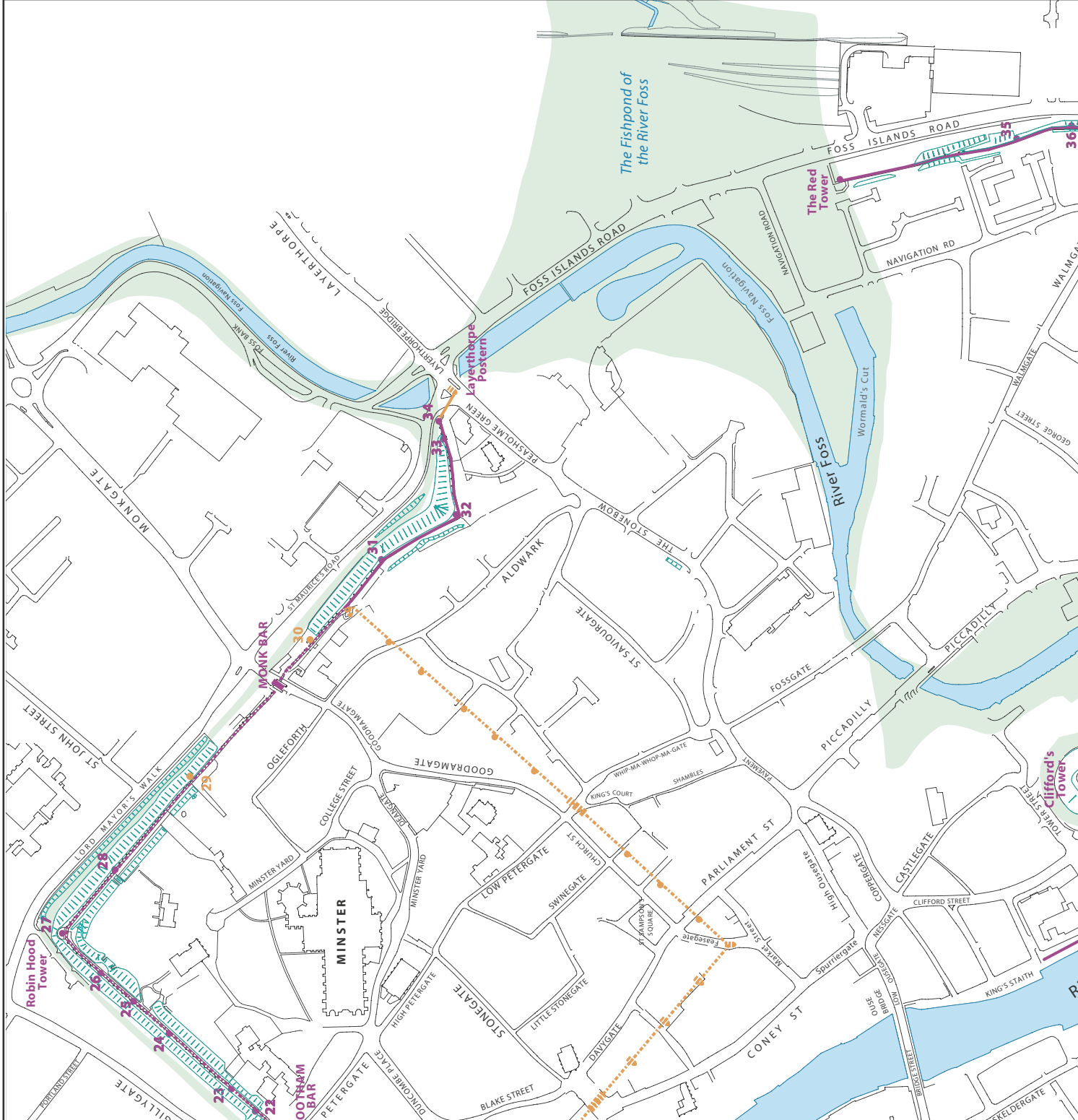
## Demolished walls and towers

## Roman defences destroyed

## Existing rivers

Former extent of ditches  
and fishponds

## Position of chains





To assist with the management of a large amount of complex information, the City Wall circuit has been divided into sections, with each major section of wall and each main structure being a different section, in order to allow the different issues relating to buildings and to standing monuments to be dealt with separately. A map showing the divisions of these has been included overleaf (Map 3).

The Conservation Plan has been produced as the result of documentary and desk-based research, an on-site audit of the monument, consultation with relevant people and organisations, and analysis and interpretation of the results. An extensive range of interested parties were formally consulted on the draft Plan and the relevant comments and suggestions incorporated into the final report. A list of the individuals and organisations that have been consulted is included in Appendix A. **It is important that this Plan is read in conjunction with the results of the site audit included in Appendix D.**

Much of the information used to develop this Plan has been provided by the results of the surveys undertaken by the Royal Commission on Historical Monuments England in 1962<sup>2</sup> and 1972<sup>3</sup>. It should be noted that there have been a large number of excavations that have been undertaken since this survey was produced that clarify and change some of the conclusions reached in the report. However, the brief for this project was to use the RCHME volume as the primary reference source as the vast majority of the excavations have yet to be fully published and have only been made available as brief summaries in 'Interim'<sup>4</sup>.

#### **1.4 Ownership and Management**

While there are no title deeds for the City Walls, the City of York Council has acquired ownership, almost by default. Historically various parts were owned and managed by a number of bodies in the city, predominantly the Church, the State and the Corporation of York. A map showing the land currently owned by the City of York Council, in connection with the City Walls is included overleaf (Map 4). A diagram illustrating the management structure involved with the City Walls is also included overleaf.

On behalf of the City of York Council, the City Engineer inspects the Walls once a month and prepares programmes of work as necessary for the City Council maintenance team. Large programmes of work are put out for tender to external companies. English Heritage, who provide a large amount of funding relating to works on the City Walls, has stipulated that tenders for works should be given over, for example a three year period, rather than on a year by year or project by project basis. This is to ensure that contractors develop an informed approach to the conservation of the Walls. If organised on a yearly contract basis different contractors may produce different quality of work in adjacent sections, affecting the overall character of the Walls and never proceeding beyond the 'learning curve'.

The Council Parks Department has responsibility for the management of the ramparts. The current management system typically includes a grass cut around June / July and another in late summer / early autumn.

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<sup>2</sup> RCHME. 1962. *An Inventory of the Historical Monuments in the City of York: Volume I - Eboracum*

<sup>3</sup> RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*

<sup>4</sup> Bulletin of the York Archaeological Trust: Archaeology in York

## **1.5 Statutory and Non-Statutory Designations and Related Planning Policies**

This section reviews some of the national, regional and local policies that relate to the statutory and non-statutory designations, which apply to York City Walls, and therefore will have implications for the use and development of the site. Maps 5 & 6 overleaf show the extent of the statutory designations.

The City of York Local Plan states that " a high priority will be given to the protection of the historic character and setting of York" and "the most critical elements contributing to the historic character of York are the core of historic buildings within and immediately adjacent to the City Walls".

The Regional Planning Guidance is currently in the process of revision; a draft for Yorkshire is due by the end of 2004. A Regional Spatial Strategy is currently being developed and will be completed by December 2004.

### **1.5.1 Single Designation Pilot Project**

In July 2003 the Department of Culture Media and Sport launched a consultation regarding reforms to the systems by which the historic environment is protected. The reviews were centred on legislation such as Listed Buildings and Scheduled Ancient Monuments.

The review consultation document advocates bringing together the different regimes for protecting historic buildings and ancient monuments into a single unified 'List' with a single designation regime; creating a unified consent regime for all items on the list; and establishment of statutory management agreements, which could provide an alternative to a consents regime in some circumstances.

In April 2004 fifteen pilot sites were announced to test and develop this system, comprising a range of different types of site. One of the pilot sites is York City Walls. The site under review includes the City Walls, the Minster precinct, St Mary's Abbey and the St Leonard's Place complex. The review will include the Scheduled Ancient Monuments, Listed Buildings and Areas of Archaeological Importance within this urban area. This Conservation Plan will provide input to this process.

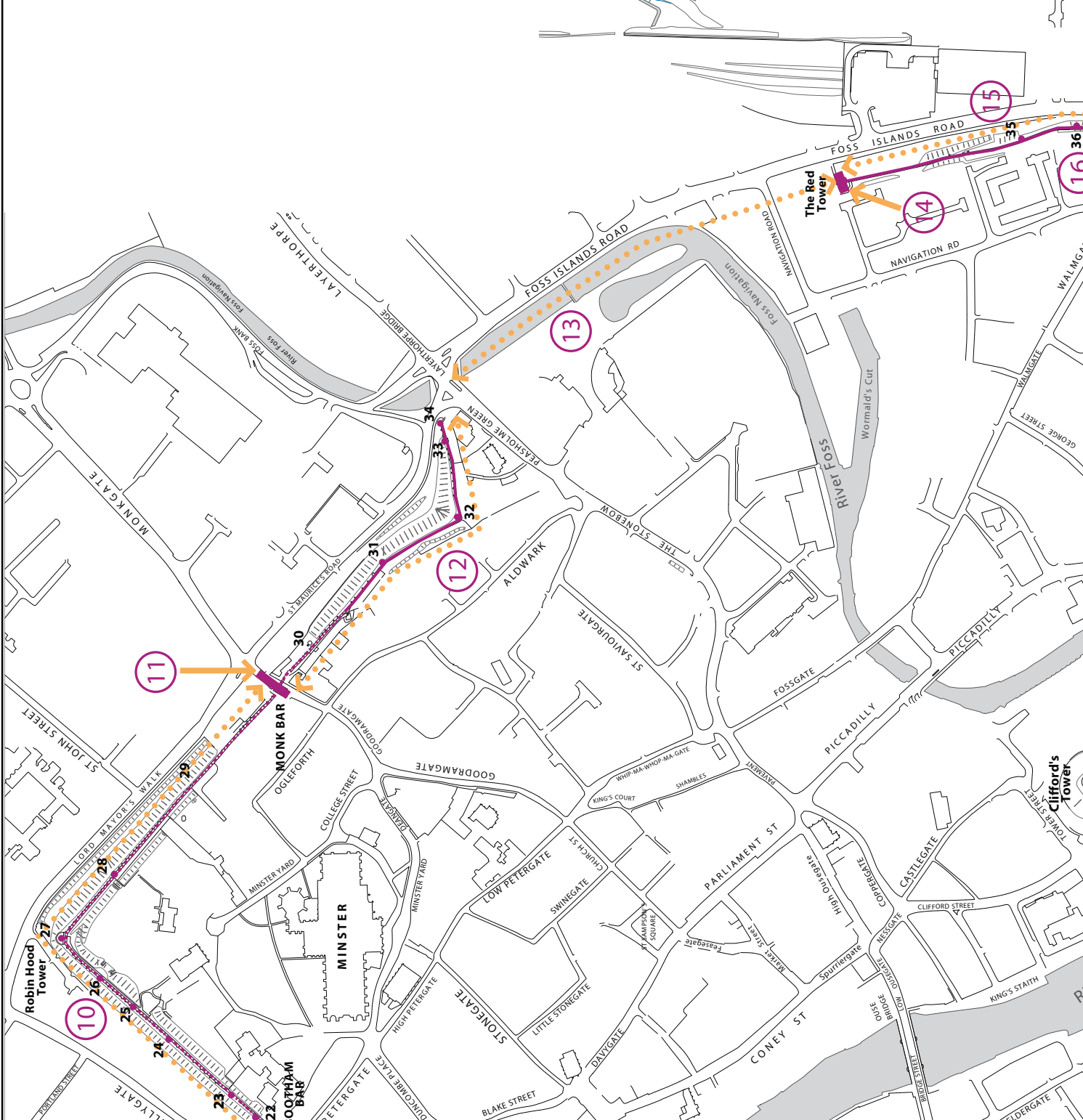
### **1.5.2 Scheduled Monuments**

A Scheduled Monument is a nationally important designated site under the provisions of the 1979 Ancient Monuments and Archaeological Areas Act. However, not all nationally important sites are designated because 'scheduling' is now considered to be a management tool and it may not be the most appropriate tool for all situations.

Scheduling is the system that gives legal protection to nationally important archaeological sites and monuments in England. A monument that has been scheduled is protected against disturbance or unlicensed metal detecting. The Secretary of State (DCMS) must give consent for any work that might affect a monument above or below ground, and English Heritage gives advice to the Government on each application. In assessing each application the Secretary of State will try to ensure that damage done to protected sites is kept to a minimum.

# MAP 3 – SECTION NUMBERS

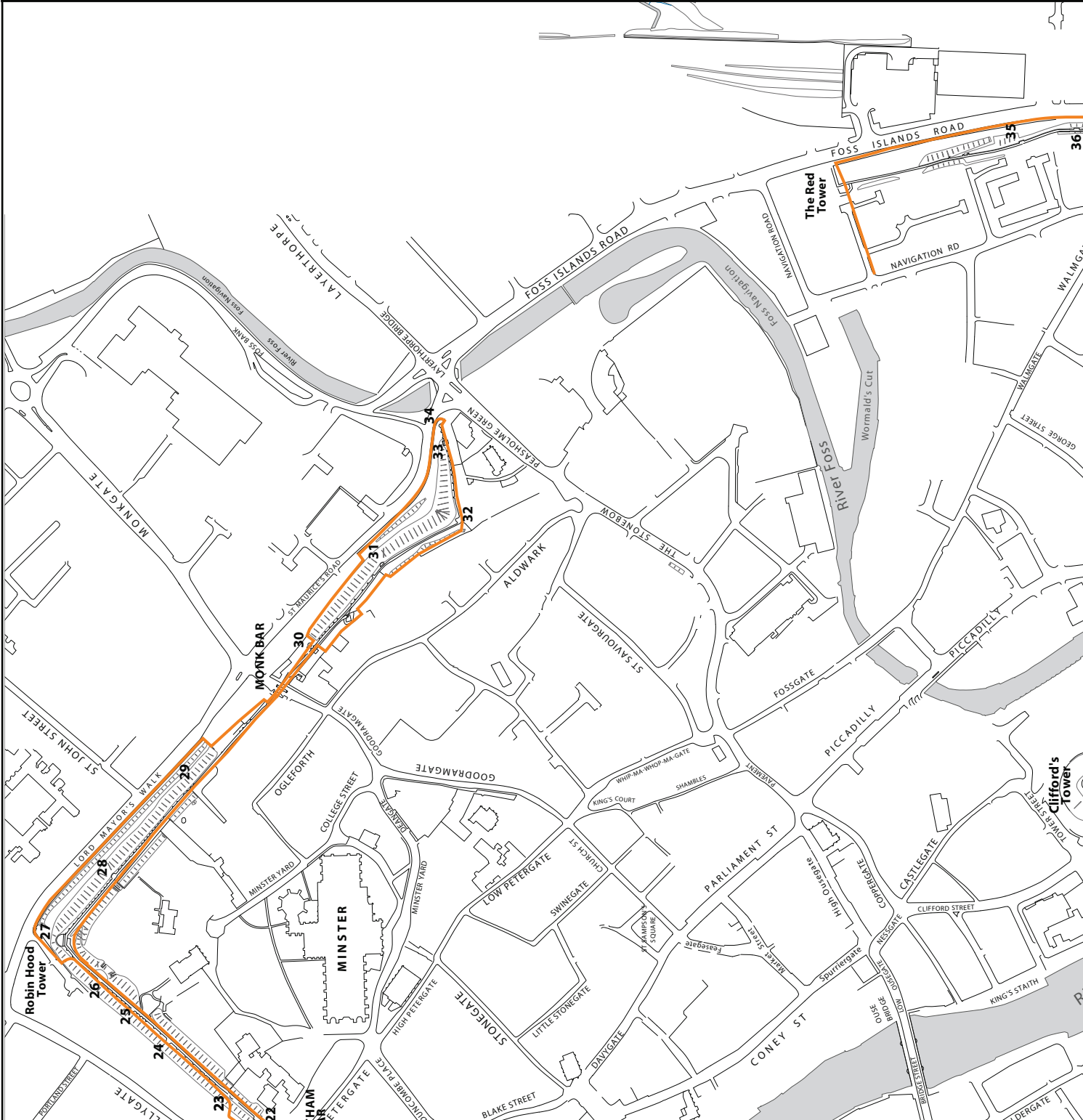
- Section 1: Tower 1 to Bitchdaughter Tower (walls and minor towers etc.)
- Section 2: Bitchdaughter Tower
- Section 3: Bitchdaughter Tower to Micklegate Bar (walls and minor towers etc.)
- Section 4: Micklegate Bar
- Section 5: Micklegate Bar to Barker Tower (walls and minor towers etc.)
- Section 6: Barker Tower
- Section 7: Lendal Tower
- Section 8: Lendal Tower to Bootham Bar (walls and minor towers etc.)
- Section 9: Bootham Bar
- Section 10: Bootham Bar to Monk Bar (walls and minor towers etc.)
- Section 11: Monk Bar
- Section 12: Monk Bar to Layerthorpe Postern (walls and minor towers etc.)
- Section 13: Layerthorpe Postern to the Red Tower (King's Fishpond area)
- Section 14: The Red Tower
- Section 15: The Red Tower to Walmgate Bar (walls and minor towers etc.)
- Section 16: Walmgate Bar
- Section 17: Walmgate Bar to Fishergate Postern Tower (walls and minor towers etc.)
- Section 18: Fishergate Postern Tower
- Section 19: Fishergate Postern to Tower 1 (walls and minor towers etc.)



# MAP 4 – OWNERSHIP

City of York Council  
Ownership

City of York Council  
Ownership (tbc)



Written consent must always be obtained before any work can begin. Application forms are available from English Heritage's regional offices. Some development may also need planning permission. Some types of work generally related to agriculture or gardening, where these activities are already being carried out, are allowed to go ahead without consent. In the case of the City Walls this is likely to apply to the floral displays around the embankments, for example.

It is against the law to undertake any unauthorised works on a Scheduled Monument. Unauthorised work includes:

- Damage to a Scheduled Monument by carrying out works without consent
- Causing reckless or deliberate damage
- Use of a metal detector or remove an object found with one without a licence from English Heritage

Conviction for these offences can lead to fines.

The City Walls are scheduled as two monuments. Monument No.YO30 stretches from Monk Bar clockwise around the circuit to where the northern part of the Walls is cut through by St Leonard's Place. This monument includes the City Walls, gates, posterns, moats, mounds, Bayle (or Baile) Hill, St Leonard's Hospital and Merchant Taylor's Hall, Aldwark. The rest of the City Walls are scheduled as part of the York Minster cathedral precinct (Monument No.13280) and include Bootham Bar and the length of City Walls extending round the precinct up to, but not including, Monk Bar.

The National Planning Policy Guidance notes relating to archaeology and the historic environment include:

- PPG 15 'Planning and the Historic Environment', 1994
- PPG 16 'Archaeology and Planning', 1990

In line with national policies concerning sub-surface and extant archaeological remains, the City of York Council includes policies in the Local plan relating to Scheduled Monuments:

#### **Policy HE2: Development in Historic Locations**

Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.

#### **Policy HE9: Scheduled Ancient Monuments**

Planning permission will not be granted for development which would adversely affect a scheduled ancient monument or its setting.

Appendix B contains a copy of the full scheduling descriptions.



### **1.5.3 Listed Buildings**

When a building is listed, it is recognised as of special architectural or historical interest or both, and its details become part of a public record. Most significantly, the building is immediately protected by law, and any changes to it must first receive Listed Building Consent.

The owner of a Listed Building has to apply for Listed Building Consent to the local planning authority. At various stages in the process, English Heritage has the role of advising local planning authorities and the Secretary of State for the Environment, Transport and the Regions on the most important applications, typically those applications relating to Grade I and II\* Listed Buildings and some changes to Conservation Areas. Guidance regarding Listed Buildings is also provided at national level by PPG15.

The City Walls (including Bars and other structures) are currently Listed as ten separate entries, all at Grade I except Davy Tower, which is Grade II\*. All are stated as having Group Value:

LB No. 1112-1/27/2	- City Wall from Lendal Hill House to The Lodge, Museum Gardens.
LB No. 1112-1/27/3	- City Wall from Multangular Tower to rear of No.8 St Leonard's Place
LB No. 1112-1/13/4	- City Wall from Bootham Bar to Layerthorpe, including Bootham Bar, Robin Hood Tower, Monks Bar, defensive walls, towers, gates and gatehouses.
LB No. 1112-1/22/5	- City Wall from the Red Tower to Fishergate Postern Tower, including The Red Tower, Fishergate Bar, Walmgate Bar, Fishergate Postern Tower, defensive walls, towers, gates and gatehouses.
LB No. 1112-1/21/6	- City Wall attached to Tower Place, including Davy Tower and defensive walls
LB No. 1112-1/15/7	- City Wall from Baile Hill to Barker Tower, including Baile Hill Tower, Victoria Bar, Micklegate Bar, Barker Tower, North Street Postern, defensive walls, towers, gates and gatehouses.
LB No. 1112-1/21/1136	- Davy Tower
LB No. 1112-1/27/943	- Roman Wall at St Leonard's Place
LB No. 1112-1/15/792	- Lendal Tower
LB No. 1112-1/15/775	- Multangular Tower and wall attached to south east

In addition related Listed structures include:

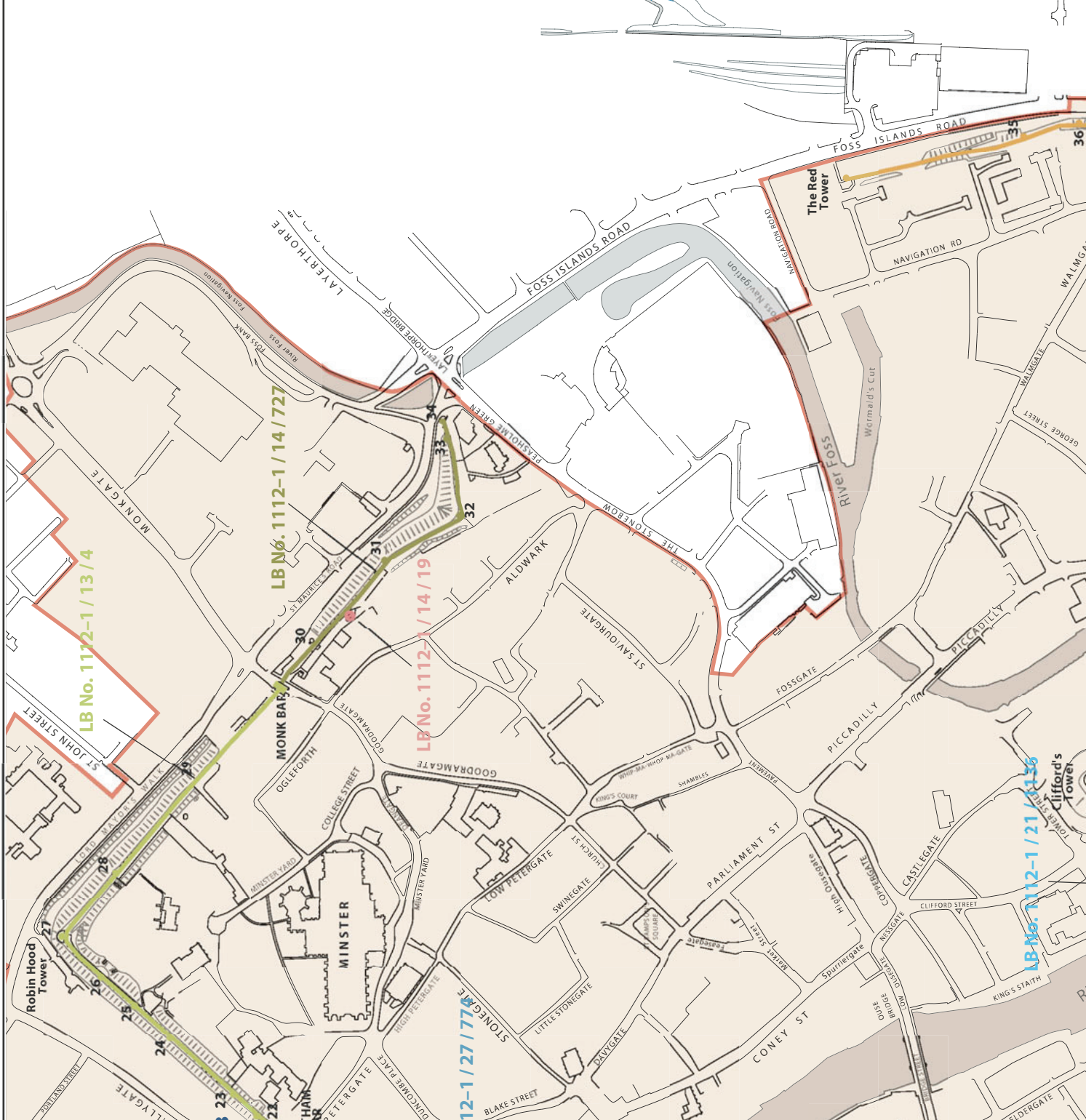
LB No. 1112-1/14/727	- Ice house approx. 25 meters to rear of The Bay Horse Public House (Grade II)
LB No. 1112-1/14/19	- Roman Wall and E Corner Tower approximately 20m south east of Monk Bar (Grade I)
LB No. 1112-1/27/774	- Anglian Tower, Museum Gardens (Grade I)

Map 5 shows the location of the Listed structures and Appendix B contains copies of the Listing descriptions.

# MAP 5 – STATUTORY DESIGNATIONS (1)



- LB No. 1112-1 / 15 / 7
- LB No. 1112-1 / 21 / 6
- LB No. 1112-1 / 22 / 5
- LB No. 1112-1 / 21 / 1136
- LB No. 1112-1 / 14 / 19
- LB No. 1112-1 / 14 / 727
- LB No. 1112-1 / 13 / 14
- LB No. 1112-1 / 27 / 943
- LB No. 1112-1 / 27 / 774
- LB No. 1112-1 / 27 / 775
- LB No. 1112-1 / 27 / 3
- LB No. 1112-1 / 27 / 2
- LB No. 1112-1 / 15 / 792
- Conservation Area



# MAP 6 – STATUTORY DESIGNATIONS (2)

- Area of Archaeological Importance
- Park / Garden of Special Historic Interest
- Scheduled Ancient Monument No. YO30
- Scheduled Ancient Monument No. SM1 3280

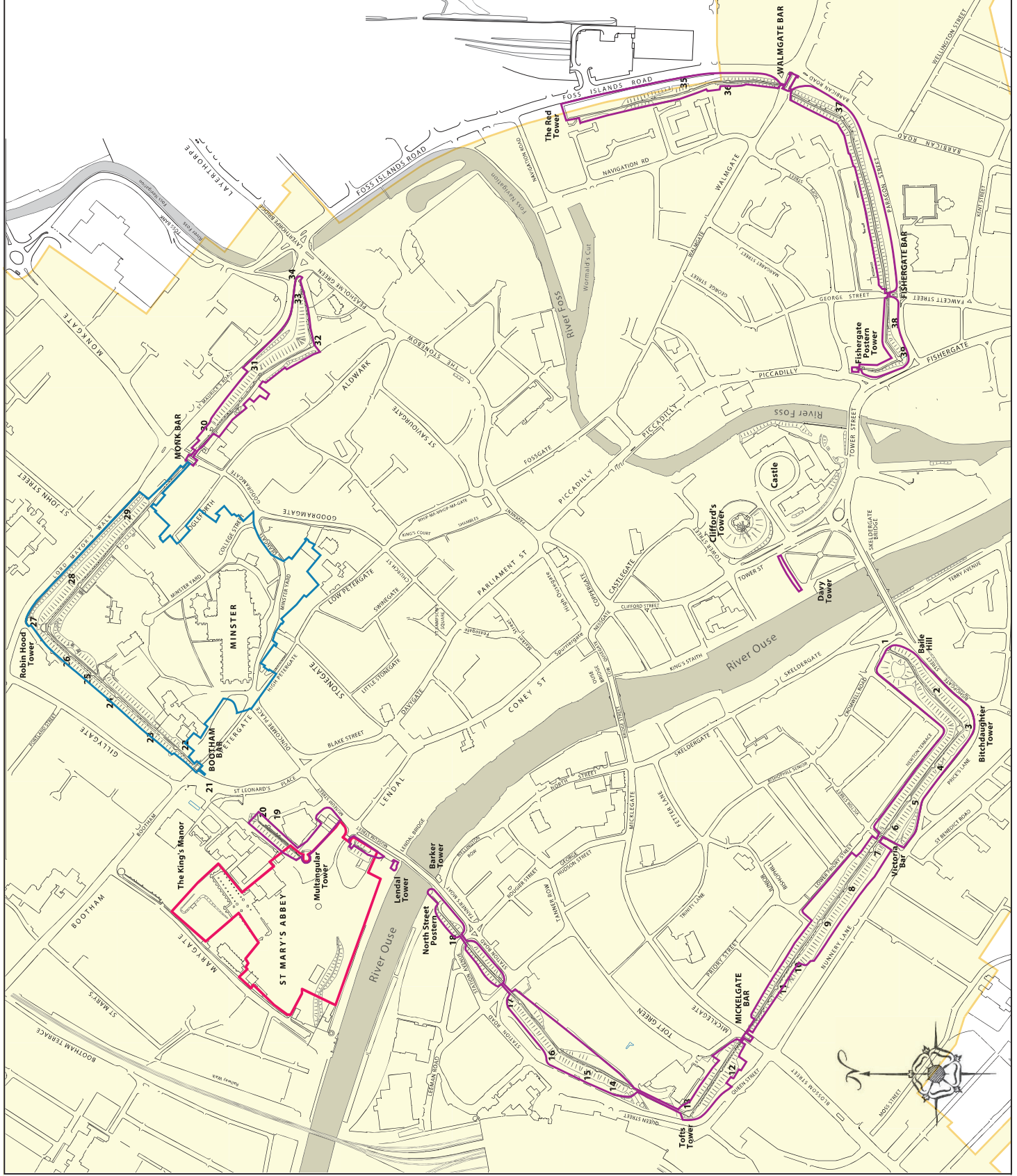
SCALE:



Conservation Plan  
for York City Walls  
for The City of York Council

PLB Consulting Ltd  
August 2004

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The City of York Council Local Plan includes policies relating to the management and development of Listed Buildings, including HE2 above. There is a presumption in favour of the preservation of these structures, their character, appearance and setting:

**Policy HE4: Listed Buildings**

With regard to listed buildings, consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building:

- Development in the immediate vicinity of listed buildings
- Demolition
- Internal or external alterations
- Change of use
- Erection of satellite antenna

The Council intends to produce detailed supplementary guidance on repairs and recording alterations and extensions to historic buildings, meanwhile the Council expects alterations to be of an appropriate design, using traditional materials and skilled workmanship, while the replacement of fabric should be kept to a minimum.

**1.5.4 Conservation Area**

The streets and buildings of our towns and villages are part of the historic character of England. Each townscape tells the story of its unique development, and gives us a sense of place, continuity and cultural identity. Where these places are of special architectural or historic interest or deserve to receive careful protection, they can be designated as Conservation Areas.

Conservation Areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character. Local authorities have the power to designate as Conservation Areas any area of 'special architectural or historic interest' whose character or appearance is worth protecting or enhancing. This 'specialness' is judged against local and regional criteria, rather than national importance as is the case with listing. Within a Conservation Area the local authority has extra controls over:

- \* Demolition
- \* Minor developments
- \* The protection of trees

Applications for consent to totally or substantially demolish any building within a Conservation Area must be made to the local planning authority. Generally there is a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of the Conservation Area. Permission must also be obtained before making changes, such as certain types of cladding, inserting dormer windows, and putting up satellite dishes, to ensure that any alterations do not detract from the area's appearance.

The City Walls are within the designated York 'Conservation Area No.1: Central Historic Core'. The extent of the Conservation Area is shown on Map 5.

The current Local Plan for York describes the Conservation Area:

“The Conservation Area mainly defines the old City of Roman, Viking and Medieval York, for the most part contained inside the ancient City Walls. The Conservation Area was first designated in 1968 and extended in 1975 (after public consultation) to include the Bars and Walls themselves, their approaches and surroundings which contained Georgian, Regency and Victorian buildings<sup>5</sup>”

Policies HE2 and HE3 in the Local Plan sets out the policy regarding development within conservation areas in York. HE3 permits only development that has no adverse affect on the character and appearance of the area. In addition Policy HE5 relates to the demolition of Listed Buildings and Buildings in Conservation Areas.

### **1.5.5 Area of Archaeological Importance**

The centre of York, under the 1979 Ancient Monuments and Archaeological Areas Act, is designated as being an Area of Archaeological Importance (AAI), one of only five historic centres so designated. Map 6 shows the extent of this area. This designation provides a statutory investigating authority (York Archaeological Trust) with statutory access to observe, record or undertake an investigation of archaeological remains that could be destroyed during development.

York’s Local Plan supports this designation with policy HE10:

#### **HE10: Archaeology**

Planning applications for development that involves the disturbance of existing ground levels on sites within York City Centre Area of Archaeological Importance will be granted provided:

- a) applicants permit a field evaluation, approved by the Council, to assess the extent and importance of any archaeological remains; and
- b) applicants can demonstrate that less than 5% of any archaeological deposits will be disturbed or destroyed

Outside York City Centre Area of Archaeological Importance, archaeological deposits of national importance must be preserved in situ.

Where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme approved prior to development commencing.

### **1.5.6 Parks and Gardens of Special Historic Interest**

English Heritage also holds a national Register of Parks and Gardens that are of special historic interest in England. The purpose of this record is to recognise the existence of sites that are of particular historic importance. It will ensure that the features and qualities that make the landscapes of historic interest are safeguarded during ongoing management or change by raising awareness of their

<sup>5</sup> City of York Council. Undated. *Draft Local Plan 1998: Third Set of Changes*

value and encouraging the people involved with them to recognise and protect this value.

The Museum Gardens, York are registered as Grade II (of national importance) on the Register. The extent of the site is shown on Map 6. The description of the site includes the stretch of Wall from St Leonard's Hospital to the Multangular Tower, the Tower itself and the parts of the City Walls within the Museum Gardens' boundary stretching to the north east towards St Leonard's Place.

Local authorities are required to make provision for the protection of the historic environment in their policies and their allocation of resources. Local planning authorities must, when determining whether or not to grant permission for development, take into account the historic interest of any site on the Register. York's Local Plan includes a policy regarding the protection of these sites:

**Policy HE12: Historic Parks & Gardens**

Proposals affecting historic parks & gardens will be permitted providing they have no adverse effect on the character, appearance, amenity, setting or enjoyment of the park or garden.

**1.5.7 Policies Relating to the Natural Environment**

Bats have been sighted at several places along and near to the Walls. Any repairs including timber treatment and re-tiling of roofs or pointing of walls could threaten bat roosts. All bats and their roosting places are legally protected. It is up to anyone doing work to satisfy themselves that bats will not be encountered during works. All bats and their roosts are fully protected by the *Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way (CROW) Act 2000)* and the *Conservation (Natural Habitats etc) Regulations 1994*. In addition *The Planning and Policy Guidelines (October 1994, Nature Conservation, DoE, PPG9)* make the presence of a protected species a material consideration when a local planning authority is considering a development proposal, which if carried out, would be likely to result in harm to the species or its habitat<sup>6</sup>. *The Town and Country Planning Act 1990* requires local plans to include policies in respect of the conservation of the natural beauty and amenity of the land and the improvement of the physical environment. The relevant local policies set out in the Local Plan include:

**NE6: Species Protected by Law**

Where a proposal may have a significant effect on protected species or habitats, applications will be expected to undertake an appropriate assessment demonstrating their proposed mitigation measures.

Planning permission will only be granted for development that would not cause demonstrable harm to animal or plant species protected by law, or their habitats. The translocation of species or habitats will be an approach of last resort.

<sup>6</sup> <http://www.businessandbiodiversity.org>

**NE7: Habitat Protection and Creation**

Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

Within new development measures to encourage the establishment of new habitats should be included as part of the overall scheme.

**NE8: Green Corridors**

Planning permission will not be granted for development, which would destroy or impair the integrity of green corridors (e.g. river corridors, roads, railway lines, cycleways, etc).

**1.5.8 Legal Covenants**

Consultation with the City of York Council Property Services Department has established that there are no title deeds for the City Walls and Bars and therefore there are no legal restrictions or covenants relating to ownership.

## 2 Understanding

### 2.1 Summary of Historical Development

The history of the development of the City of York and the City Walls have been extensively described elsewhere<sup>7</sup> and therefore only a summary is provided here.

#### 2.1.1 Later Prehistoric (4000 BC-AD 43)

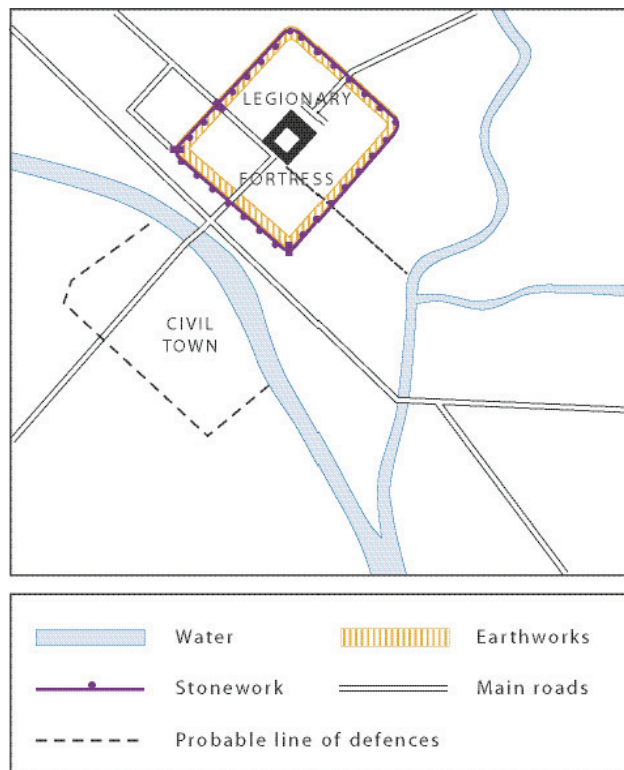
Little is known about the area of York in the prehistoric era, there is, however, evidence for human presence and activity in the late Neolithic and Bronze Age in the Vale of York. Aerial photography has revealed the presence of the remains of Iron-Age farmsteads all around the City of York, but to date nothing substantial has been found under the City itself<sup>8</sup>. During the Iron Age the area was within the tribal territory of the Brigantes, a wide-ranging territory in the north of England.

#### 2.1.2 Roman (AD 43-410)<sup>9</sup>

The 9<sup>th</sup> Legion, stationed at Lincoln, was sent to the North to calm the troublesome indigenous populations. Around AD71-74 a new fort, *Eboracum*, was built at the junction of the rivers Foss and Ouse and protected from the north by thick forest. The first fort's defences were probably earth mounds, covered in turf with wooden ramparts. Around AD107-8 these were replaced with stone walls and around AD300 the Walls were again re-built or strengthened and polygonal bastions and multangular towers were added. The earth ramparts were added in the mid-fourth century. The *vicus* (civilian settlement) developed to the south west of the fort, on the other side of the River Ouse and also had defences.

*Eboracum* was an important place in Roman times: it was capital of the northern province when Severus divided Britannia into two around the turn of the third century; by the early third century it had become a *colonia*, the highest grade of self-governing Roman city; and in the early years of the fourth century the Emperor Constantine died there with his son, also Constantine, being proclaimed Emperor by the troops. This son became Constantine the Great and with Diocletian he divided Britain into four provinces, with *Eboracum* ruling the northern province and being headquarters for the forces defending Hadrian's Wall, as well as Constantine's Imperial capital for a time.

*York c.AD 400*<sup>10</sup>



<sup>7</sup> Amongst others: RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences* and York Archaeological Trust. 1978. *2000 Years of York*

<sup>8</sup> York Archaeological Trust. 1978. *2000 Years of York*

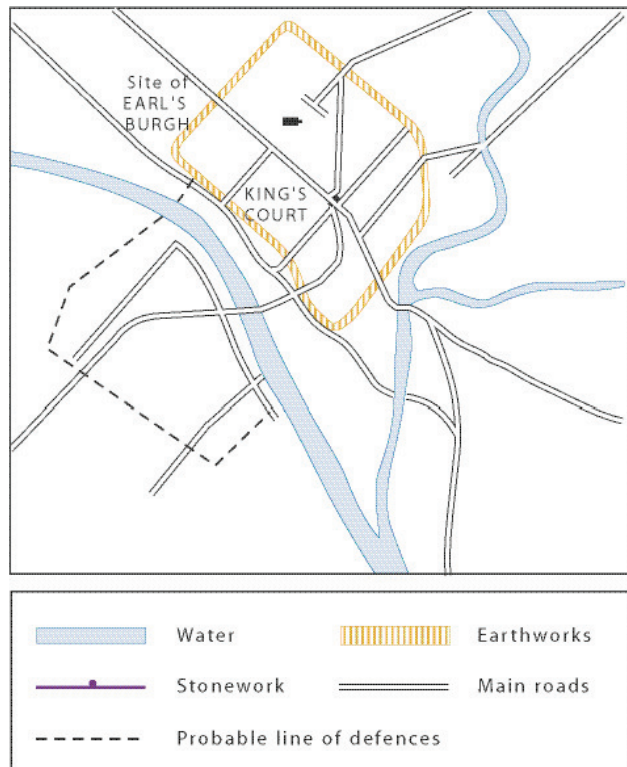
<sup>9</sup> See also RCHME. 1962. *An Inventory of the Historical Monuments in the City of York: Volume I - Eboracum*

### 2.1.3 Anglian and Early Medieval (AD 410-1066)<sup>11</sup>

By 410 the Roman army had been withdrawn to defend Rome. The early part of this period saw a succession of invaders from the North and Europe. In the seventh century, under the Angles, the City became *Eoforwic* and the chief city of King Edwin of the kingdom of Northumbria. Christianity came to the north, with Edwin being baptised in AD627 in a church at York, the predecessor of the Minster. This saw a period of relative calm for the City and in 735 the Pope granted York an Archbishopric.

In the mid ninth century the Vikings were raiding the Northumbrian coast north of *Eoforwic*. They captured the City in 867, made it their capital (*Jorvik*) and covered the ruined Roman Walls with massive earth ramparts. These were later extended to include the suburbs.

During the Norman Conquest, William the Conqueror built two castles at York (Baile Hill and York Castle - site of Clifford's Tower) to provide protection against the Viking raids. However, both castles were destroyed by a combined force of Anglo-Danes. William re-built them and to reinforce the Norman grip on the north he laid waste to large areas of land around York. It is likely that the city defences were also heightened and strengthened at this time, and the principal bar structures built (except Monk Bar).



York c.AD 950

### 2.1.4 Medieval (AD 1066-1540)<sup>12</sup>

It should be noted that the relationship between the position of the Medieval Walls and their Roman predecessors is not fully understood, although the lines of some of the surviving walls are certainly constructed along very similar orientations to parts of the Roman city defences.

The Domesday Book, 1086, records that half of York was owned by the King and the other half by influential Normans. York prospered at this time and the rebuilding of the Minster was begun.

Over the next 300 years York grew to become the second largest city in the country and was the northern capital of England. The City Walls were re-built in

<sup>10</sup> All development maps adapted from RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*

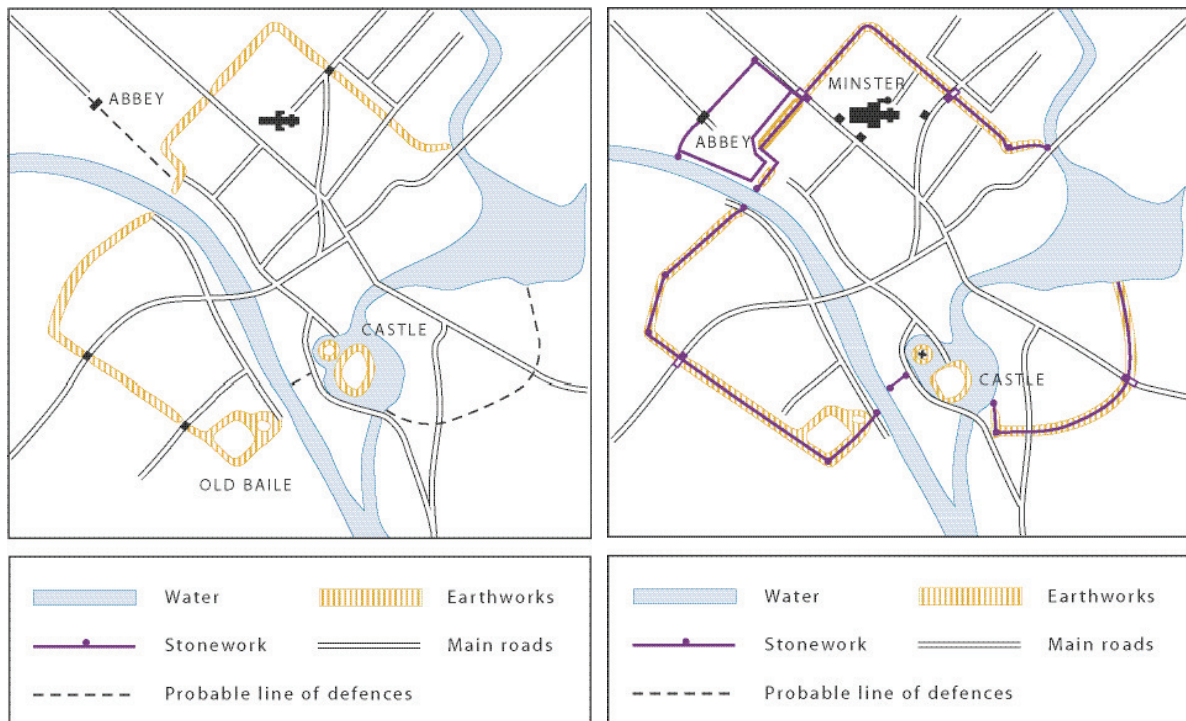
<sup>11</sup> See also RCHME. 1972. p7-9

<sup>12</sup> See also RCHME. 1972. p9-20



stone in the period from the mid-thirteenth to the early fourteenth century. However, during the 1400s, the population began to decline, the important wool industry was moving elsewhere, and between 1453 and 1487 the Wars of the Roses occurred, fought between the houses of York and Lancaster. The City of York did not play a huge role in these wars but at several points had Lancastrian sympathies including becoming Queen Margaret's headquarters at one point. When he came to power Edward IV did not forget its Lancastrian sympathies.

In 1536, Henry VIII began the Dissolution of the Monasteries. York, as a major religious centre, suffered greatly. All the monasteries and friaries were suppressed. Half of the buildings in York that were formerly owned by the churches, were seized by the Crown and sold to royal officials and London merchants. The first surviving account of the Walls, by John Leland dates from around this time. However, Henry did strengthen the Council of the North, basing it in York (at the King's Manor) and thus helped York to regain its title as the second city of England.



York c.AD 1200

York c.AD 1350

### 2.1.5 Post Medieval – Post Jacobite (AD 1540-1746)<sup>13</sup>

The City records contain much information about repairs and alterations to the City Walls in the later sixteenth and early seventeenth centuries. In the seventeenth century Charles I moved the royal court from London to York. During the Civil War, York was the principal base of the Royal army assembled to fight the Scots. York withstood eleven weeks of siege by the Parliamentarians in 1644 and the Royalists only surrendered following defeat at Marston Moor. The City Walls were greatly damaged during the conflict. The central fort, a redoubt built on the Mount to the west of Micklegate, held out until the end of the siege. However, all buildings between it and the Bar were demolished by the Royalists,

<sup>13</sup> See also RCHME. 1972. p20-29

as part of their destruction of the suburbs to the north, west and east, after the loss of most of their outer defences.

It was first contemplated that the Walls could be used as a pleasure walk in the mid seventeenth century. The mid eighteenth century saw the transference of use from defensive to recreational purposes. A city charter meant the Walls were kept in good repair during the later seventeenth and the eighteenth centuries. During repair work (1736 to 1741) between Lendal and Monk Bar consideration was given to providing a brick pavement, while new leases had conditions that allowed walking on the Walls.

The final time the Walls were considered for use for military defensive purposes was during the last of the Jacobite rebellions. The Walls were overhauled and repaired in 1745 in preparation but it was doubted that they would be strong enough to hold. However, the rebels retreated, returned to Scotland and were defeated at Culloden in April 1746.

### **2.1.6 Post Jacobite - Modern (AD 1746 – present)<sup>14</sup>**

In the Georgian period York became prominent as the centre for social, sporting and intellectual life in the North. Many eminent people came to York and the City was immortalised in many celebrated works. Parts of the Walls were regularly used as a walk in the eighteenth and nineteenth centuries. York grew rapidly throughout the Victorian period and by 1850 was the centre of a large and expanding railway network. The coming of the railways had a significant impact on the Walls when the railway station was constructed inside the City Wall circuit and arches were made in the Walls to allow trains through. The railway pioneer, George Hudson, was involved with the creation of Victoria Bar and the large railway buildings greatly contribute to the character and setting of Section 5.

The City Walls had two narrow escapes in the nineteenth century, when in 1800 the Corporation of York resolved to demolish the Walls and, despite refusal of permission from George III, a number of stretches of Wall, posterns and parts of other structures were taken down. This led to supporters for the retention of the Walls forming the York Footpath Association. This group raised money and restored sections of the Walls. In 1855, the Board of Health Committee proposed to demolish a large part of the Walls between the Red Tower and Walmgate Bar to improve the locality. They argued that the Walls prevented the free circulation of air and were therefore a health hazard. Thankfully, this proposal was never carried through. The Corporation of York also restored much of the Walls and Bars during this period.

The industry in York that had developed during the Victorian period changed little in the first half of the twentieth century. The latter part of the century saw the growth in tourism and the decline of industry that has continued into the first years of the twenty-first century.

Today the Walls are a key heritage attraction for the City and are visited by an estimated over 1 million people a year<sup>15</sup>. The City Council has a programme of repair and maintenance and is supported in this by English Heritage and other key heritage bodies within the City. The most complete and up-to-date gazetteer of the Walls was produced by the Royal Commission on Historical Monuments

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<sup>14</sup> See also RCHME. 1972. p29-34

<sup>15</sup> <http://www.york.gov.uk/walls/index.html>



England in 1972. An up-date of the work completed since this date was produced by the City Engineer in 2004 and is included in Appendix C.

## 2.2 Chronology

The following table provides a general chronology of major events relating to the City Walls and Bars. While the relationship of the surviving Walls with the Roman remains is uncertain in many areas, the principal developments in this period are included here for reference.

71-2	First Roman Fortress built for the Ninth legion ('Corduoy' green wood foundation with clay or sand rampart and turf front)
79-85	Fortress levelled and re-built (Oak strapping foundation carrying stiff clay rampart with turf front. Timber towers.)
107-8	Fortress rebuilt in stone
c.122	Ninth Legion replaced by the Sixth Legion
197	Fortress reconstructed after destruction by Maeatae (Scottish tribes)
208-13	Court of Severus at York, 211 Severus died at York, by 213 capital of lower Britain: civil town becomes a <i>colonia</i>
c.300	Walls again re-built or strengthened and polygonal bastions and multangular towers added
306	Death of Constantius I at York, Constantine proclaimed emperor
c.650	Tower 19 built
867	York captured by the Danes. Earth ramparts added
c.930	Athelstan destroys a Danish Fort
1068	William I builds two castles (York Castle and the Old Baile) King's Fishpond constructed
1069	Danes destroy the two castles and William I rebuilds them
c.1100-1200	Stone gates erected, replacing timber gates Micklegate and Walmgate Bars first mentioned
1154	Archbishop welcomed at Micklegate Bar
1190	Castle burnt in anti-Jewish riot
1215	Geoffrey de Neville strengthens city defences on the east and south-west
1245-70	Henry III rebuilds Castle in stone, including Clifford's Tower
1250-70	Stone walls built in central and Micklegate areas
1266	St. Mary's Abbey walls begun
14 <sup>th</sup> century	Bootham Bar was heightened to house a portcullis and a barbican was added Barbican added to Walmgate Bar
1315	Fishergate Bar first mentioned
1315-40	Archbishop Melton fortifies Old Baile
1318-c.1325	St. Mary's Abbey walls heightened and strengthened with towers
1345	Thomas de Staunton contracted to build walls from Fishergate Bar to Foss
c.1350	Monk Bar built
1380	Tower 32 described as 'new'
1405	Thomas Mowbray's severed head displayed on Bootham Bar
c.1440	Circular gunport added to Tower 23 near the base
1466	Old Baile in hands of citizens
1483-5	Richard III dismantles Castle in preparation for rebuilding
1487	Sir William Todd restores wall near Fishergate Bar The Lords Scrope unsuccessfully attack Bootham Bar

1489	Rebels burn Walmgate and Fishergate Bars (latter blocked until 1827)
1490	Red Tower being built
1502	Wall between Walmgate Bar and Foss rebuilt
c.1505	Fishergate Postern Tower built
1569	Walls prepared for siege
1581-6	Rear facades of Bootham, Micklegate, and Walmgate Bars rebuilt
1596-7	Robert Redhead partially demolished Clifford's Tower and Castle outer wall
16 <sup>th</sup> century	Fishergate Postern reroofed
1616	Lendal Tower first used as waterworks
1642	Walls prepared for siege: all postern gates blocked up, canon mounted on the four main gates and Baile Hill. Clifford's Tower restored by the Earl of Cumberland
1644	Siege by three Parliamentary armies. Walmgate Bar damaged and Bootham Bar bombarded
1645-69	Tofts and Layerthorpe Towers rebuilt Walls restored
1651	Bootham Bar restored
1667-8	Grand Jury House in Castle rebuilt
1674-5	Moothall or Sessions House in Castle built
1677	Lendal Tower leased for 500 years as waterworks
1684	Clifford's Tower gutted by fire
1701-5	Debtor's Prison in Castle built
1719	Rear façade of Bootham Bar rebuilt
1722	Top of Old Baile levelled and planted with trees
1731	New postern made at Davy Tower
1745	Walls prepared for seige
1753	New passage made at Micklegate Bar
1771	New pedestrian passageway made at Bootham Bar
1773-7	Assize Courts in Castle built, replacing Grand Jury House
1780	Female prison in Castle built, replacing Moothall
1792	Canalization of the River Foss by Foss Navigation Company destroys King's Fishpond
1793	Artist John Browne born in Walmgate Bar
1800	Corporation of York applied for Act of Parliament to demolish the Walls
1807-8	Skeldergate Postern demolished
1808	Archbishop awarded damages against city for demolition of Skeldergate Postern
1811	Archbishop and Dean & Chapter seek injunction to prevent demolition of walls
1825	Monk Bar barbican demolished and new passage made there
1826	Castlegate Postern and Micklegate Bar barbican demolished
1826-35	New outer wall and prison built at Castle
1827	Rear façade of Micklegate Bar rebuilt in stone
1829	Layerthorpe Postern demolished
1831	St. Leonard's Place pierced through walls. Bootham Bar barbican partly demolished
1831-2	Walls in Micklegate area restored
1834	Walls from Fishergate Postern to Fishergate Bar were restored Rear façade of Bootham Bar rebuilt
1835	Bootham Bar restored and barbican demolished

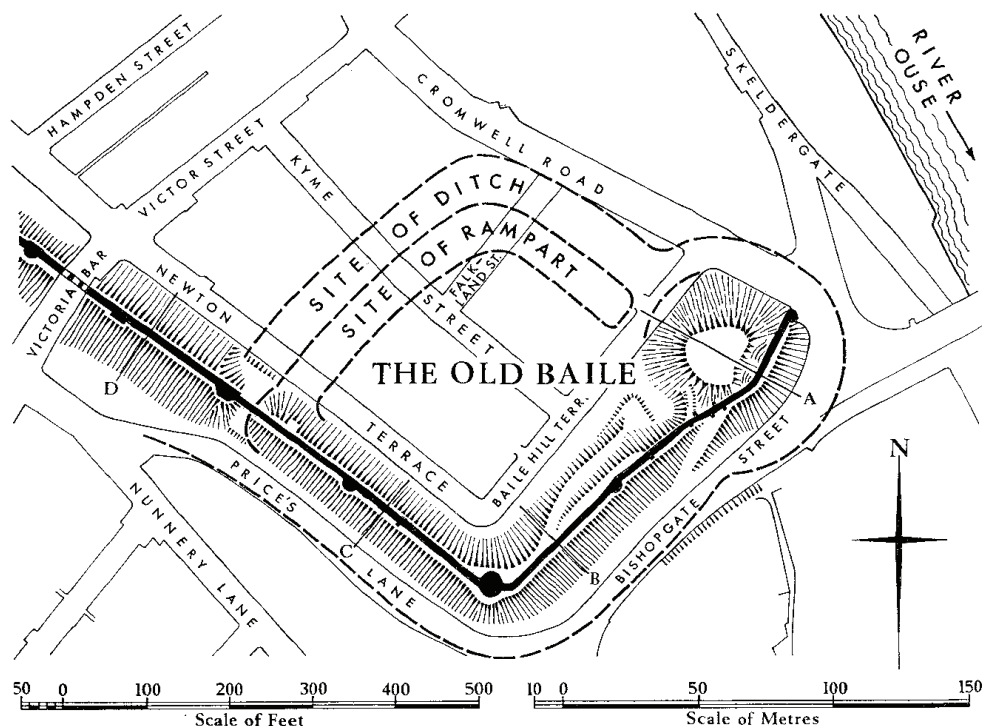
1838	Victoria Bar pierced through walls and Lounlith gate discovered there
1839	North railway arch pierced through walls
1840	Walmgate Bar and barbican restored. North Street Postern rebuilt
1844	Bootham Bar repaired and restored
1845	Monk Bar restored and another passage made there South railway arch pierced through walls
1853	Foss Islands Road laid out
1855	Board of Health Committee proposed to remove walls between Red Tower and Walmgate Bar
1857	Red Tower partly reconstructed and reroofed
1864	Walls from Walmgate Bar to Red Tower were restored
1871-2	Walls from Layerthorpe Postern to Monk Bar were restored
1874 & 1876	Road arches to new station pierced through walls
1878	Walls from Baile Hill to Ouse were demolished Walls from Layerthorpe Postern to Monk Bar were restored Tower 1 built by G. Styan
1886-9	Walls from Bootham Bar to Monk Bar were restored, battlements added, walkway provided and supporting arches, and Robin Hood Tower constructed
1894	Small figures on Bootham Bar parapet carved to replace older figures
1914	Monk Bar restored
1950-5	Bootham, Monk and Micklegate Bars restored
1965-6	Road arches rebuilt
1969-70	Bootham Bar underpinned, strengthened and cleaned
1970-1	Tower 19 restored
1972	Cattle pens removed and rampart restored where it had been truncated (east of Walmgate Bar)
1989	Renovation of Tower 1
1991?	Strengthening of Saddler Tower

### **2.2.1 Detailed Chronology by Section**

#### **Section 1: Tower 1 to Bitchdaughter Tower (walls and interval towers etc.)**

This section includes the site of Baile Hill, the remains of the motte and bailey castle built by William I and whose ownership and defence was often disputed between city and church. The castle had a rampart and ditch defence (see below<sup>16</sup>) enclosing this southern corner of the City Walls for around 800 years before it was built over, the ramparts along this section and bearing north west towards Victoria Bar are the remains of the bailey rampart. Of the ditch, only a slight depression can be seen in the rampart to the west near Tower 5. The Walls themselves appear to have at first been wooden plank defences, re-built in stone by the Archbishop in the early fourteenth century. This section of the Walls once extended as far as the River Ouse to the east, where a Tower (Skeldergate) and postern gate (both now demolished) were also situated. The Walls no longer extend beyond Cromwell Road (Tower 1).

<sup>16</sup> RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*



Roman period	Area inside Walls in area of Old Baile is the site of a cemetery, probably relating to the Sixth Legion
Roman - 1066	Artefacts from this period have been found at the site, it is positioned to the south east of the known <i>colonia</i>
1068 or 1069	William the Conqueror has a motte and bailey castle built (The Old Baile or Baile Hill)
1069	Danes destroy the Old Baile
c. 1069	The Normans re-build the Old Baile
1268	Possible site of battle over pasture land between local townships
Prior to 1300 (1194-8?)	The Old Baile passes into archbishops' possession
1308	Citizens break down gates and Archbishop Greenfield orders their excommunication
1309	Archbishop Greenfield orders payment for making and planting of a foss at Baile Hill site
1315	First mention of gate at Skeldergate Postern
1322	Agreement reached between Archbishop Melton and the citizens for mutual defence of the Old Baile during war
1327	Disagreement between Archbishop and citizens over defence of the castle while the Royal family was in the city
Early C 14	Archbishop Melton built wooden defences at the castle
After 1327- c.1340	Stone walls erected at the Old Baile site (Tower 1 – Tower 5)
1380	First mention of chain stretching across the river from Skeldergate Postern Tower to Davy Tower
1403	Skeldergate Postern (or Crane Tower) first mentioned
1423	City Walls at Old Baile site in poor repair
c.1466	Citizens granted possession of the Old Baile
1466	Old Baile site leased for grazing by the city

From 1487 (and C16 and C17)	Site used for musters <sup>17</sup>
1581	Archbishop Sandys unsuccessfully tried to reclaim the Old Baile from the city
1601	New door made for Skeldergate Postern
1609	Annual 'view of artillery' held at the Old Baile site Skeldergate Postern enlarged for Archbishop's coach
1628	Ash trees on hill blown down
1629	Skeldergate Postern reduced to previous size
c.1640	House built over Skeldergate Postern
1642-1644	Alterations made to Baile Hill mound (SE side) to accommodate two cannon placed on it during the Civil War. Palisades placed in the river to stop passage of enemy boats (removed 1645). Skeldergate Postern blocked up (re-opened 1645 or 1648).
1722	Henry Pawson levelled the top of the hill and planted trees
1757	Watch house built at Skeldergate Postern
1802-7	Prison, designed by Peter Atkinson erected in north part of bailey
1806	Part of Skeldergate Postern collapsed
1807	Skeldergate Postern demolished
1831	New Arch built to allow access to the now named Cromwell Road
1868	Prison closed
1878	Wall from Baile Hill to river demolished, including New Arch Tower 1 built by G. Styan
1880	Prison demolished
1882	Most of bailey area sold to builders, who probably erected the houses now standing on this site
C18 and C19	Bailey (or 'the Hollow') used for Shrovetide games. Ferry ran across the river from Skeldergate Tower to Davy Tower till 1881.
1968-9	Archaeological excavations carried out on the mound found, amongst other things, that a flight of steps, cut into clay and probably faced with wood, had existed on the south west face

## Section 2: Bitchdaughter Tower

1451-2	City paid for repairs to the King's gaol: 'le bydoutre'
1566	Mention of 'Biche Doughter tower' being in poor repair
1645	Watch house built here and tower probably re-built at same time
1676	Chimney from fireplace in small internal room appears to be shown in use <sup>18</sup>
1845	Described as a cow house

## Section 3: Bitchdaughter Tower to Micklegate Bar (walls and interval towers etc.)

Roman period	Area inside of Walls site of <i>colonia</i>
1330-1340	Tower 4 probably built
1380	'Sadlertower' (Tower 7) first mentioned
C17	Probable date for brick repairs to inner wall

<sup>17</sup> The bringing together a group of people or soldiers for a particular reason, for example, inspection, rebellion or war

<sup>18</sup> Panoramic view of the City of York by F.Place. 1676

1736	Parapet recorded as being levelled
1831-2	Walls restored and most of existing wallwalk and parapet created, ornate roof of internal room of Tower 9 discovered
1838	Victoria Bar created and Lounelith Gate discovered
1852	Carving of head in profile at Tower 10 added
1864	Side arch to the south of Victoria Bar added
1877	Side arch to the north of Victoria Bar added

#### Section 4: Micklegate Bar

Formally 'Micklelith' or 'the great gate' this is the traditional entrance of monarchs to the city. It was also the traditional place to display the severed heads of traitors and rebels. Many repairs and alterations have been made over the years and the rooms above the Bar have had many uses, including as a prison, as a police house, for a fencing club, for storage and, currently, as a museum. The remains of a minor Roman road have been found just within the gate. The current tenant, Mr D Mason, is researching the previous occupiers and uses of the Bar and has detailed information regarding these. Originally having a barbican and inner façade similar to those remaining at Walmgate, this Bar remains an architectural and historical gem, and arguably still the 'great gate' of York.

Roman period	Site of <i>colonia</i> inside Bar, unsure where limits lay but some evidence of burials internally may indicate a Roman settlement expanding over existing cemetery
Early C12	Outer arch and passage built
1154	Archbishop welcomed at Micklegate Bar
1196	House built over Micklelith gate
C14 (possibly 1350-1375)	Upper external stories built to house a portcullis, barbican also constructed
1403	Head of Sir Henry Percy displayed on Bar
1405	Head of Sir William Plumpton displayed on Bar
1415	Head of Lord Scrope displayed on Bar
1460	Head of the Duke of York displayed on Bar
1461	Head of the Earl of Devon displayed on Bar
1486	Henry VII was elaborately received at the Bar
1511	Two guns received for the Bar
1541	Elaborate preparations for entrance of Henry VIII (he finally entered through Walmgate)
1572	Head of the Earl of Northumberland displayed on Bar
1585	Façade of Bar re-built (probably resembled the timber framed façade at Walmgate)
1603	Statue erected on Bar
1617	Gateway painted and gilded for royal visit
1635	Gateway painted and gilded for royal visit
c.1644	Royal arms on Bar replaced by Commonwealth's
1650	Gates renewed
1660	Commonwealth arms 'blotted out'
1663	Heads of four of the Farnley Wood conspirators displayed on Bar
1670	Reconstruction of outer arch (probably of the barbican), Bar gilded
1716	Bar restored
1729	Room over Bar used for prisoners
1737	Arms of Lord Mayor added
1746	Heads of William Conolly and James Mayne displayed on Bar (two of the Jacobite rebels captured at the Battle of Culloden)



1753	Arched passageway made through rampart to the north
1797	Keys to gates lost
1810	Part of barbican side wall collapsed
1826	Barbican removed
1827	Inner façade and rear half of Bar re-built, foot passage made to the south, battlements of adjoining walls lowered, stairs built to wallwalk on north side
1863	Two arches replace single arch on north side
1918-1952	Bar used for storage
1950	Small statues on top of the Bar replaced
1952	Bar restored
1968	Repairs to Bar after vehicle damage
1985	Micklegate Bar Museum opened

### **Section 5: Micklegate Bar to Barker Tower (walls and interval towers etc.)**

This stretch of Wall looks comparatively modern and has certainly been re-built many times. Many of the most dramatic changes were due to the coming and expansion of the railways, and this area still retains views of the current railway station and the 'old' railway buildings. Within the inner ramparts, air raid shelters exist. This is one of the few stretches of wallwalk that comes down to pavement level.

Roman period	Cemetery in area of new railway station. Site of Roman <i>colonia</i> internally. The City Wall, roughly between interval Towers 14 and 17, is likely to be close to or overlying the Roman <i>colonia</i> wall. Main <i>colonia</i> road (from Tadcaster, <i>Calcaria</i> ,) crosses line of Walls approximately 40m north west of Micklegate Bar. Possible access road to cemetery from <i>colonia</i> in region of Station Road (and therefore likely to cross line of City Wall around Tower 16).
C8 or C11	Possible stone walls
1380 & 1403	Tower 13 called 'Tower of the Tofts'
C14	Tower 16 probably built
1494	Tower to north of Micklegate (probably 12) in ruins
1577	Original North Street Postern enlarged
1603	Section of wall collapses north of Tower 18
1644	Tower 13 (probably) severely damaged by the Scots
1645	Tofts Tower and adjoining wall rebuilt with a guard house
1750 & 1772	Maps show now missing tower at point between Tower 12 and Tofts Tower
1831-2	Section of collapsed wall restored near Tower 17 and parapet at Tower 17 re-built
1832	Cholera burial ground created in part of outer ditch towards Barker Tower
1839	First railway station opened outside the Walls
1839-40	Northern of the two railway arches built
1840	North Street Postern built, replacing previous postern
1841	New railway station and offices opened inside the Walls
1845	Southern of the two railway arches built. Tower 14 and adjoining wall re-built.
1874	Just north of Tower 17 arch made for road
1876	Tower 18 removed and second road arch made
1906	Second road arch heightened
1965-6	Second road arch with side passageway replaced by single arch

## Section 6: Barker Tower

Also known as the North Street Postern Tower. A chain was stretched from Barker to Lendal Tower to block the passage of boats. Until the opening of Lendal Bridge in 1863 a ferry ran across the river, the Tower was usually let to the ferryman.

Roman period	Site of <i>colonia</i> internally
1376	Tower first mentioned in this position
1380 1403 c.1420	'Barkertowre' mentioned
1569	Bulwarks made here to protect against attack
By 1806	Brick house added to the south of the Tower
1840	Brick house removed and external stone steps added
After 1863	Stone chimney replaces brick chimney
From 1879	Tower used as a mortuary
1930	Restored
1930-1970	Used as a store by the Parks department
1970	Restored, ceiling and partition on top floor removed revealing roof timbers

## Section 7: Lendal Tower

Originally resembling Barker Tower, Lendal Tower has been much extended and altered. An important landing place, the Tower was one of the first in the country to be used as a water tower and this use continued for hundreds of years, nearly until the present day. The fabric and interior of the Tower has been extensively altered several times. An alternative use as residential accommodation is currently being discussed. The Tower fabric includes much re-used stone, probably from St Mary's Abbey.

1315	Lendal Tower first mentioned as the Tower of St Leonard
1460	Tower described as the stone tower at St Leonard's Landing
1569	Bulwarks made here to protect against attack
1584-5	Tower and adjoining Walls repaired
1598	Tenant agreed to tile the roof and create a 'chambre floor'
1616-1632	First attempt at providing a piped water supply for the City from the tower
1631	Tower first called 'the waterhouse', the City takes a share in the enterprise
1646	Tower described as ruinous, used as a warehouse around this period
1654	Wall built beside tower to block passage along the riverbank
1674	New scheme proposed for providing water by H Whistler
1677	Whistler granted 500 year lease for use of tower as waterworks. Tower enlarged and heightened (rectangular addition to the east and destruction of the rounded east and north walls) and waterwheel provided
1684	Waterwheel replaced by horse powered wheel in tower
c.1756	Newcomen steam engine installed. Hot & cold baths installed in adjoining tower (Lendal Hill House)
1779	Waterworks sold to J Dring and J Smeaton
1781-4	Smeaton re-built steam engine
1784	New boiler installed



1836	Engine removed
1846	New York Waterworks Company incorporated, waterworks moved to Acomb Landing, tower lowered by 10ft and given a 'medieval' appearance (parapet added)
1864	Walkway on cast iron arches added to river side
1932	Tower restored as offices, lift inserted
2004	Tower and associated Lendal hill House and the engine house / payments hall purchased by the Helmsley Group for re-development

### **Section 8: Lendal Tower to Bootham Bar (walls and interval towers etc.)**

This section of walls includes the largest visible remains, probably of the Constantian rebuilding (c.300), of the Roman fort and probably the largest area where the Wall has been demolished (for St Leonard's Place). The section behind the library includes three parallel walls: the Roman Wall and Anglian Tower (19); the Medieval Wall on top of the rampart; and another, probably the wall of St Leonard's Hospital precinct. The visible remains here probably best demonstrate the complicated development of the city defences and associated precinct walls over time. St Mary's Abbey precinct lies in the area of the Museum gardens to the north west of this section and provided additional defences for the City.

71-2	First Roman Fortress built for the Ninth legion ('Corduoy' green wood foundation with clay or sand rampart and turf front)
79-85	Fortress levelled and re-built (Oak strapping foundation carrying stiff clay rampart with turf front. Timber towers.)
107-8	Fortress rebuilt in stone
197	Fortress reconstructed after destruction by Maeatae (Scottish tribes)
c.300	Walls again re-built or strengthened and polygonal bastions and multangular towers added
Roman period	Fortified enclosure in area of St Mary's Abbey, Kings Manor and Art Gallery
Between 400 and 870 (C7?)	Anglian Tower (19) built.
c. 900	Danish ramparts covered Roman Wall and Anglian Tower
c.1080	Ramparts enlarged by Normans
1266	Building of stone wall around St Mary's Abbey precinct started
C13	Anglian Tower revealed and filled in again, ramparts enlarged again
1315 & 1505	Roman corner tower called 'Elrondyng'
1316	Roman Wall possibly uncovered when ramparts removed and new ditch dug
1601	Wall from Lendal Tower to St Leonard's Hospital repaired and ditch scoured
1683	Roman corner tower first called Multangular Tower
1830	Buildings internally adjoining stretch of Wall between St Leonard's Hospital to the Multangular Tower were removed
1831	Yorkshire Philosophical Society cleared the interior of the Multangular Tower of earth from base of Medieval Wall to approx. current levels
1832-5	Wall demolished, probably including Towers 20 & 21, and Roman remains excavated and destroyed for St Leonard's Place. Wall

	adjoining Bootham Bar to the south west demolished and replaced by existing Wall.
1839	Anglian Tower rediscovered during the building of a tunnel, partly excavated and vault re-built in brick forming part of the tunnel
1874	Stretch of Wall from Lendal Tower to St Leonard's Hospital re-built 5ft lower and lodge to the Museum Gardens built
1927	Excavation of interior of Multangular Tower continued
1960	Multangular Tower restored
1968	Plaque giving brief history unveiled at Multangular Tower
1969-71	Anglian Tower excavated, consolidated and opened to the public

## Section 9: Bootham Bar

Previously called Galmanlith, Galmonelid or Galmouelid (the gate of Galmou – the hill where the Abbey was built) and replacing the *porta principalis dextra* of the Roman fortress, Bootham represents the city gate site with the oldest continuous history. The name Bootham, meaning 'the bar at the booths', may come from the meaning of the roman *canabae* (the booths): the area where traders and merchants sold their goods and services to the Roman fortress. Alternatively it may relate to the weekly market held here by St Mary's Abbey. The back of the Bar is built over the remains of the Roman gate, *porta principalis dextra*.

71-2	Roman Fortress built
107-8	Fortress rebuilt in stone
c.300	Walls again re-built or strengthened and polygonal bastions and multangular towers added
C11	Earliest parts of present structure built: jambs and inner order of outer archway
c.1200	Name 'Bootham' first known to be used
By 1376	House existing over the Bar
C14	Bar heightened to house portcullis and barbican added
1405	Head of Thomas Mowbray displayed on the Bar
1488/9	Bootham mentioned as having great gates and a wicket
1511	Two guns delivered for the Bar
1581-3	Probable re-building of rear façade
1603	Bar repaired, gilded and painted prior to royal visit
1633	Bar painted and gilded prior to royal visit
1644	Bar damaged in siege
1645	Bar repaired and bartizans and upper part of façade probably added
1647	King's arms and city arms added to Bar <sup>19</sup>
1719	Inner façade re-built in stone probably replacing a previous timber framed façade
1738	Statue of Ebrauk (the mythical founder of the city) placed in niche
1748	Gates replaced
1771	Passageway made to north east side of Bar
1789	Decayed gates removed
1831-5	Barbican removed and wall adjoining Bootham Bar to the south west demolished and replaced by existing wall. Inner façade re-built and sides re-faced. Passageway made to south east and northern passageway re-built.
1844	Bar repaired

<sup>19</sup> York City Archives: House Books, 1476-1835 (referenced in RCHME. 1972. p116)

1889	Exterior steps added
1894	3 statues on outer façade renewed
1951	Bar restored
1969-70	Extensive restoration of Bar including removal of C19 second floor and replacement in timber of third floor
1997	Bar re-gilded

### Section 10: Bootham Bar to Monk Bar (walls and interval towers etc.)

This section of wall is often cited as the most picturesque and overlooks many back gardens and the Minster precinct. It is built more or less along the line of the Roman fortress wall. The ditch along Lord Mayor's Walk is the best preserved of any section along the Walls.

71-2	Roman Fortress built
107-8	Fortress rebuilt in stone
197	Fortress reconstructed after destruction by Maeatae (Scottish tribes)
c.300	Walls again re-built or strengthened and polygonal bastions and multangular towers added
c.900	Danes covered Roman walls with earth ramparts
c.1080	Ramparts enlarged by Normans
C13	Stone wall built
1370	Tower 27 referred to as Bawing Tower
1477	Tower in region of demolished T29 referred to as 'Talkard Tower'
1622 & 1629	Tower 27 referred to as Robin Hood Tower
1822	Last time Tower 29 appears on a map
1888-9	Wall restored, including parapet, upper part of external wall, wallwalk, Robin Hood Tower, upper parts of interval towers, and series of supporting arches.
1957	Tower 26 collapsed and re-built

### Section 11: Monk Bar

This four storey Bar is a 'self-contained fortress' in that each floor is separately defensible. No trace has been found of the earlier medieval gate, which was probably situated on the site of the Roman *porta decumana*, somewhere in the region of the demolished Tower 29 to the north west. Therefore all references prior to the early fourteenth century relate to this previous gate. The name relates to the community of monks of the pre-Conquest Minster. It has been suggested that when the stone defences were built the old gate was replaced by one on the present site. Due to its later date, the rear façade is the only one of all the major Bars to be originally built in stone. This is the only Bar to retain the mechanism for raising and lowering the portcullis.

71-2	Roman Fortress built
107-8	Fortress rebuilt in stone
c.900	Danes covered Roman Walls with earth ramparts
c.1075	Street called <i>Monkgate</i> mentioned
1280	Record of tolls being collected at Monk Gate
Early C14	Bar built in stone on current site
1370	First mention of <i>Monk Bar</i>

1435/6 1440/1 c.1450 1476	House above Bar rented to: T. Pak W. Croft Lord Scrope M. Metcalf
Late C15	Fourth storey added (by Richard III?)
C16	Windows renewed
1511	Hand guns delivered for this Bar
1541	Bar cleaned for royal visit
1563, 1577, 1583, 1594, 1598	Mention of Bar being used as a prison
1671 & 1707	Gates renewed
1815	Part of barbican removed
1825	Footway made to the south east Watch house and barbican demolished Gates removed
1845	Side passage made through to City Wall on north west side Bar restored Bar used as a police house
1861	Existing large arch, to south east under footway, made
1913-14	Bar restored, including portcullis Use as house discontinued
1952-3	Extensive restoration
1966	Vehicle damage caused the voussoirs of the inner arches and passage vaults to be replaced
1971	Upper floors used by the Scouts
1992	Opened as the Richard III Museum

## **Section 12: Monk Bar to Layerthorpe Postern (walls and interval towers etc.)**

An excavated stretch of the Severan Roman Fortress Wall, an interval tower and the East Angle Tower (197) can be seen just inside and partially under the existing City Walls. The Tower appears to overlie the foundations of an earlier Trajanic Tower (107-8). This stretch of wall also runs past the impressive timber-framed Merchant Taylor's Hall, this and the Roman remains are not included within the scope of this study but are included within SAM YO30. Also included in the SAM is an early nineteenth century brick built ice house built into the exterior rampart, just south east of Monk Bar. This section of wall extends eastwards to the Foss and the site of Layerthorpe Postern and the medieval Layerthorpe Bridge, both now demolished. This was where the City Walls met the area without walls, defended by means of the King's Fishpond.

71-2	Roman Fortress built
107-8	Fortress rebuilt in stone
197	Fortress reconstructed after destruction by Maeatae (Scottish tribes)
c.900	Danes covered Roman Walls with earth ramparts and probably extended defences from east corner of Roman fortress to the river
1280	First mention of Layerthorpe Postern
1370	Mention of 'Lathorp Towre' possibly Tower 34

1380 & 1403	Tower 31 referred to as ' <i>turrim super Herlothill juxta Petrehall</i> ' Tower 32 referred to as ' <i>novam turrim super cornerium versus le Jubiry</i> '
1453-4	Layerthorpe Postern gates repaired
1568	Repairs to Layerthorpe Postern and Layerthorpe Bridge
1579	Wall repaired
1580	Repairs to Layerthorpe Postern and Layerthorpe Bridge
1604-5	House built over Layerthorpe Postern
1666	Wall repaired
Between 1682 and 1717	Tower 34 altered from square to irregular in plan
1723	Layerthorpe Postern narrowed
By 1812	Tower 30 removed
1820	Layerthorpe Postern dilapidated and dangerous, gates, floors and roof removed
1822	Tower 34 shown with gabled brick building on top
1829-30	Layerthorpe Postern demolished and bridge re-built
1851	Rear of Tower 32 closed, remains of half-timbered building on top demolished
1858	Wall described as ruinous
1860	Excavation of Roman Wall
1871	Wall restored
1875	Excavation of Roman Wall
1877-8	Wall restored. Wallwalk added where it was missing. Parapet, Tower 31 platform and bartizans added.
1925-6	Roman East Angle Tower, Wall and interval tower (partly) excavated
1950	Concrete roofs added to Tower 31 and 32
1953	Roman interval tower exposed again
1957	Wall partly collapsed near Monk Bar

### Section 13: Layerthorpe Postern to the Red Tower (King's Fishpond area)

The King's Fishpond once filled the current gap in the defences from Layerthorpe Postern / Bridge to the Red Tower, negating the need for a wall. William I created this as an eastern defence for York Castle. The level was kept through use of dams and sluices, but as centuries passed the extent of the pond decreased and it became simply a marshy area.

c.1068	During the Norman period William I had the Foss dammed to create the King's Pool or Fishpond
1314	Carmelites granted permission to build a quay
1545	Pond and fishery granted to the Neville family of Sheriff Hutton
1685	Pond and fishery granted to the Ingram family
1694	Map shows the Foss Islands in existence
1792	Foss Navigation Company formed and some stretches of river made navigable
1853	York Corporation buys the Company and Foss Islands with fishing and fowling rights
C19	Last traces of marsh disappear as Corporation encourages dumping of rubbish to raise land level

## Section 14: The Red Tower

It seems likely from written sources that the Red Tower was originally built within the marshy land next to the King's Fishpond or on a promontory or island. The surrounding ground level has been raised by about 2m, concealing the stone footings and it is thought to have once had a crenellated parapet. The Tower was also known as Brimstone House, possibly due to its use as a manufactory of brimstone. It is currently used as a store.

1490	Tower probably constructed
1511	Tower first mentioned by name. Artillery assigned to Tower
1541 & 1545	Tower repaired
1645	Ditch around Tower re-dug
C17	Shown with a flat roof
c.1700	Tower shown with pyramidal tiled roof
By 1767 or perhaps 1736	Tower in ruins
By 1800	Tower restored with gabled roof, used as a cowshed
1857-8	Tower restored to its present appearance, including most of external detailing and inside re-facing may also be of this date
C19	Last traces of marsh disappear as Corporation encourages dumping of rubbish to raise land level
1958	Tower restored

## Section 15: The Red Tower to Walmgate Bar (walls and interval towers etc.)

This section of wallwalk is carried on large medieval foundation arches, clearly visible in the inner wall. Much brickwork along this stretch was replaced by stone when the parapet and wallwalk were re-built in the mid nineteenth century. The rampart starts approximately 40m south of the Red Tower, probably approximately where the edge of the water was at the time of building.

C14	Wall built
1834	Two short flights of steps at Tower 36 are in use (now blocked but show in inner face)
1852	OS Map shows the external ditch holding water (where Foss Islands Road is now)
1857-8	Most of existing wall for c.45m south of Red Tower built in stone replacing brickwork
1864	Upper part of wall between Tower 35 and 36 re-built. Tower 36 ruinous and re-built
1889	Part of external rampart cut away to form cattle pen

## Section 16: Walmgate Bar

This is the only Bar to retain its barbican (to which public access can still be gained on occasion) its wooden gate and its timber framed inner façade. The earliest surviving masonry, the inner arch of the main gate, is from the twelfth century. This Bar saw the heaviest action during the Civil War and has survived several suggestions to take it down. The most serious threat today is from repeated vehicle strikes to the oldest parts of the fabric. The Bar is currently

leased by a Christian charity and the rooms above the Bar have been converted for use as a coffee shop and private library.

Mid C12	Walmgate Bar first mentioned
C13	First floor (possibly) built
1376	House over Bar is rented out
C14	Completion of the façade, addition of barbican
1469	Head of Robert Hillyard displayed on Bar
1489	Rebels burn the Bar
1511	Guns assigned to the Bar delivered
1584-6	Bar repaired and timber framed façade added (may have replaced a medieval timber framed façade)
1603	Portcullis repaired
1631 & 1635	Iron gates repaired
1644	Severely damaged in Civil War siege
1644-48	Bar restored, second floor façade and parapets (and possibly bartizans) replaced and watch house built
1712	Bar repaired
1790	Lean-to buildings against barbican
1793	John Browne (artist and historian) born in the Bar
1804	Foot passage constructed to the north east
1810 onwards	Sides of barbican gradually became more ruinous, doors to barbican top blocked (till 1840)
1827	External rampart from Walmgate Bar to Fishergate Bar cut back for cattle pens
1840	Corporation thoroughly restored Bar, barbican sides and wooden balustrade, removed lean-to houses, removed watch house
1840-41	Side arch made to the south west
1862	Arch to north west replaced by large vehicular arch
1953	Bar restored
1960	Bar restored
1972	Wooden balustrade renewed
1990	Bar restored
1998-2004	Repairs made due to vehicle strikes

### **Section 17: Walmgate Bar to Fishergate Postern Tower (walls and interval towers etc.)**

This section of wall includes Fishergate Bar, which was blocked up for a very long period after damage. This Bar has a notorious history of use. It is currently only open to pedestrians and cyclists. Fishergate Postern is the oldest surviving postern gate along the Wall and retains its portcullis slot. The wall from Tower 37 was built or was re-built at a different time than the preceding section.

1315	Fishergate Bar first mentioned
1345	Wall erected between the Foss and Fishergate Bar (probably the stretch from the Bar to Tower 39)
1422	West passage at Fishergate Bar mentioned
1440	House mentioned over Fishergate Bar Fishergate Postern mentioned as 'posternam iuxta Skarletpit'
1442/3	Existing Fishergate Bar probably built
1449/50	Bar has new iron bound wooden gate
1487	Stretch of wall east of Fishergate possibly re-built
1489	Rebels burn the Bar and Bar blocked up



1494	Woman of 'loose character' occupying tower at Bar
1548	Fishergate Postern mentioned by name
1584	House above Bar to be used as a 'howse of correction' (prison)
1598-1633	Prison used for possible plague victims or lunatics
After 1644	Interior of Tower 39 created
c. 1675	Bar flanked by a tower on each side
1827	External rampart from Walmgate Bar to Fishergate Bar cut back for cattle pens, Bar unblocked and restored, parapet and steps to wallwalk added
1829	60yds of wall rebuilt between Tower 39 and Fishergate Postern Tower
C19	Inner wall from Tower 39 to Fishergate Postern Tower probably re-built
1961	Bar restored

### Section 18: Fishergate Postern Tower

This Tower seems to have been built on the site of a previous tower but has possibly been less altered than most of the other structures around the Wall circuit. It is currently used as an artist's studio and exhibition space.

1388	Possible mention of Talkan Tower
1453-4	Talkan Tower repaired
1476	Talkan Tower mentioned at this site
1504-7	Existing Tower built replacing Talkan Tower
1610	Map shows Tower with a roof
By 1636	Tower used as a dovecot
1676	Roof shown in its present form Tower labelled 'Edward's Tower'
Before 1818	Second floor replaced with gallery
1838	Tower restored
1960	Tower restored, internal staircase at S end removed

### Section 19: Fishergate Postern to Tower 1 (walls and interval towers etc.)

The Castle and the River Foss protect the area between Fishergate Tower and Tower Street so this last section of City Wall actually runs from the demolished Castlegate Postern, which stood where Tower Street now lies, to the west to Davy Tower, from whence a chain was stretched across the Ouse to Skeldergate Postern. This section of wall is entirely without ramparts and retains the original wallwalk on the inner face. Davy Tower was also known as the Tower of or near to the Friars Minor (The Grey Friars) whose Friary lay to the north.

c.1290	Wall running north from Davy Tower to enclose Friary built
1315	Davy Tower first mentioned
1380	Postern (Castlegate) first mentioned
1454	Ditch made along this stretch of wall
From 1494	Known as Castlegate Postern Postern ruinous Chamber and dovecot over Postern mentioned
1511	Gun delivered for the Postern
1553	Chains sold

1569, 1610-1625	Ditch scoured
1634	Enlargement of Tower considered
1642-45	Postern shut and blocked up
1699	Postern enlarged
1732	Friargate Postern created and City Wall extended (Between Davy Tower and the river - now demolished)
c.1732	Summerhouse built on Davy Tower
1826	Castlegate Postern demolished
1835-50	Summerhouse extended
c.1840	Friargate Postern demolished

## 2.3 Site Audit

As part of the research and preparation for this Plan a site audit was conducted during April 2004 and provides an assessment of the monument at one moment in time. The size of the monument (and each section) has required that an overall description be provided for each section of the monument, based on a typicality or average rather than on specific detail. A summary of the results of the audit is provided below, with the audit sheets for each section of the Walls being provided in Appendix D, with explanatory notes, brief character assessment and potential opportunities provided where appropriate.

### 2.3.1 Criteria for Assessment

The condition factors have been developed primarily from the Survey conducted in 1991 and assessed by a visual inspection of the City Walls in April 2004. The necessity of condensing this section for this report and not repeating work that has been undertaken elsewhere has resulted in an assessment that does not go to the level of detail contained in the 1991 survey. However, a regular programme of condition survey and updating of the 1991 record should maintain this level of detail and prove a useful tool for planning maintenance and repair. This section is therefore included here to provide an overview of the condition of each section of the Walls as divided up for this Plan and enhance the understanding of the monument. The scheduled monument descriptions describe the Walls as being in "very good" and "fair" condition (updated 2001) and between 80%-100% complete.

The mortar on the City Walls has been patched up regularly with many different types of mortar mixtures. This makes it impossible to provide an overall assessment for each wall section regarding type of mortar. Therefore the mortar assessment relates to condition rather than appropriate type. A member of the City Maintenance Team confirmed this and described how they had been instructed to use mortar harder than stone on occasion, have been using a hard cement mortar for the last seven years, and have only recently been instructed to return to the use of lime mortar.

The assessment also includes an element of intangible condition such as aesthetic appeal, views and providing an opinion regarding existing signage, orientation or interpretation. This will provide an indication of the opportunities available for future enhancement of the City Walls. Assessments regarding physical and intellectual access are included in addition to some indication of the level of visitor facilities currently provided. It should be noted that the entire length of the Wall can be seen via a virtual website, which would classify the entire Wall

circuit as at least S2 (based on the criteria below). However, as this website is a private individual's website and not provided by the City Council or as an official tourism site this virtual access has been ignored for the purposes of the audit. It has been discussed, however, in the section on interpretation. In addition all of the wall sections and main features are mentioned, at least briefly, in the main City Walls Trail leaflet. As one is never far from a museum in York, only those visitor facilities and museums that directly relate to the City Walls or the Bars have been included.

### **2.3.2 Explanation of Audit Abbreviations**

#### **Masonry**

M1	Masonry sound with no significant decay or loss of fabric
M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
M4	Very significant decay with renewal needed in relatively near future (c.0-20 years)

#### **Mortar pointing**

P1	Mortar pointing flush with surface, sound mortar of appropriate mix
P2	Mortar pointing slightly weathered, fairly sound mortar
P3	Mortar pointing showing noticeable loss of mortar or use of inappropriate mortar requiring attention within c.15 years
P4	Mortar pointing severely decayed with almost total loss of mortar resulting in instability of masonry or use of inappropriate mortar causing significant loss of masonry

#### **Flagstones**

F1	Flags sound with no significant decay, loss of fabric, cracking or wear
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future
F3	Distinct signs of decay or more severe cracking or wear, life of flags limited
F4	Very significant decay, cracking or wear with renewal needed in relatively near future or immediately due to hazard

#### **Ramparts**

R1	Ramparts in good condition, well maintained with full public access
R2	Ramparts in fairly good condition, some public access
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access

#### **Other factors**

SFD	Significant feature in danger of collapse, near total decay or destruction of significance due to decay
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems

#### **Signage, orientation, interpretation**

S1	Signage, orientation, interpretation in good condition, appropriate to setting, intellectually accessible or enhances monument, a main feature in current general leaflet interpretation
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so

	on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of

#### Significant view / feature

SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation
SV3	Of minor interest, nearby features of little interest without intrusive / extensive interpretation, little opportunity for interpretation except perhaps for specialists
SV4	View intrusive to monument, inappropriate development nearby, aesthetically intrusive

#### Physical Access

A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level, wide walkways, railings
A2	Some physical access issues, a few steps, occasional access from ground level, reasonably wide walkways, railings in places
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls, narrow walkways, no railings

#### Visitor facilities

VF1	Major visitor facilities, such as museum, toilets, facilities enhance monument
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

### 2.3.3 General

The 1991 survey of the City Walls reports on the condition of the Walls:

"In...1980...it was stated that 'on the whole the walls are not in a good state of repair'. The current survey confirms that this is still true, with significant lengths of masonry showing signs of long-term deterioration<sup>20</sup>."

This report also sets out the various forms of deterioration to which the Walls are subject and divides them into two groups, those that are the result of poor design or construction and those that are caused by weathering, in its broadest sense. These are as follows:

#### Poor design / construction

- Foundation defects
- The 'spreading' defect (widespread)
- Bodily tilting of the Wall
- Unstable ramparts

<sup>20</sup> Pywell, D. 1991. *City of York Survey of City Walls*. p4

### Weathering

- Effects of trees (also have beneficial effects)
- Water ingress
- Temperature fluctuations
- Chemical attack due to atmospheric pollution
- Vibration
- Loss of masonry jointing (secondary factor but a problem of considerable scale)
- Loss of jointing to walkway paving (secondary factor but with considerable implications)

It should, however, be remembered that the City Walls are an outdoor monument and as such will always be subject to continual decay leading to the need for continual maintenance.

### **2.3.4 Summary of Audit by Section**

#### **Section 1: Tower 1 to Bitchdaughter Tower (walls and minor towers etc.)**

M1, P1, F2, R1, S2, SV1, A2, VF3

#### **Section 2: Bitchdaughter Tower**

M1, P1, F1, R1, S3, SV2/SV3, A2, VF3

#### **Section 3: Bitchdaughter Tower to Micklegate Bar (walls and minor towers etc.)**

M2/M3, P3, F1/F3, R1, IVT, S3, SV2, A3, VF3

#### **Section 4: Micklegate Bar**

M1/M2, P2, F1, S2, SV1, A3, VF1

#### **Section 5: Micklegate Bar to Barker Tower (walls and minor towers etc.)**

M2/M3, P1/P2, F3, R1/R3, SFD, S2, SV1, A2, VF2

#### **Section 6: Barker Tower**

M2, P2, S3, SV1, A3, VF3

#### **Section 7: Lendal Tower**

M2, P3, S3, SV1, A1/A3, VF3

#### **Section 8: Lendal Tower to Bootham Bar (walls and minor towers etc.)**

M3, P2, R3, IVT, S1, SV1, A1, VF2

#### **Section 9: Bootham Bar**

M2, P1/P2, F2, S2, SV1, A3, VF3

#### **Section 10: Bootham Bar to Monk Bar (walls and minor towers etc.)**

Mostly M1/some M3, Mostly P1/some P4, F1/F2, R3, SFD, IVT, S1, SV1, A3, VF2

#### **Section 11: Monk Bar**

M2/M3(inside), P1, F1, S2, SV1, A3, VF1

**Section 12: Monk Bar to Layerthorpe Postern (walls and minor towers etc.)**

Mostly M2/ some M3, P1, F1, R2/R3, IVT, S2, SV1, SV4, A3, VF2

**Section 13: Layerthorpe Postern to the Red Tower (King's Fishpond area)**

S3, SV1/ SV4, A1, VF3

**Section 14: The Red Tower**

Mostly M2/ roof M4, P2/P3, S3, SV1, A1, VF3

**Section 15: The Red Tower to Walmgate Bar (walls and minor towers etc.)**

M2, P2, F2, R1 (but truncated), IVT, S2, SV3/SV4, A2/A3, VF3

**Section 16: Walmgate Bar**

M2, P2, F2, S2, SV1, A2/A3, VF1

**Section 17: Walmgate Bar to Fishergate Postern Tower (walls and minor towers etc.)**

M2/M3, P3, F2 (mostly), R3, S3, SV2, A2, VF2

**Section 18: Fishergate Postern Tower**

M1externally/ M4 internally in places, P1, SFD (staircase), S2, SV2/SV4, A1/A3, VF2

**Section 19: Fishergate Postern to Tower 1 (walls and minor towers etc.)**

M2, P2/P3, F1, IVT, S3, SV2, A1

**2.4 Interpretation and Visitor Facilities**

Seating along the Walls is a mixture of plain timber 'municipal park' benches and steel framed timber slatted seats. These are provided at several places along the City Walls: 1 at Tofts Tower; 3 near to Barker Tower / Lendal Bridge; 1 in Tower 24; 5 on Robin Hood Tower; 1 in Tower 28; 1 in Tower 37; and 1 in Tower 39. In addition there is one outside Fishergate Tower at pavement level and several seats are provided in the Museum Gardens and in the small riverside park to the south of Tower Place.

Three rubbish bins are provided at intervals along the Walls: 1 at Tofts Tower, 1 on Robin Hood Tower, 1 in Tower 39. These bins are large square constructions using the City Walls as two sides with the other two sides made from stone blockwork. While these meet basic good practice design guidelines (blend in with the colour of the Wall, minimal intervention, appropriate materials) the opportunity could have been taken to design street furniture as functional pieces of artwork to add to the visitor's experience of walking the Walls. There are also interpretive opportunities when designing street furniture.

Two leaflets are available for a small fee from the Tourist Information Centre. One is a 'trail' leaflet and the other a simple map of the wallwalk with key features marked.



There are two museums along the City Walls, one situated in Micklegate Bar and one in Monk Bar. Monk Bar contains the Richard III Museum, which has reconstructions and a theatre, inviting visitors to decide for themselves if Richard was a monster or an innocent victim of misrepresentation and a great king and leader. It is open daily and charges a small entry fee. Access to the museum is up a steep flight of steps in a small, narrow passageway on one side of the gate. The Micklegate Bar Museum provides a civil and social insight into the city's history and also charges a small entry fee. Access is from the walk way level, again up a flight of steps.

A guidebook to the Bars and Walls of York can be purchased from the Tourist Information Centre. While providing a fairly comprehensive coverage of the Walls and Bars, it has not been updated since it was written in 1974 and cannot be considered accessible for all.

There are a substantial number of websites providing visitor information on York City Walls. The majority of these have been written by individuals or companies who have an interest in promoting visitor facilities in the area. Most of the websites provide a brief reference about the age of the Walls, although two different dates are commonly given: Roman and Norman. A number of websites describe the circuit as being 'incomplete' due to the gap between the Layerthorpe Postern and the Red Tower.

The information provided about the experience of walking the Walls varies considerably. Some sites provide detailed descriptions of the various sections of the Walls, focusing upon their history, others highlight key attractions, such as the Monk Bar Museum. Not all of the sites provide access information, but it is widely considered that the Walls provide some of the best views across the city. A number of sites stress that the most interesting section of the Walls is that between Bootham Bar and Monk Bar. The majority of websites providing information on the Walls are primarily text based. There are only a limited number of sites that provide detailed visual information on what visitors can expect to experience on their tour around the Walls. Confusingly, the City Council's website advertises a 'virtual tour' of the Walls, which is actually a timeline of their development but does provide 360 degree panoramas on a different page and a link to an alternative tour for visually impaired people. A more complete 'virtual tour' is provided on a separate website by a supplier of panoramic photography equipment, presumably as an advertisement for their products. It includes many 360 degree panoramas, interactive maps and unique views.

At most points where access can be gained to the wallwalk a small map of the City Walls is provided. These have recently been re-cased in wooden box frames. At points of interest, such as the main structures (Bars and towers) interpretive panels have been provided. These have also been newly replaced. While the replacement of these elements has certainly helped to improve the environment and provision for visitors to the Walls, the panels are still limited in their accessibility and the quality of interpretation. The text is not very accessible intellectually and not well typeset although the large font size assists with visual access. The opportunities for orientation and interpretation of the City have not been utilised within the maps. Both the maps and panels are not providing for all access needs. A signage survey of the Walls was conducted in 2002, the results are accessible via the Environment & Development Service department of the City of York Council.



A public toilet is provided within the café at Walmgate Bar and another is set into the Walls at the base of the steps leading up to Bootham Bar. Other toilets that are easily accessible from the Walls are situated in Nunnery Lane car park, the Museum Gardens and the St George's Fields car park.

## 2.5 Physical Access

The City Walls wallwalk is, for the main part, only physically accessible via several sets of stone steps. A photographic survey was conducted in 2000 of all the steps and gates along the City Walls, this resource can be accessed via the Environment & Development Service department. The panoramas provided on the websites mentioned above do offer some additional access. The width of the wallwalk varies and in some areas is quite narrow. Severe weather conditions often affect the accessibility of the wallwalk, especially ice, snow or wind and the Council closes the wallwalk at such times. Railings are provided in several areas

along the inside of the Wall, although these provide security for those who are nervous of the height of the Walls and provide some form of health and safety provision they are often thought to detract from the appearance of the Walls and in some cases can cause damage to the fabric.



*The damage that can be caused from railings can be seen here where the railings have been removed and in the picture to the right where railings are still in place near Micklegate Bar*



## 2.6 The Natural Environmental

The City Wall embankments cover at least six hectares of grassland or woodland, which is potentially a significant habitat and wildlife resource for York's urban area. They are considered to be of high local importance as an area of accessible green space within the highly urbanised setting of York city centre. The Walls can also be considered as a 'green corridor' for wildlife and it can be argued that the sights and sounds of birds, trees, grass and wildflowers in an urban centre greatly enhances one's experience and enjoyment.

### 2.6.1 Bats

The North Yorkshire Bat Group was consulted regarding the likelihood of there being a bat presence along the City Walls. It was their opinion that they were likely to be present and "the various structures (gates, museums, York Water Works, etc.) may have bats in the roof spaces in summer. During the winter,

some bats might be expected to hibernate in the Walls.”<sup>21</sup> Confirmed sightings of bats have been recorded at the Museum Gardens and York Water Works (Lendal Tower) and at many points close to the Walls. English Nature identified that the Walls and particularly the areas with trees such as those around Gillygate are likely to be used as commuting and foraging routes by bats. A list of recorded sightings is included in Appendix E.

### 2.6.2 Botany

A survey of the embankments records around 75 different herbaceous plant species including: *upright brome* and *bee orchid* which are very rare in the City of York (*bee orchid* is a nationally uncommon species); *spiked sedge* and *crow garlic*, which are rare in the local area; and possibly *sand leek* which is nationally scarce. The most botanically interesting sections include the outer bank between Rougier Street and Micklegate Bar, the inner and outer banks between Micklegate Bar and Victoria Bar and the outer bank at Paragon Street. The conclusion of a survey conducted in 2003 was that the embankments are of significant local nature conservation interest.

The outside of the ramparts from Micklegate towards the station is semi-natural calcareous grassland (probably due to leaching from the limestone City Walls), which is rare to find in the region and therefore supports a number of interesting botanical species including the *upright brome*. There are some mature elm trees at Nunnery Lane and Baile Hill, which are nationally an extremely rare resource. Other interesting factors include the presence of *alexanders*, which occur infrequently inland. They are likely to have been introduced to Britain by the Romans and have been recorded in the same area since at least the 1780s. *Deadly nightshade* was frequently recorded in the past but has now been removed from accessible areas, this plant was used historically for medicinal properties and may be associated with monastic cultivation.

### 2.6.3 Other Factors



It has been noted that the embankments are likely to have been used for grazing in past centuries and a large cattle market was regularly held from 1827 until 1970 along the exterior side of Sections 15 & 17, with the ramparts being cut away to make space for the cattle pens.

*The creation of the cow pens for the cattle market in Paragon St involved the truncation of the City Wall ramparts*<sup>22</sup>

Cutting away of the ramparts has occurred at several other places both inside and outside the Walls, for example in 1923 to allow room for the Lutyens war memorial (Section 5) and in many places to allow for the erection of buildings.

<sup>21</sup> Drewett, J. 2004. pers.comm

<sup>22</sup> Photograph reproduced from:

[http://library.york.gov.uk/uhtbin/cgisirsi/0/0/57/49?user\\_id=YORKIMAGES](http://library.york.gov.uk/uhtbin/cgisirsi/0/0/57/49?user_id=YORKIMAGES)

*This part of the embankments of the City Walls was removed in 1923 to allow for the siting of a war memorial to the railwaymen who had died in the First World War. It was the site of the fire engine shed at the end of the Scarborough platform of the old railway station (which was inside the City Walls)<sup>23</sup>*



## **2.7 Management**

During the late medieval and post-medieval periods<sup>24</sup> Muremasters were elected to look after the Walls. These were supported by a number of masons and 'Common Husbands'<sup>25</sup>. From the eighteenth century City Stewards were elected and from the nineteenth century Corporation Surveyors. A list of known city officials responsible for the Walls from c.1448 to 1971 is included in the RCHME volume<sup>26</sup>, which provides a comprehensive gazetteer of the monument.

The Walls are opened every day at 8.00am except when there is a risk of ice resulting in slippery conditions. They are closed at around dusk.

There is a £15,000 annual repair and maintenance budget allocated for the City Walls and a £100,000 per annum budget allocated for capital works. The budget for capital works can be spent by various departments including Structural Works, City Centre Manager, Environment & Development Services and others. Once a month the City Engineer inspects the Walls. Monthly Health & Safety audits are also undertaken with the resulting proposed list of repairs being passed to the works department. The on-going programme for repair and maintenance is that which is set out in the three volume condition survey of the Walls undertaken in 1991 by the City Council. All work is preceded and accompanied by an appropriate level of archaeological recording and is recorded in the master copy of the condition survey kept in the City Council Engineering Department. An up-date of the work completed since this date was produced by the City Engineer in 2004 and is included in Appendix C.

Management of the embankments typically includes a grass cut around June / July and another in late summer / early autumn. In addition opportunities are currently being explored by the City Council regarding the creation of new wildflower areas and enhancements to the existing daffodil display. Map 7 overleaf shows the areas initially identified for these improvements.

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<sup>23</sup> Ibid.

<sup>24</sup> Definitions taken from Lee, E (ed). 2000. *MIDAS (A Manual and Data Standard for Monument Inventories)*

<sup>25</sup> In effect a Town Manager

<sup>26</sup> RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*

## **2.8 Literature, Maps, Pictorial and other sources**

There are a large number of primary sources for research and understanding relating to York City Walls and the associated buildings and structures (literature, maps, paintings, photographs, illustrations, postcards, correspondence and so on). As it would be inappropriate and impractical to reproduce them as part of this document, a list of those identified during this study can be found in Appendix F, which also includes the Bibliography of sources used in the preparation of this study. It should not be assumed that these lists are exhaustive or complete but merely provide a starting point for further research. It was not possible to obtain catalogues of some additional known collections and to attain these would be a good starting point for further research projects or revisions of this Plan.

## **2.9 The Research Agenda**

The archaeological research framework as set out in the most recent report on the subject<sup>27</sup> was designed for the decade of the 1990s and to "...set priorities for future archaeological investigation in York...". Since then further information and knowledge have become available, bringing new ideas and priorities resulting in the need for a redefined framework. The Yorkshire Archaeological Research Frameworks Forum is currently in the process of developing this new framework. An initial draft resource assessment was due out in June 2004 but has been delayed and therefore it has not been possible to define the research priorities that are relevant to the City Walls, but these should be considered in revisions of this Plan.

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<sup>27</sup> Ove Arup et al. 1991. *York Development & Archaeological Study*



# MAP 7 – ENVIRONMENTAL IMPROVEMENTS PROPOSED BY CITY OF YORK COUNCIL

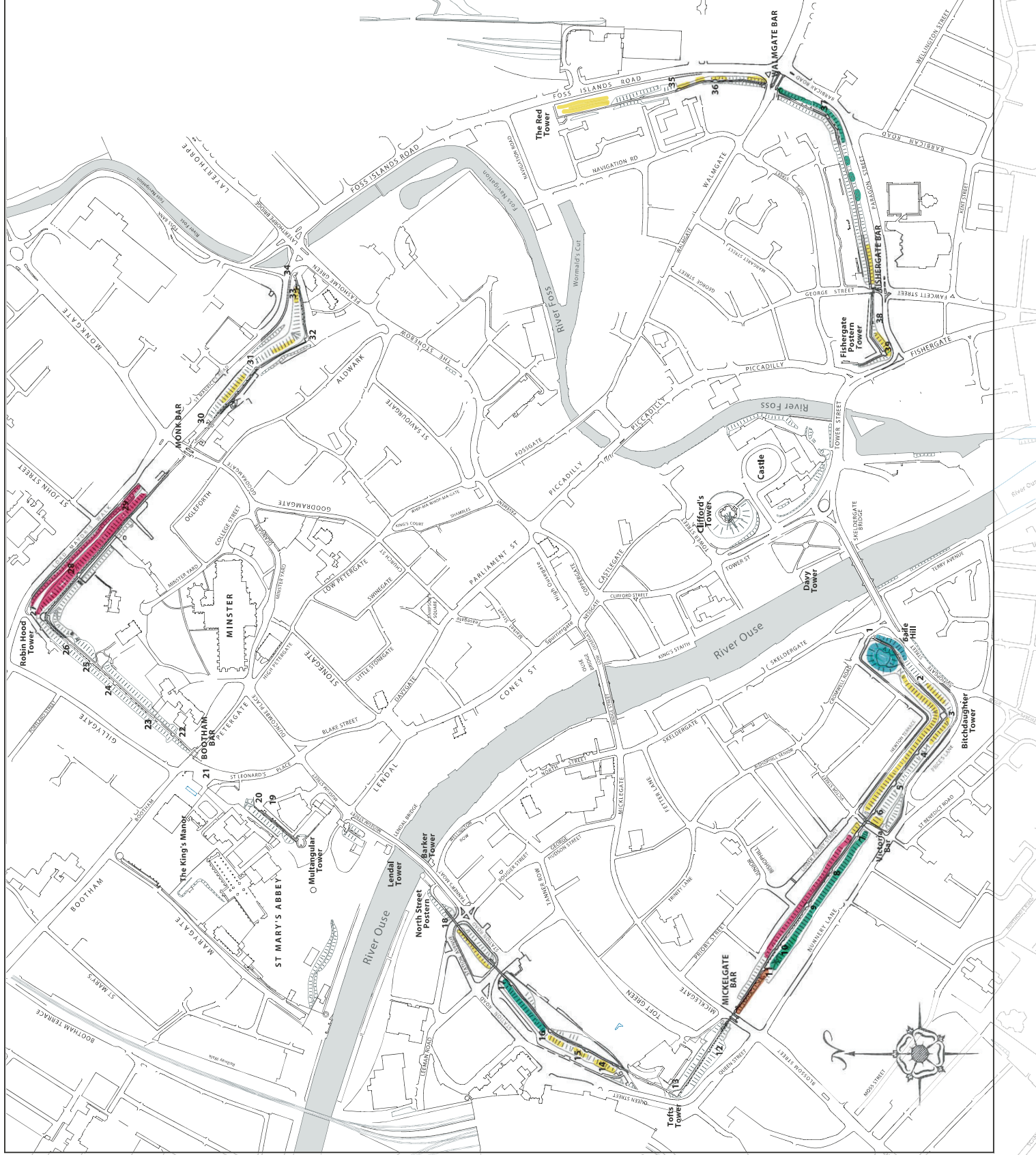
- New / enhanced daffodils
- Wildflower area to be developed
- Potential wildflower area
- Daffodils to be removed
- Potential wildlife area

SCALE:  
0 100 200 300 Metres

Conservation Plan  
for York City Walls  
for The City of York Council

PLB Consulting Ltd  
August 2004

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### 3 Assessment of Significance

*"The walls of York are the longest in England – 2 3/4m. long – and the best maintained. Moreover, there is nothing in the country to emulate its gates or bars."*<sup>28</sup>

#### 3.1 Criteria for Assessment and Methodology

In order to draw up policies for York City Walls, it is first necessary to establish the significance and value of the site. This means balancing an understanding of the importance of individual elements of the site with that of the site as a whole.

Significance has been measured and quantified in a variety of ways in the past, most often through a system of grading, e.g. Listed Buildings, Monuments Protection Programme analysis and frequently in Conservation Plans / Statements where structures are graded A to E, 1 to 5 or internationally significant to intrusive. While seeing the merits of such an approach, these grading systems can be potentially damaging to the heritage assets, because certain elements graded as low or of lesser significance could be regarded as dispensable and in effect marked for removal or unsympathetic alteration. Nevertheless, some indications regarding levels of significance are useful. A system has been devised to indicate this, as set out in the table below, and where an element is negative or intrusive this is also stated.

<b>Exceptional</b>	Universal significance, for features that demonstrate global relevance or are significant in a global context.
<b>Considerable</b>	National significance, for features that are important at national level (including Grade I and II* Listed Buildings and Scheduled Monuments). They should demonstrate specific or unique relevance to British history, architecture, archaeology, ecology, industrial or social heritage.
<b>Moderate</b>	Regional significance, as for national but demonstrating regional relevance and fulfilling several criteria at a regional level (see below for criteria). Regional in this instance refers to York as capital of the region, to Yorkshire & Humberside and in some cases to the North of England.
<b>Some</b>	Of limited or narrow cultural significance, as for regional but demonstrating relevance for a narrower section of society, but being capable of enhancement.
<b>Negative or Intrusive</b>	Features that detract from or adversely affect the significance or value of the site, its context or setting or a particular feature.

<sup>28</sup> Pevsner, N and Neave, D. 1999. *The Buildings of England. Yorkshire: York and the East Riding*

These classifications may also assist with deciding the administrative level at which strategy and policy should be implemented in order to protect and allow the enhancement of the site.

In treating significance, this Conservation Statement states in what way the City Walls are of significance and substantiates it with a short explanation of the relative values. There follows an evaluation of each key element and section of the Walls in terms of how these contribute to the overall significance of the monument. The following types of value have been considered appropriate for this site:

- *Aesthetic*
- *Archaeological / Historical*
- *Associational*
- *Community / Social / Cultural*
- *Economic*
- *Educational / Interpretive / Research potential*
- *Environmental*
- *Group value*
- *Technological / Engineering*

A certain type of value cannot automatically be regarded as being 'superior' to another and where an element is regarded as being detrimental to the significance or value of the site or building this is stated. A lower designation of significance does not imply that a feature is expendable.

#### *Aesthetic*

This relates to the visual appearance of a building, landscape or feature. It is linked to the character of a place (and the "sense of place") and its component parts and to the overall character and context of the site. It is important for group value and adds to the visitor experience. It may also be applied to works of art or other aesthetically valuable structures or items.

#### *Archaeological / Historical*

Archaeological value implies that a structure or feature has elements of value that are hidden and should only be investigated or need interpretation by an archaeological professional. The physical remains of these structures or features will have relevance to our understanding of the past. It also applies to those features that require a watching brief during intrusive investigation. These features are likely to contribute to the archaeological understanding of the site, an area or a specific feature. Historical value implies those elements of the site that were important in or affected the course of history or are representative of an important historical event or occasion.

#### *Associational*

Associational value is when a part or the whole of the site can be directly related to events or living traditions, ideas, beliefs, or artistic and literary works of significance. This may also include an important historic figure or group of figures, another place, building or site, or an event. These may be relevant to the local area, regionally, nationally or globally.

#### *Community / Social / Cultural*

This addresses the elements that make or have made the site of value as a community or visitor resource or is a reference to the social and cultural value placed on the site by the community. This aspect is very much part of the wider importance of city defences and the people who manned them. It also includes the site's value as a recreational facility and leisure attraction.



#### *Economic*

This type of value is related to the economic impact or benefits that have been, are, or may be generated by the site.

#### *Educational / Interpretive / Research Potential*

Any part of the site including artefacts and associational links could be particularly important in providing interpretive opportunities for aspects of the site's history and its wider relevance. This type of value also indicates where the site or parts of the site are relevant to the current research agenda or may be able to assist with answering specific research questions. Education in its widest sense incorporates not only those aspects that have relevance for schools and the national curriculum but also for Life Long Learning, adult education, enabling intellectual access, increasing understanding and meeting the needs of local communities as well as visitors. While these types of values overlap in some areas it should be born in mind that they also can have very different meanings and inform different agendas, only for expediency have they been brought together in this Plan.

#### *Environmental*

Environmental value includes geological, natural and ecological values at a local, national or European level, this may be due to rarity, typicality or attractiveness. Aspects of landscape and setting are also included in this type of value.

#### *Group Value*

Where a site is made up of a variety of features or can be associated with a number of other sites this may give it added value due to an unusual mix of features or its value as part of the larger historical landscape and resource.

#### *Technological / Engineering*

This applies to features or structures that can demonstrate a particular engineering achievement, construction technique or process. It may also indicate the development of any of these together or separately over time, the unique or rare survival of plant or machinery, or evidence of the development or use of particular crafts, disciplines or designs associated with the overall significance of the site or building.

All negative or intrusive elements provide opportunities for **enhancing** the significance of the monument.

### **3.2 Comparator Sites**

The RCHME survey briefly compares the Walls of York with other surviving city walls in England and Wales and as part of preparing this Plan a brief comparison was made with other city walls in Europe. This is not meant to be an exhaustive list but simply a demonstration of how the monument at York compares with other sites. It is recommended that a more robust and thorough study be undertaken to further inform the understanding of the significance of both this and other sites. A summary of the results of this brief comparison follows overleaf.

### 3.3 Overall Statement of Significance

The York City Walls are of **exceptional significance** on account of their long and unique history and their historic and continuing relevance to, and impact on, the culture, society, economy and environment of the City of York and its wider, universal context.

The **aesthetic** value of York City Walls is of **exceptional** significance as demonstrated by the numerous representations of them that have been produced over hundreds of years, many of which form parts of collections that are valued universally. In addition the number of international visitors that come to view, appreciate and photograph the Walls is testimony to the contribution that the Walls make to the character of the City and their place as a visual amenity of global status. The Walls are iconic in relation to the character and 'sense of place' of the City of York. Sadly, there are instances where cluttered signage, an inappropriately sited modern amenity or lack of good design **negatively** affects this outstanding aesthetic value.

As one of the most complex and best preserved examples of City Walls and their associated structures, York City Walls are of **universal archaeological and historical** relevance. The number of periods and features, both upstanding and buried, relating to the monument provides a unique resource for the study of the past. The variety of built heritage, represented within the monument reflects its long and unique history. Its visibility and state of preservation greatly contribute to this value. The potential for archaeological study and research is considerable. The alterations and additions made over the centuries may be seen as a precious biographical record and significant in their own right, telling their own story about the monument<sup>29</sup>.

The **exceptional associational** value of the Walls is due to their associations with numerous monarchs, globally renowned names such as Shakespeare, and their association with events and races that helped to shape global history such as the Roman Empire, the Vikings and the Norman conquest. The historical and current links with the Christian church are of considerable value. The poor interpretive provision and lack of intellectual access severely limits the associational value as only one or two characters and events are explained, this is **intrusive** to their value.

**Community / Social / Cultural<sup>30</sup>**. Historically, for defence and amenity purposes, the City Walls had relevance to the communities living near them and their social development. The alteration and development of the circuit demonstrates the role the Walls played in various conflicts and the reliance placed on the defences by the citizens of York, reciprocated by the citizens' role in manning the defences. The development of an autonomous city authority becoming divorced from royal or ecclesiastical control is also embodied within the history of the Walls. The historically developed 'political' Ward system within the City also defined the community groups responsible for manning and repairing each section of the Walls. There is also evidence for the part the Walls have played in controlling movement into and out of the City, for example during times

<sup>29</sup> Earl. J. 2003. *Building Conservation Philosophy*

<sup>30</sup> With advice from: Roskams, S. 2004. *Interpreting York's 13th Century Walls: the material roots of ideology* (unpublished article)

of plague, and their role in ceremonial activities. The Walls also played their part in the success of Georgian York as a social centre, with their first use as an amenity resource. In addition a number of nationally famous cultural figures flocked to York from this time and immortalised the Walls in literature and art.

In today's society, for economic and amenity reasons, the City Walls have continuing relevance and value for local people and still play a role socially and culturally. The Walls also physically define communities such as the Rowntree estate and the area near Victoria Bar as well as marking the difference between those communities within the Walls and those outside. A perceived lack of community support and awareness of the City Walls' importance is **negative** to their community value, however the regular use of the Walls as a 'short cut' is significant. The lack of physical and intellectual access is a **negative** aspect as is the anti-social behaviour that is frequent around the Walls.

There is potential for **enhancement** of the **economic** value of the City Walls. While they are one of the key defining features of York as a tourism destination and part of the character of York that brings inward investment by attracting businesses to within the City by providing a nice environment for employees, they mostly provide indirect economic benefits apart from minor economic income from the leasing of the spaces within the Bars and the sale of souvenirs. Despite this all sections of the Walls certainly contribute to the economic value by representing the past prosperity of the City and its expansion (and decline) in various periods and for regulating the collection of taxes on goods. The lack of opportunities currently exploited in relation to the City Walls is **negative** to them gaining their real economic value and anti-social behaviour is also a barrier. The lack of physical and intellectual access also has a **negative** effect on the Walls' economic impact.

**Educational / Interpretive / Research potential.** The learning opportunities afforded by the Walls through their educational and interpretive uses places them as **exceptionally** significant due to their incomparability in a global context. The Walls still have the power to relate dramatically the events and achievements of 2000 years of history and past civilisations. The lack of accessible interpretive material relating to the Walls and the poor orientation and signage is **negative** to these types of value. The poor physical access and health and safety issues are also **intrusive** to the Walls fulfilling their true significance in this area.

The natural **environment** of the site includes nationally scarce mature elm trees, nationally protected bats and regionally scarce botanical species in addition to providing a locally important green corridor and wildlife area, while enhancing the urban environment for visitors and local communities. Lack of knowledge amongst the various groups that manage the City Walls regarding the value of the ecology on and around the setting of the Walls is likely to be **intrusive** to its ecological value as damage may occur due to lack of understanding.

The **group value** of the City Walls can be demonstrated in many ways: through the variety of features and periods represented and also in its association with the many other significant sites that characterise York, such as the Minster, the Museum Gardens, and St Mary's Abbey. The group value of all the historic elements of York are likely to be of **exceptional** significance, however, the other elements would need further study to establish their combined level of significance as a whole, although part of this further study is currently being undertaken. To have a surviving medieval gate is rare, but to have four in good condition in association with other major features and an almost complete circuit of associated Walls is extremely unusual. The destruction of any of the Bars

(currently an issue due to traffic impacts and fire risk), major features or Wall sections would have an extremely **negative** effect on this significance.

The potential for **technological / engineering**<sup>31</sup> value regarding the Walls is considerable; but little work appears to have been done on researching, for example, the comparison of various forms of construction with the norms prevailing in particular historical periods (this lack of research and therefore understanding is **intrusive**). The Railway Arches may or may not represent mainstream mid-nineteenth century railway practice, and Robin Hood Tower probably includes very early features in the development of reinforced concrete when experimentation was in progress. Even the 'poor' foundations to the Walls will contain information about medieval practice in the construction of defensive artefacts, and the large Bars must offer insights into the history of the structural use of timber. In summary, the potential engineering significance of the Walls is **considerable** and work in this field is required to develop the subject.

#### *Overall summary*

• <i>Aesthetic</i>	- <i>EXCEPTIONAL</i>
• <i>Archaeological / Historical</i>	- <i>EXCEPTIONAL</i>
• <i>Associational</i>	- <i>EXCEPTIONAL</i>
• <i>Community / Social / Cultural</i>	- <i>CONSIDERABLE</i>
• <i>Economic</i>	- <i>MODERATE</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>EXCEPTIONAL</i>
• <i>Environmental</i>	- <i>CONSIDERABLE</i>
• <i>Group value</i>	- <i>EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>CONSIDERABLE</i>

### **3.4 Key Elements and Sections**

#### **Section 1: Tower 1 to Bitchdaughter Tower (walls and interval towers etc.)**

**Aesthetically**, the attractive residential character of the area has been described on the site audit sheets and has value to residents and visitors. This area visually demonstrates the Victorian expansion of York, while the visual impact of Baile Hill provides a reminder of the development of York from the Norman Conquest to the present day. Views and vistas over the City provide opportunities for appreciating numerous other monuments and this aspect could be enhanced. The **archaeological / historical** value of the area has already been demonstrated by the results of several excavations and the time period and number of significant events covered by the material remains is considerable. The continuous wear and tear over time is potentially **intrusive** to this value. From individuals such as William the Conqueror to institutions such as the Christian church the **associations** with notable historical people are numerous. The area has also played a significant part in many historical events and had a variety of uses. This value is **negatively** affected by the lack of information generally available regarding these associations.

As noted above the **social** value of the Walls and this area are related to the development of autonomous towns and the conflict between church and state. This area in particular can demonstrate this and the inter-reliance of citizens and

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<sup>31</sup> With advice from Peter Little, City of York Engineer. pers. comm

governing authorities, with numerous disagreements over ownership, maintenance and repair, manning and responsibility. These intangible relationships had tangible **economic** effects on all parties, while many of the disagreements were related to financial responsibility. The richness and breadth of history related to this area has exceptional potential for **educational / interpretive and research** purposes, though to date this has not been fully exploited, which is **intrusive**.

Although the natural **environment** of this area is not as diverse and interesting as some other sections of the Walls, there are a number of nationally scarce mature elm trees and the remnants of designed eighteenth century landscape features. The contribution this area makes to the **group value** of the monument as a whole is exceptional, for example: being one of the castle sites within a rare example of a 'two castle town'; the range of periods present, both buried and visible; as part of the almost complete wall circuit; and the range of characters and events with which it is related. As has been discussed above, it is difficult to assess the **technological** value of any part of the monument without further study, although the range of building periods and features present indicates that this could be considerable.

• <i>Aesthetic</i>	- <i>SOME</i>
• <i>Archaeological / Historical</i>	- <i>CONSIDERABLE</i>
• <i>Associational</i>	- <i>CONSIDERABLE</i>
• <i>Community / Social / Cultural</i>	- <i>MODERATE</i>
• <i>Economic</i>	- <i>MODERATE</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>EXCEPTIONAL</i>
• <i>Environmental</i>	- <i>CONSIDERABLE</i>
• <i>Group value</i>	- <i>EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>CONSIDERABLE (potentially)</i>

## Section 2: Bitchdaughter Tower

**Aesthetic** value as above for Section 1 and this Tower also provides views out into the suburbs and has potential to act as a small viewing area. Investigation into the **historical** naming and development of this Tower could prove rewarding, while there is minor potential for excavation of the internal room. Further research may provide additional evidence for **associational** value, meanwhile references to the King's gaol may indicate noteworthy 'residents'. Previously used as one of the many watch towers relied on by the citizens to warn of attack or observe hostilities, this Tower has some historical **social** significance. As a part of the monument the Tower contributes generally to the **economic and group** values. There may be potential to contribute to our understanding of the building of medieval towers along walls.

• <i>Aesthetic</i>	- <i>SOME</i>
• <i>Archaeological / Historical</i>	- <i>MODERATE (potentially)</i>
• <i>Associational</i>	- <i>MODERATE (potentially)</i>
• <i>Community / Social / Cultural</i>	- <i>SOME</i>
• <i>Economic</i>	- <i>SOME</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>MODERATE (potentially)</i>
• <i>Group value</i>	- <i>MODERATE</i>
• <i>Technological / Engineering</i>	- <i>SOME</i>

### Section 3: Bitchdaughter Tower to Micklegate Bar (walls and interval towers etc.)

**Aesthetically**, value comes from the attractive residential areas and for the potential for motorists viewing the Walls from the surrounding roads, while the car park **detracts** from the view out from the Walls. Section 3 includes some very early towers and therefore has potential for enhancing our understanding of medieval defensive **engineering**, this also contributes to the **archaeological** value and the discovery of a previously unknown gate at Victoria Bar may demonstrate a potential that applies to the Walls as a whole. The notorious George Hudson's association with the opening of Victoria Bar due to the expanding Victorian population brings **associational** and **social** connections. The elm trees mentioned previously are also present along parts of this section and the outer rampart between Victoria Bar and Micklegate is one of the most botanically interesting sections. The contribution Section 3 makes to the overall **group value** is considerable, as a long stretch of early wall with an impressive presence visually and historically.

- |  |                                     |
|--|-------------------------------------|
| • <i>Aesthetic</i>                                       | - <i>SOME</i>                       |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE</i>               |
| • <i>Associational</i>                                   | - <i>MODERATE</i>                   |
| • <i>Community / Social / Cultural</i>                   | - <i>MODERATE</i>                   |
| • <i>Economic</i>  | - <i>SOME</i>                       |
| • <i>Educational / Interpretive / Research potential</i> | - <i>MODERATE / CONSIDERABLE</i>    |
| • <i>Environmental</i>                                   | - <i>CONSIDERABLE</i>               |
| • <i>Group value</i>                                     | - <i>CONSIDERABLE</i>               |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE (potentially)</i> |

### Section 4: Micklegate Bar

It is impossible to deny the **aesthetic** appeal of Micklegate Bar, although the presence of homeless people can be discouraging, there is probably historical precedence for seeking alms from well-off visitors entering the City. **Culturally** the most important of York's gateways it was (and sometimes still is) the focus for civic events, such as greeting a monarch and for displaying the severed heads of traitors. **Economic** income has been derived throughout its lifetime by leasing of the rooms over the Bar, a high percentage of tourist souvenirs display its image, many visitors are encouraged to visit because of its reputation and it has the potential to contribute to the regeneration of the Micklegate area. While a great amount is known about the life of this Bar and the museum provides a vehicle for communicating this, there are opportunities for increasing access to information and for new **research** to be undertaken, particularly in relation to **engineering**. As one of the four great medieval gates at York the contribution this Bar makes to the **group value** of the monument is exceptional. The significance of this structure, and therefore the whole monument, is **threatened** by further vehicle strikes and the possibility of arson. The use of the Bar as a museum gives it **educational and interpretive** value but the quality of the signage within the museum **detracts** from this.



- |  |                                     |
|--|-------------------------------------|
| • <i>Aesthetic</i>                                       | - <i>SOME</i>                       |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE</i>               |
| • <i>Associational</i>                                   | - <i>CONSIDERABLE</i>               |
| • <i>Community / Social / Cultural</i>                   | - <i>MODERATE</i>                   |
| • <i>Economic</i>  | - <i>SOME</i>                       |
| • <i>Educational / Interpretive / Research potential</i> | - <i>CONSIDERABLE</i>               |
| • <i>Group value</i>                                     | - <i>EXCEPTIONAL</i>                |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE (potentially)</i> |

## Section 5: Micklegate Bar to Barker Tower (walls and interval towers etc.)

The **view** of this stretch of Wall with the Minster behind is one of the most photographed and reproduced views in the country and recognised worldwide. Enhancing this are views of impressive Victorian buildings such as the North Eastern Railway Headquarters, the Old Railway Station and the magnificent curved train shed of the new station. The railway arches and other Victorian re-building provides opportunities for understanding the **engineering** techniques used and **historically** links this section to the massive changes happening all over the country with the arrival of the rail system and the significant **social, economic and cultural** changes that occurred. Links to modern history are also provided through the presence of the air raid shelters, although the lack of interpretation and public access to these is **intrusive**. The semi-natural calcareous grassland in this area supports plants that are rare in the region and the outer rampart between Micklegate Bar and Rougier Street is one of the most botanically interesting sections along the Walls. The range of periods and features potentially present contribute to Section 5's **archaeological group value**, including: Roman cemetery; King's Toft; Anglian, Norman, Medieval and late Medieval Walls; cholera cemetery; tannery; air raid shelters.

- |  |                                  |
|--|----------------------------------|
| • <i>Aesthetic</i>                                       | - <i>CONSIDERABLE</i>            |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE</i>            |
| • <i>Associational</i>                                   | - <i>MODERATE / CONSIDERABLE</i> |
| • <i>Community / Social / Cultural</i>                   | - <i>MODERATE</i>                |
| • <i>Economic</i>  | - <i>SOME</i>                    |
| • <i>Educational / Interpretive / Research potential</i> | - <i>EXCEPTIONAL</i>             |
| • <i>Environmental</i>                                   | - <i>MODERATE</i>                |
| • <i>Group value</i>                                     | - <i>EXCEPTIONAL</i>             |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE</i>            |

## Section 6: Barker Tower

This Tower is one of the most attractive structures along the City Walls, the patina of the roof tiles is often commented upon and it has an architecturally interesting interior. **Archaeologically**, the historic fabric of the Tower is fascinating and is not properly understood, there is also potential for excavation and **research**. The range of features and alterations, from gun loops, internal arches, and waterspouts to the re-used timber in the roof give this structure **group value** of its own. As one of the three surviving 'chain' Towers and having been altered much less than its counterparts, it considerably contributes to the group value of the monument. The Tower's role in controlling the river to protect



the City and its use for the ferryman, living accommodation and artist's studio demonstrate its **social, cultural** and **economic** role over time. Constant damp and flooding may in time prove to be **intrusive** to the overall significance of the structure, although the fabric appears to be surviving comparatively well. Its recent use as an artist's studio allowed some degree of public access, which enhanced its value and should be considered as part of future uses.

- |  |                |
|--|----------------|
| • <i>Aesthetic</i>                                       | - MODERATE     |
| • <i>Archaeological / Historical</i>                     | - CONSIDERABLE |
| • <i>Associational</i>                                   | - SOME         |
| • <i>Community / Social / Cultural</i>                   | - SOME         |
| • <i>Economic</i>  | - SOME         |
| • <i>Educational / Interpretive / Research potential</i> | - CONSIDERABLE |
| • <i>Group value</i>                                     | - CONSIDERABLE |
| • <i>Technological / Engineering</i>                     | - CONSIDERABLE |

### Section 7: Lendal Tower

With the same original function as Barker Tower, Lendal's additional use as an early and long-lived waterworks gives added **social and community** value and **technical / engineering** value (especially given the different methods of power), as does its position at an important landing place, which has continued in use till today. While Lendal's appearance has changed much more dramatically than Barker Tower's it is still of great **aesthetic** value and greatly contributes to the character of the City. The utilisation of much re-used stone and the early and continued alterations make this Tower **archaeologically** interesting, while more **research** could be done into the origins of some of the fabric and the Tower's development. The first mention of the Tower and its **historical association** with St Leonard's Hospital, and therefore St Mary's Abbey, are interesting historically and important as part of the history of the City and may have wider links. The associations with York Waterworks and the artefacts remaining in the Tower that relate to the history of this company also have an **associational** value. The associated buildings of Lendal Hill House and the engine house / payments hall, while not included within this study, gives this site **group value**, as they assist with demonstrating the changes of use relating to the site. As one of the most potentially accessible structures along the Walls and with interesting links to the history and development of the City, this Tower provides potentially high **interpretative and educational** opportunities. An appropriate re-use for some or all of the buildings in this group could **enhance** the interpretive / educational / community value further. A private re-use for the Tower, restricting public access, would be **intrusive** to the significance and potential of this feature. Bats have been recorded as present here, giving the Tower an **environmental** value.

- |  |                |
|--|----------------|
| • <i>Aesthetic</i>                                       | - MODERATE     |
| • <i>Archaeological / Historical</i>                     | - CONSIDERABLE |
| • <i>Associational</i>                                   | - MODERATE     |
| • <i>Community / Social / Cultural</i>                   | - MODERATE     |
| • <i>Economic</i>  | - SOME         |
| • <i>Educational / Interpretive / Research potential</i> | - MODERATE     |
| • <i>Environment</i>                                     | - CONSIDERABLE |
| • <i>Group value</i>                                     | - CONSIDERABLE |
| • <i>Technological / Engineering</i>                     | - CONSIDERABLE |

## Section 8: Lendal Tower to Bootham Bar (walls and interval towers etc.)

As the only substantial standing Roman remains, and retaining a complicated mixture of features relating to many periods, Section 8 has considerable **archaeological, historical, engineering, research and group value**. The rampart between Lendal Hill House and the Museum Gardens entrance could enhance the **archaeological** value, if, as suspected, it has been altered less than other sections of rampart. The area within St Leonard's precinct is quiet and contemplative and a walk in the Museum Gardens provides a nineteenth century 'picturesque' or 'romantic' experience of the ruins. This contributes to and enhances the national significance implied by the Garden's designation as a Park / Garden of Special Historic Interest and increases its **amenity / community** value as well as providing an added dimension to its **cultural** influence. This aspect also gives Section 8 an **aesthetic** and **environmental** value. The conceptual and physical links here with St Leonard's Hospital, St Mary's Abbey, the Museum Gardens designed landscape, The Yorkshire Philosophical Society, and the insertion of St Leonard's Place increase the **group value** of this section beyond that for the Walls as an important group of archaeological features. The three sections of wall behind the library and the interior of the Multangular Tower are difficult to find, poorly signposted and the feeling of privacy discourages exploration, this is intrusive to its **interpretive** value. However, the representation of the different banks and therefore the periods represented by the Walls near the Anglian Tower is probably the best example of interpretation to be found along the Walls (see front cover), although it may need to be revised in light of recent excavations. The lack of orientation and access to the Anglian Tower is **intrusive** to its interpretive and educational value. The Conservation Management Plan for the Museum Gardens<sup>32</sup> should be consulted regarding further information about this section.

• <i>Aesthetic</i>	- <i>CONSIDERABLE</i>
• <i>Archaeological / Historical</i>	- <i>CONSIDERABLE / EXCEPTIONAL</i>
• <i>Associational</i>	- <i>CONSIDERABLE</i>
• <i>Community / Social / Cultural</i>	- <i>MODERATE</i>
• <i>Economic</i>	- <i>SOME</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>CONSIDERABLE / EXCEPTIONAL (potential)</i>
• <i>Environmental</i>	- <i>MODERATE</i>
• <i>Group value</i>	- <i>CONSIDERABLE / EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>CONSIDERABLE</i>

## Section 9: Bootham Bar

Bootham Bar is perhaps plainer than the other main medieval Bars, but nevertheless is a crucial part of the character of Exhibition Square and provides a highly appropriate focal point for the view up High Petergate. The signs and clutter of the junction and pedestrian crossings external to the gate **detract** from this **aesthetic** value. However, it is a key access point for the Walls due to the many bus stops here.

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<sup>32</sup> Currently in progress at time of writing, due out by end 2004



*Street clutter at  
Bootham Bar*

The Bar does, despite extensive later restoration, contain some of the earliest medieval stonework on the Walls and it has been extensively documented in early photographs, which

assists with the study of the Victorian and more recent work. The restoration work itself has a **historical / archaeological / technical** value for the examples it provides of the method of repairs and philosophy behind restoration in the Victorian period and the significance of the historic environment and its amenity value at this time. There has been a gateway on this site for over 1900 years and the evidence of changes throughout the centuries relating to the changing uses and meanings concerning city gates and the **social**, political and **cultural** development of towns gives it **interpretive / educational** value, **research potential** and **group value**. This is also demonstrated by it being one of the four surviving main Medieval Bars of York and due to the historical links with St Mary's Abbey and the Roman fortress. Bootham also contributes to the moderate **economic** value of the Wall as a whole. In addition to the above **associations**, Thomas Mowbray's severed head was fixed here in 1405 after he had joined Archbishop Scrope's rebellion against Henry IV and was executed in a cornfield under the City Walls. Mowbray (1385-1405) was Duke of Norfolk, Marshall of England, descended from Edward I through his grandmother and a member of one of the richest families in England. The toilets next to the Bar provide much needed visitor facilities but detract from the character and **aesthetic** appeal.

• <i>Aesthetic</i>	- <i>MODERATE / CONSIDERABLE</i>
• <i>Archaeological / Historical</i>	- <i>CONSIDERABLE</i>
• <i>Associational</i>	- <i>CONSIDERABLE</i>
• <i>Community / Social / Cultural</i>	- <i>CONSIDERABLE</i>
• <i>Economic</i>	- <i>SOME</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>CONSIDERABLE</i>
• <i>Environmental</i>	- <i>MODERATE</i>
• <i>Group value</i>	- <i>EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>MODERATE (Potential)</i>

## **Section 10: Bootham Bar to Monk Bar (walls and interval towers etc.)**

This Section is often cited as *the* part of Walls to walk and as such attracts tourists, thereby having some indirect **economic** impact. **Aesthetically** one of the most attractive sections, views of the famous York Minster are spectacular from here (this also gives it **group value**) and many attractive gardens can also be seen. Probably due to the late Victorian re-building of most of the tops of the

Walls, the stone and design of this section has a character of its own relating to Victorian ideas of what a medieval defensive wall and towers should look like, and probably coinciding closely with most people's ideas of this today. As most of this section is railed, it is more suitable for children, those with vertigo, or people unsteady on their feet. Robin Hood Tower probably provides an example of the early **engineering** use of re-enforced concrete. Being built above or close to the line of the Roman fortress wall, retaining the most clearly defined section of outer ditch, and the existence of an unexcavated ice-house within the ramparts means this section has considerable **archaeological** potential and **interpretive / educational** value. The comments above regarding Victorian restoration are also applicable here. The **environment** is potentially important for bats.

- |  |                                   |
|--|-----------------------------------|
| • <i>Aesthetic</i>                                       | - <i>CONSIDERABLE</i>             |
| • <i>Archaeological / Historical</i>                     | - <i>MODERATE</i>                 |
| • <i>Associational</i>                                   | - <i>CONSIDERABLE</i>             |
| • <i>Community / Social / Cultural</i>                   | - <i>MODERATE</i>                 |
| • <i>Economic</i>  | - <i>SOME</i>                     |
| • <i>Educational / Interpretive / Research potential</i> | - <i>CONSIDERABLE</i>             |
| • <i>Environmental</i>                                   | - <i>CONSIDERABLE (potential)</i> |
| • <i>Group value</i>                                     | - <i>CONSIDERABLE</i>             |
| • <i>Technological / Engineering</i>                     | - <i>MODERATE (Potential)</i>     |

## Section 11: Monk Bar

Monk Bar is considered by some to be the most elaborate and ornate of the surviving gates. **Technically** it is extremely interesting as it can function as a self-contained fortress with each floor capable of being defended. As a self-contained structure it contains a number of **archaeologically** important features, as one of the surviving four main medieval gates, and as an integral part of the **group value** of the Wall circuit, its value is extremely high. As with Bootham, Monk Bar enhances its environment by providing a focal point for the view down Goodramgate. The Bar has **associational** values relating to the pre-conquest Minster, the historical tenants, and the possibility that Richard II had the top storey built. Previous uses by the police, the scouts, as a prison and currently as a museum / small theatre indicates **social and cultural** impact, as well as the previously mentioned relationships of city gates to town development.

**Economically**, the lease of the Bar has provided an income for the City authorities for many years. The control of goods and taxes on goods at city gates give a historic economic value. As with Micklegate, the current use as a Museum gives the Bar **interpretive and educational** value but the quality of this provision detracts from its value.

- |  |                                   |
|--|-----------------------------------|
| • <i>Aesthetic</i>                                       | - <i>CONSIDERABLE</i>             |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE</i>             |
| • <i>Associational</i>                                   | - <i>CONSIDERABLE</i>             |
| • <i>Community / Social / Cultural</i>                   | - <i>CONSIDERABLE</i>             |
| • <i>Economic</i>  | - <i>SOME/ MODERATE</i>           |
| • <i>Educational / Interpretive / Research potential</i> | - <i>CONSIDERABLE</i>             |
| • <i>Environmental</i>                                   | - <i>MODERATE</i>                 |
| • <i>Group value</i>                                     | - <i>EXCEPTIONAL</i>              |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE (Potential)</i> |

## Section 12: Monk Bar to Layerthorpe Postern (walls and interval towers etc.)

As well as the **archaeological** and **historical** value of the Walls, towers and ramparts of Section 12 itself, nearby features such as the ice-house, the Merchant Taylor's Hall, the consolidated remains of the Roman fortress wall and corner tower, and the variety of periods of habitation they represent contribute to this. They also increase the **aesthetic** appeal and contribute to the character of the **environment** and **group value** of this area. The clutter of signage at Layerthorpe Bridge is negative to the Walls **aesthetic** and **environmental** value. The removal of Layerthorpe Postern has **negatively** affected the historical and group value of the entire monument. The **interpretive and educational** potential of this section is increased due to the nearby features. The **research** and **archaeological** value has been confirmed by the results of excavations in the area.

• <i>Aesthetic</i>	- <i>CONSIDERABLE</i>
• <i>Archaeological / Historical</i>	- <i>CONSIDERABLE</i>
• <i>Associational</i>	- <i>MODERATE</i>
• <i>Community / Social / Cultural</i>	- <i>SOME</i>
• <i>Economic</i>	- <i>SOME</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>CONSIDERABLE</i>
• <i>Environmental</i>	- <i>SOME</i>
• <i>Group value</i>	- <i>EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>CONSIDERABLE (Potential)</i>

## Section 13: Layerthorpe Postern to the Red Tower (King's Fishpond area)

Archaeologically, the existence of the Fishpond and the gradual raising of land level with rubbish is likely to provide a rich **archaeological** resource providing recent development has not destroyed this. The **interpretive and educational** potential here is relatively high, as many visitors consider this to be a 'gap' in the defences. Current interpretive provision and lack of orientation is **negative** to the value of this area. As an additional feature to the vast variety of defensive structures used by the City it greatly contributes to the **group value** of the monument and the understanding of the historical development of York. The Fishpond's association with William I, other important archaeological sites in York (such as the mill site by the Castle), the Christian church, and the network of ponds and dams indicate **associational** and **technical** value. The poor quality of the light industrial units, the intrusion of the busy road, the unkempt appearance of the river area, and the lack of sense of personal security **negatively** affect the aesthetic value of this section but provide opportunities for enhancement. The existence of the Rowntree Wharf, linking with Rowntree's long association with York and the Rowntree community / residents and thereby the philanthropic philosophy of the era gives this area some **community** value.

• <i>Aesthetic</i>	- <i>SOME</i>
• <i>Archaeological / Historical</i>	- <i>MODERATE</i>
• <i>Associational</i>	- <i>MODERATE</i>
• <i>Community / Social / Cultural</i>	- <i>SOME</i>
• <i>Economic</i>	- <i>SOME</i>
• <i>Educational / Interpretive / Research potential</i>	- <i>MODERATE (potential)</i>
• <i>Group value</i>	- <i>EXCEPTIONAL</i>
• <i>Technological / Engineering</i>	- <i>MODERATE</i>



## Section 14: The Red Tower

**Aesthetically** this is a very attractive structure, which enhances the environment in this area, although the approach from the north somewhat **detracts** from this. Its construction in brick rather than stone is also significant **historically**. The raising of the ground level around this structure has similar implications for **archaeological** potential as Section 13. The lack of understanding regarding the low wall surrounding the western side of the Tower provides opportunities for non-intrusive community archaeology. The Tower's possible use as a brimstone (sulphur) manufactory has **technological** / scientific interest and relates to previous economic value and links with York's industrial history, it also provides an interesting **educational** opportunity and gives it **cultural** value. Sulphur has many historical uses but it's regular use as an insecticide / fumigator may indicate associations with **social** issues of the time. Further research could be conducted regarding the historical use of sulphur in Yorkshire. The Tower is likely to have a value for the local **community** of the Rowntree Estate. The potential for re-use of the Tower, possibly as an **interpretive** space gives it added values.

- |  |                |
|--|----------------|
| • <i>Aesthetic</i>                                       | - MODERATE     |
| • <i>Archaeological / Historical</i>                     | - MODERATE     |
| • <i>Associational</i>                                   | - SOME         |
| • <i>Community / Social / Cultural</i>                   | - SOME         |
| • <i>Economic</i>  | - SOME         |
| • <i>Educational / Interpretive / Research potential</i> | - MODERATE     |
| • <i>Environmental</i>                                   | - SOME         |
| • <i>Group value</i>                                     | - CONSIDERABLE |
| • <i>Technological / Engineering</i>                     | - SOME         |

## Section 15: The Red Tower to Walmgate Bar (walls and interval towers etc.)

The use of foundation arches to resolve the 'watry situation' demonstrates medieval **engineering** techniques and gives Section 15 a different character. The Victorian re-building demonstrates **historical** conservation techniques, as mentioned above. The defining of the Rowntree community by the Wall adds to Section 15's **community / social** value, also of value is the **association** with Joseph Rowntree and his connections with the industrial, **economic** and **social** development of York. Development cutting into the ramparts is **intrusive** to the significance of the Walls. Recent, unpublished excavations may provide further information regarding the foundations and building of the Wall but the public inaccessibility of this information **detracts** from its usefulness.

- |  |            |
|--|------------|
| • <i>Aesthetic</i>                                       | - SOME     |
| • <i>Archaeological / Historical</i>                     | - SOME     |
| • <i>Associational</i>                                   | - SOME     |
| • <i>Community / Social / Cultural</i>                   | - SOME     |
| • <i>Economic</i>  | - SOME     |
| • <i>Educational / Interpretive / Research potential</i> | - SOME     |
| • <i>Group value</i>                                     | - MODERATE |
| • <i>Technological / Engineering</i>                     | - MODERATE |



## Section 16: Walmgate Bar

The values mentioned above relating to the importance of the Medieval Bars in general apply equally to Walmgate Bar. **Archaeological / historical** value is provided by: Walmgate being the only Medieval gate in the country to retain its barbican; the survival of the inner timber façade (aiding understanding of the other Bars); and some nice architectural features, such as the window with loophole, corbels and portcullis. There is also evidence of former attacks on the Bar from potential bullet holes to the sagging of the barbican wall being probably due to a Civil War mine. The current use by a local community church and coffee shop, its previous use for local celebration of national events (illumination of Bar for Edward and Alexandra in 1901 and in again 1911) and its role in the Civil War indicates **community / social** value and also enhances its **associational** value. The **aesthetic** appeal of this Bar is obvious and it greatly contributes to enhancing the **environment** in this area of the City. However, the current drab streetscape and difficult crossing point for pedestrians **detract** from the Bar's value, as does the lack of interpretive links / orientation into the City. The frequent damage and resulting repair and replacement of fabric also **detracts** heavily from its value and may result in near destruction of this structure at some point, which would **negatively** affect the overall significance of the monument.

- |  |                       |
|--|-----------------------|
| • <i>Aesthetic</i>                                       | - <i>CONSIDERABLE</i> |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE</i> |
| • <i>Associational</i>                                   | - <i>CONSIDERABLE</i> |
| • <i>Community / Social / Cultural</i>                   | - <i>MODERATE</i>     |
| • <i>Economic</i>  | - <i>MODERATE</i>     |
| • <i>Educational / Interpretive / Research potential</i> | - <i>CONSIDERABLE</i> |
| • <i>Environmental</i>                                   | - <i>SOME</i>         |
| • <i>Group value</i>                                     | - <i>EXCEPTIONAL</i>  |
| • <i>Technological / Engineering</i>                     | - <i>CONSIDERABLE</i> |

## Section 17: Walmgate Bar to Fishergate Postern Tower (walls and interval towers etc.)

The interesting uses of the tower / room at Fishergate Bar provide indications regarding the way certain areas of society were perceived and treated, giving this feature **historical, social and cultural** value (enhanced by the survival of a description by a prisoner of conditions in the prison). This Bar, although not a main entranceway and less elaborate than the four main Bars, has considerable survival of historic fabric, which is probably due to it being blocked up for a long period of time and suffering less damage and decay than many other sections of Wall. Also of value is the survival of Fishergate Postern with its portcullis slot. The outer rampart along Paragon Street is one of the most botanically interesting sections (**environmental**). There appear to be many records relating to expenditure and price of certain services and articles relating to this stretch of wall, one relating to the re-building of a stretch funded by a local benefactor (**associational / economic**).

- |  |                   |
|--|-------------------|
| • <i>Aesthetic</i>                     | - <i>MODERATE</i> |
| • <i>Archaeological / Historical</i>   | - <i>MODERATE</i> |
| • <i>Associational</i>                 | - <i>SOME</i>     |
| • <i>Community / Social / Cultural</i> | - <i>MODERATE</i> |
| • <i>Economic</i>                      | - <i>SOME</i>     |

- *Educational / Interpretive / Research potential* - MODERATE
- *Environmental* - MODERATE
- *Group value* - MODERATE
- *Technological / Engineering* - MODERATE (potential)

### Section 18: Fishergate Postern Tower

Although, this Tower is impressive and imposing in its size, the massing of modern developments close by overshadow the Tower itself and **negatively** affect this **aesthetic** and **environmental** value. This modern development, and the busy road, prevent visitors from viewing the Tower from the distance that is needed to appreciate its size and structural bulk. The presence of roosting pigeons on the Tower is also **negative** to the environmental and community value due to health & safety issues. The provision of some public access, its use by local artists and the contribution their exhibitions make to the **community** are all positive features. **Intrusive** to this is: the lack of publicity relating to public access to the Tower; fire officer restricts general public access to the lower two floors; a need to book on the York Walk tour; and a lack of essential services.

Externally the Tower appears to be in good condition and many interesting **historic / archaeological** features survive including the watch tower, spiral staircase, guarderobe and many blocked up features. However, severe decay of the interior stone, especially on the spiral staircase and adjoining wall near the window on the first floor level is **negative** to this value and could result in loss of significant features and structural safety issues.

- *Aesthetic* - SOME (potentially MODERATE)
- *Archaeological / Historical* - CONSIDERABLE
- *Associational*
- *Community / Social / Cultural* - SOME
- *Economic* - SOME
- *Educational / Interpretive / Research potential* - SOME
- *Environmental* - NEGATIVE
- *Group value* - CONSIDERABLE
- *Technological / Engineering* - SOME

### Section 19: Fishergate Postern to Tower 1 (walls and minor towers etc.)

The **group and associational** value of Section 19 is greatly increased by the presence of the river, the Friary walls (and historically the Friary), Cliffords Tower and York Castle. Due to these elements there is also considerable potential for **interpretive and educational** provision but this is currently not being fulfilled. **Aesthetically** this stretch of wall is very attractive and provides a backdrop of character for the lane and houses behind. Between Fishergate Postern Tower and Tower 1 there is an **intrusion** from the modern road network and associated paraphernalia, which detracts from its aesthetic appearance. The small public park to the south of this stretch of Wall is of poor design, unkempt appearance (possibly due to the constant flooding) and does nothing to enhance, interpret or promote the City Wall but does provide an opportunity for doing so.

This section provides one of the few examples of the original stretches of wallwalk and along with Davy Tower is potentially interesting **archaeologically / historically**. Davy Tower is now a private residence and public access is not possible, it has also not been possible to gain access to the Tower to inform this study. This is **negative** to its value as is its isolation from the other parts of the Walls and lack of orientation, interpretation and signage resulting in a lack of understanding of this being part of the walled circuit by many people.

- |  |                                   |
|--|-----------------------------------|
| • <i>Aesthetic</i>                                       | - <i>MODERATE</i>                 |
| • <i>Archaeological / Historical</i>                     | - <i>CONSIDERABLE (potential)</i> |
| • <i>Associational</i>                                   | - <i>CONSIDERABLE</i>             |
| • <i>Community / Social / Cultural</i>                   | - <i>SOME</i>                     |
| • <i>Educational / Interpretive / Research potential</i> | - <i>CONSIDERABLE (potential)</i> |
| • <i>Environmental</i>                                   | - <i>SOME</i>                     |
| • <i>Group value</i>                                     | - <i>MODERATE</i>                 |
| • <i>Technological / Engineering</i>                     | - <i>SOME</i>                     |

## **4 Vulnerability / Conservation Issues**

In order to progress from establishing why aspects of the site are significant to formulating policies to retain or enhance their significance and value, it is first necessary to identify the threats and vulnerabilities that affect the site. The following vulnerabilities have been identified as those most appropriate to the site for the present and future. The subsequent policies have been developed following an understanding of the significance and value of the York City Walls and by addressing the vulnerabilities of these aspects.

### **4.1 General Vulnerabilities and Risks Relating to the Site as a Whole and Particular Aspects of the Site**

#### **4.1.1 General**

- *Natural erosion.* All historic sites suffer from natural erosion caused by the weather, vegetation, and animals. Many of these factors can be solved through land management or physical protection of the site but some erosion is inevitable. The natural propensity for 'rapid' decay of much of the stone used for construction is also an issue.
- *Physical access.* Provision for people with impaired mobility, with pushchairs, or sensory impairment is inadequate for most of the site. The nature of the structures means that full access in the future is unlikely to be possible. This is likely to affect the future development of the site as a heritage attraction and may result in some loss of business or limitations on income. By 2004 every site and place of work must be compliant with the Disability Discrimination Act (DDA) where reasonably possible to do so (Listing or Scheduling value will take precedence). There are many elements of the City Walls that would be very difficult to make accessible, but reasonable attempts should be made regarding providing access for all or appropriate alternative access. This must also be considered within all future plans for development and interpretation.
- *Intellectual access<sup>33</sup> (also covered by the DDA).* Intellectual access and interaction is at present limited in many areas. This will restrict optimising the economic and tourism potential of the site, while past history has shown that the support of the local community is vital for protecting and ensuring the future of the Walls.

#### **4.1.2 Structures**

- *Inadvertent damage.* This study has shown that particular elements and much of the development of the complex structure of the City Walls is not fully understood. There is a danger that significant features may be inadvertently damaged through inappropriate maintenance or management strategies. In addition, the damage caused by traffic through the Bars and the piecemeal removal of the ramparts will have serious impacts on the significance of the monument.
- *Loss of resource / natural erosion.* Continuing erosion and development leading to loss of resource poses a threat to the survival of some of the

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<sup>33</sup> Intellectual access is about providing the information people want regardless of any prior knowledge, educational attainment, physical or sensory impairment, mental health needs, learning difficulties and allowing people to learn at their own pace and set their own agenda.

buildings and structures, as well as the few fixtures and fittings left relating to the function of the Walls and structures (e.g. portcullis' and their mechanisms). They are of considerable importance in demonstrating the function and historical development of the site to visitors. Although managed, benign neglect may at times be desirable, this needs to be managed in order to prevent structures from becoming hazardous, unstable or structurally unsound. While development and enhancement of the monument is also desirable this must be appropriate and guided by the policies set out in Section 5 of this Plan.

- *Lack of resources for maintenance and repair / economic constraints.* The resources, financial and physical, needed to ensure regular maintenance and repair can be considerable. While a great amount of maintenance and repair is regularly undertaken, lack of adequate resources, dissemination of good conservation practice, time commitment and the lack of a single point of decision making and co-ordination may result in the site becoming neglected in the future or inappropriate actions being taken.
- *Insensitive repair and alteration*<sup>34</sup>. All historic buildings are prone to insensitive repair, particularly with regard to inappropriate repointing, paint and mortar mixes. It is also common for roofs to be repaired or replaced with inappropriate or non-traditional materials. This issue is particularly important as the conservation principles relating to the historic fabric are poorly disseminated and a wide range of parties are involved, especially with larger projects. Alterations such as the blocking of windows, insertion of services or inappropriate additions will alter the value of the asset as well as possibly destroying or hiding archaeological and historical evidence. They will also affect the aesthetic significance of the site through loss of character and thus all proposed alterations should be considered in the light of the impact upon the building and character of the area, while all repair work must respect the historic integrity of the fabric. Alterations are inevitably necessary in buildings that are changing their use, particularly when adapting to enable public access. Special consideration should be taken to ensure that the installation of essential visitor services (such as water, electricity and toilets) respects the historic character of the site and does not diminish the site's historic significance and authenticity. Maintenance must be a priority before further intervention.
- *Inappropriate re-use.* In many cases adaptive re-use of historic buildings or sites is preferable to no use at all and subsequent dereliction and loss. However, it should be recognised that many uses require considerable alteration and the installation of services, while building regulations will require alterations such as new access points or fire escapes that may seriously damage the historical significance and destroy surviving fabric. English Heritage can provide guidelines on the re-use of historic buildings. Any decisions regarding re-use should always choose the option that provides a sustainable use whilst retaining the building's historical integrity, authenticity, and context.
- *Inappropriate development, reconstruction or restoration.* The complex nature of the monument and the many changes and alterations that have taken place historically are such that unless care is taken it may become difficult for the public to differentiate between restored and 'original' fabric

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<sup>34</sup> Brereton, C. 1995. *The Repair of Historic Buildings: Advice on Principles and Methods*

and so retain the authenticity of the experience. It should be considered that many of the past alterations are now of great historic significance in their own right and can be vulnerable to inappropriate development. Inappropriate development in the close vicinity will also affect the significance of the site and may damage archaeological remains. Current physical links are also important (the network of streets inside the Walls, for example, because of their connection to the history and development of the City and its walls) but new links may be inappropriate.

- *Lack of recording.* Recent work that has been undertaken on site has followed a commendable programme of recording. This must be continued by means of detailed recording through photogrammetry, drawing, photographs, samples and descriptions. It is important that any structures not yet recorded are fully recorded as soon as possible and certainly before any alteration, and that the development of any areas of archaeological importance follow recommendations for investigations as detailed in PPG 15 and 16 and in the Policy Section below.

#### **4.1.3 Historical Range**

- *Lack of understanding.* It has been noted earlier in this study that the complex nature of the monument and its development are still not fully understood. The relationships between phases of development, in particular, are often debated and in doubt. This may lead to uninformed decisions regarding the conservation, alteration and re-use of structures. The lack of research agenda or knowledge regarding the value of the monument in engineering terms may also lead to the unwitting destruction of valuable evidence.
- *Cumulative loss of building fabric and architectural detail.* Historic sites and structures frequently suffer damage caused by the incremental loss of small elements. This can be as destructive as demolishing an entire building, as the historic merit of a building that still stands but has lost all evidence of its former use is severely reduced. This is particularly important for a monument such as this where the whole is made up from a vast number of elements and its significance is greatly increased by the survival of these as a group. This could affect the group value of the site, which is vital to the City Wall's overall significance. Cumulative loss may also result from destruction through intrusive archaeological investigation. Another area of particular relevance for the monument is the cumulative loss of material from the ramparts.

#### **4.1.4 Research Potential and Opportunities, Collections and Archives**

- *Cataloguing / inventory.* Access to the many collections relating to the City Walls and the usefulness of the resource are both seriously affected by the lack of a comprehensive catalogue or inventory. While the forthcoming book by the York Archaeological Trust<sup>35</sup> will go some way to rectify this it will only cover the pictorial resources. Without a comprehensive knowledge of the extent and condition of the resource, appropriate policies for its protection, storage and further research will be difficult to draw up.

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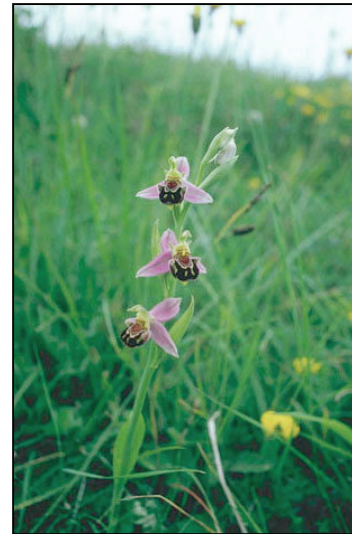
<sup>35</sup> Wilson, B and Mee, F. Forthcoming. *The Archaeology of York Supplementary Series: The Medieval Buildings of York. The Pictorial Evidence*



- *Lack of resources.* There is considerable research potential relating to the monument and to individual features. The lack of resources available to undertake this could be intrusive to its significance as collections may decay or become dispersed over time and alterations to the fabric takes place destroying former evidence. Piecemeal research is being undertaken but a co-ordinated and prioritised approach to an agreed research agenda would be more appropriate and effective. (See also 4.1.3 *Lack of understanding*)
- *Access to results.* While a large number of excavations and other research work have been undertaken in recent years the vast majority of this has yet to be fully published and has only been made available as brief summaries in 'Interim'<sup>36</sup>. This restricts access to detailed information about recent work on the Walls and the impact of new findings.

#### **4.1.5 Archaeology and Historic Fabric**

- *Loss of earlier deposits.* The development and alteration of the monument throughout its history has removed many of the contexts relating to the early workings of the site. Further work must be guided, preceded, and accompanied by professional archaeological evaluation, assessment and investigation, with widely published results. This is also a concern when considering the cumulative loss of material from the ramparts.
- *Inappropriate archaeological investigation.* Intrusive archaeological research is an unrepeatable exercise. Well-intentioned archaeological investigation can cause irreversible damage to a site if it is not undertaken in the appropriate manner and following national and regional research agendas and guidelines. This applies to both sub-surface remains and standing structures. However, there are many opportunities for non-intrusive and intrusive community archaeology under the guidance of qualified, experienced, professional archaeologists.
- *Inappropriate development.* Re-use or new development need not be incompatible with the continued significance of the site. Inappropriate buildings, facilities, and activities on the site that have an impact upon on the site and its setting have the potential to damage both the archaeology and the historic planned layout of the site.



*Bee Orchid*

#### **4.1.6 Environment and Landscape**

- *Lack of awareness of ecological importance.* The significance of the natural environment of the area is considerable but many visitors may not be aware of this. This is an opportunity for interpretive provision. Lack of awareness amongst the many different groups involved with management and development and differing priorities may lead to removal of important elements or inadvertent disturbance.

<sup>36</sup> Bulletin of the York Archaeological Trust: Archaeology in York

- *Visitor erosion.* Large numbers of visitors accessing any form of archaeological remains or area of environmental significance will cause some level of erosion. This will be particularly pronounced for earthworks in the wetter shoulder months (March / April and September / October) or when large numbers of people are involved, such as at events. Erosion can occur as visitors create and follow desire lines, sit or climb on historic fabric and create hollows at interpretation panels, features and structures.
- *Inappropriate development.* Although re-use and development is not incompatible with the significance of the site, inappropriate buildings or facilities on the site or impacting upon its setting have the potential to damage the significance of the site and therefore reduce its value. This may be particularly relevant where English Nature is not consulted prior to development. The size and impact of development near to the Walls is also of concern as massing or poor design would be detrimental to the context and setting of the Walls. The 'sense of place' is an abstract concept but one that is extremely important for a monument such as this. The long history and visual attractiveness of the remains and their historic townscape setting are clearly fundamental to their significance. It is vital that this 'sense of place' is protected, sustained and enhanced so that future generations can enjoy and appreciate the site and its surroundings.
- *Inappropriate landscaping or habitat recreation.* The context and setting of the site varies throughout the length of the monument. It is important that the current character of the monument and setting is maintained and that a formal 'municipal' appearance does not become uniform around the Walls. Areas designated for habitat improvement should be carefully assessed, as the type of ecology that is significant at this site is not always immediately obvious. Historic precedent (e.g. the use of ramparts by local communities for grazing and other purposes) can be used to inspire opportunities for enhancing the diversity of the ramparts but equally lessons should be learnt from history (e.g. cutting back of ramparts for cattle pens) to avoid cumulative destruction of the resource.
- *Context and setting.* The size and physical nature of the monument dictates that it is often viewed from a distance and that views out from the monument are integral to its historical purpose and current significance. In some instances the clutter of street signage, inappropriately sited modern amenities and the lack of good design for modern structures has an impact on views of or out of the monument.



*The street clutter at Layerthorpe Bridge affects views of and views from the City Walls*

*'Mr Sparkle' is indicative of the poor design of new light industrial units along Foss Islands Road*



#### **4.1.7 Local Ownership and Involvement**

- *Raising awareness and creating 'pride of place'.* The historic inter-dependency between the communities of York and the Walls and the resulting social, political and cultural connotations are in danger of being undermined and becoming irrelevant in today's society. Methods to combat this include increasing community involvement with and use of the Walls, thereby raising awareness of their significance and creating 'pride of place'. Continuing public and community support is vital to the sustainability and long-term survival of the site.

#### **4.1.8 Management**

- *Interpretation.* Some level of interpretation is necessary and desirable at any site that attracts visitors. This is particularly true of complicated archaeological remains where function and use can be difficult to understand. The level and quality of interpretation available for York City Walls is particularly poor for a site of this significance and potential interest. Interpretation has many benefits in terms of visitor / site management, increasing access, developing new audiences, encouraging 'pride of place' and so on. However, it should also be acknowledged that excessive or overly intrusive physical installations could detract from the character and intrude into the 'sense of place'.
- *Anti-social Behaviour.* The site currently suffers from a variety of anti-social behaviour, which has resulted in health & safety issues, potential fire risks and damage to buildings and fixtures, and impacts on visitors' enjoyment of their visit. A range of mitigation strategies needs to be considered during and following any development process, perhaps with a combination of physical measures and community initiatives.
- *A Quality Experience.* York City Walls are currently not fulfilling their potential as a tourist attraction, despite their obvious advantages over other attractions in York, such as free entry, an attractive outdoor green space, a wide range of experiences, views and the potential to tell a wider story regionally, nationally and globally. As such, the Walls are not contributing fully to the overall York experience and the group value of the historic attractions and monuments in the City. The management groups involved must be careful to preserve the authenticity of the experience and to further develop its Unique Selling Points to become a destination of global reputation, distinctive yet complementary to the other attractions of

York. The Walls will also be vulnerable to over commercialisation and branding that will be detrimental to the experience.

- *Physical Access and Health & Safety.* The significance of the site is currently compromised due to the difficulties of physical access to the site. This will also affect its ability to attract sufficient numbers of visitors to ensure its sustainability in the future. There are sections and features that are or could be made physically accessible and opportunities should be explored to provide alternative access for those areas where it is not feasible to provide access. Health & Safety along the Walls is a constant issue, particularly at the time of writing, with an insurance claim being made against the Council. The physical properties of the structures mean that tripping or falling from height are constant issues. Today's compensation culture means that these issues cannot be ignored or people simply warned through signage.
- *Statutory and Non-statutory protection.* There is a wide range of statutory and non-statutory protection for the site. The range of protection is wide-ranging and confusing and despite the extensive designations the emphasis is on protection rather than good management and enhancement. The protection of important views and vistas should also be considered. The division of the wall circuit between two separate Scheduled Monuments is detrimental to its value and several of the listing descriptions are inaccurate or not complete. Several features are both Listed and Scheduled and some appear to be included in two different SAMs (such as the Multangular Tower and Walls around Museum Gardens). However, a review of the protection of the historic environment, and therefore of the designations, is currently underway. This review only covers national designations. The level of protection provided by the Local Plan leaves a monument of this significance, size and complexity vulnerable to inappropriate development.
- *Vision for the Future.* The sheer number and mixture of bodies involved with the management, protection and development of the site has meant the development of a number of different (and sometimes conflicting) visions for the future of the City Walls. Roles and responsibilities are perhaps not fully defined and understood. Decision making is drawn out and complicated. There is a lack of a single point of contact with the knowledge and time resources available to ensure the appropriateness, co-ordination and complementarity of all schemes. There is therefore a need to invest resources into strategic planning and co-ordination, understanding and policy making, periodic review and revision.



## 5 Policies

### 5.1 Introduction

The objectives and policies have been developed following an understanding of the site's significance and by establishing how this is vulnerable. The objectives and policies have been categorised under specific themes and categories and include general recommendations and others that are feature specific. The policies are designed to promote conservation and enhancement of the special qualities of the site and are intended to provide the framework within which this can be taken forward for the benefit of the site, the local community and the wider public.

The Conservation Framework sets out key philosophies and an introduction to conservation good practice through identifying existing standards and guidance for future management of the monument. The policies in this section will be implemented within this framework. A discussion and statements setting out the reasoning or principles that underlie or explain particular key policies is also included here.

### 5.2 The Conservation Framework

The policies assume that all work undertaken on the site will be carried out with, the appropriate consents, approval from the appropriate statutory bodies and stakeholder groups and that formal planning consent has been granted.

It is difficult to define a Conservation Philosophy for the entire monument as the number of different circumstances that may arise will require a number of different approaches. Different types of structure will require different kinds of care. As Powys wrote: "*It is wise not to lay down dogmatic rules, for when they are made one is apt to be confronted by a case where they do not work*"<sup>37</sup>. It is therefore useful to summarise some philosophical points that will assist with the decision of how and when to interfere with or 'conserve' the historic fabric. These will be used in association with the principles and guidelines set out in the documents and charters below to guide decision making in respect to the conservation and management of the monument.

- *To obtain as full an understanding of the resource as possible in order to be able to decide on an appropriate course of action*
- *To restrain the process of decay without damaging the character of the buildings or monuments, altering the features which give them historic or architectural importance or unnecessarily disturbing or destroying fabric*<sup>38</sup>
- *To limit the degree of intervention to the minimum needed to produce the desired effect and to use non-reversible change only as a last resort*
- *Not to use preservation philosophies to justify an approach already decided upon*
- *The monument will not have an indefinite life, instead it will be utilised to honour the past and for pleasure and instruction now and in the future*<sup>39</sup>

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<sup>37</sup> Powys, A.R. 1929. *Repairs of Ancient Buildings*

<sup>38</sup> English Heritage. undated. *Principles of Repair*

<sup>39</sup> After Thompson, M.W. 1981. *Ruins: Their Preservation and Display*



- *To recognise that there are circumstances where no action is required to achieve conservation*
- *The historic structure should tell an honest story but historical truth need not be 'shouted from the rooftops'*

### **Key Documents and Charters**

ICOMOS Australia. 1999. *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*

at: [http://www.icomos.org/burra\\_charter.html](http://www.icomos.org/burra_charter.html)

UNESCO. 1994. *The Nara Document on Authenticity*

at: <http://www.unesco.org/archive/nara94.htm>

ICOMOS. 1964. *The Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites*

At: [http://www.icomos.org/venice\\_charter.html](http://www.icomos.org/venice_charter.html)

Society for the Protection of Ancient Buildings. 1877. *The Manifesto*

at: [http://www.spab.org.uk/whatis\\_manifesto.html](http://www.spab.org.uk/whatis_manifesto.html)

Institute of Field Archaeologists (IFA). 1999. *Standards and Guidance*

at:

[http://www.archaeologists.net/index.php?module=documents&JAS\\_DocumentManager\\_op=viewDocument&JAS\\_Document\\_id=13](http://www.archaeologists.net/index.php?module=documents&JAS_DocumentManager_op=viewDocument&JAS_Document_id=13)

Canadian Association for Conservation of Cultural Property (CAC and of the Canadian Association of Professional Conservators (CAPC). 2000 (3<sup>rd</sup> edition). *Code of Ethics and Guidance for Practice*

at: <http://www.cac-accr.ca/ehome.html>

Department of the Environment. 1990. *Planning Policy Guidance Note: Archaeology and Planning (PPG16)\**

Department of the Environment. 1994. *Planning Policy Guidance Note: Planning and the Historic Environment (PPG15)\**

*1979 Ancient Monuments and Archaeological Areas Act\**

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\* and any future revision of these guidelines

### 5.3 Policies

#### 5.3.1 Primary Objectives

- To maintain and enhance the historical, cultural and environmental significance and values of the site
- To provide for the security, maintenance, access to and interpretation of the site
- To ensure that any work is based on a full understanding of the impact of proposals on the significance and historic character of the site
- To improve public appreciation of the site without diminishing its significance
- To provide a site that enhances the economy and social well-being of York and the wider community
- To provide a site which is part of the wider global walled town heritage

#### 5.3.2 Regular Inspection, Maintenance and Repair

##### 5.3.2.1 Objectives

- To preserve the sense of place
- To provide a philosophical framework within which conservation decisions can be made
- To provide a suitable environment for volunteers, staff and visitors to ensure personal and public safety
- To save money through regular modest investment in maintenance
- Ensure sustainability through recognising and not wasting the 'embodied energy' contained within the building resource

##### 5.3.2.2 Policies

**POLICY MAIN01:** A regular programme of inspection will continue to be carried out for all the historic buildings and structures that make up the City Walls, this inspection will consider not only structural and health & safety but also conservation issues. It is recommended this inspection continue on a monthly basis.

**POLICY MAIN02:** The current maintenance regime for large scale projects (see section 1.4) will continue to be implemented and resources will be made available to achieve this. A programme of regular routine checks and maintenance, such as the clearing of gutters, painting of metalwork and woodwork will be implemented as part of the monthly inspection.

**POLICY MAIN03:** Appropriate craftspeople and professionals will be utilised for all work where feasible. Appropriate training will be provided to maintenance staff to ensure their competence in using and working with historic materials.

**POLICY MAIN04:** Where materials cannot be salvaged from the site or building and re-used, new materials made in a traditional way will be sourced. Salvaged materials from other sites will not be utilised except when the materials stated above are unavailable. Salvaged materials will only be considered from other sites due for re-development if the use and provenance of such materials is known and recorded.

**POLICY MAIN05:** Cracks in structures will be monitored carefully over at least a year to establish if they are 'historical' cracks or still moving. Where cracks are highlighted as being a structural problem, where feasible the cause of the movement should be remedied before considering whether to re-build sections.

**POLICY MAIN06:** Detrimental vegetation on or near to the Walls will be removed as part of the regular maintenance programme.

**POLICY MAIN07:** Appropriate mortar mixes will be used for all works relating to the City Walls. Where hard cement mortar exists it will be removed during repair works, where it can be removed without damage to the monument and in accordance with the policies in this section.

### **5.3.3 Historic Buildings, Structures and Archaeology**

#### **5.3.3.1 Objectives**

- To ensure the survival and authenticity of the built and archaeological heritage of the site
- To conserve, enhance and record the built and archaeological heritage within current international and national conservation and spatial planning guidelines
- To ensure the appropriate use of buildings and areas
- To facilitate the understanding of the historic environment of the site
- To ensure the survival *in situ* of archaeological deposits

#### **5.3.3.2 Policies**

**POLICY ARCH01:** There will be a presumption in favour of retaining and conserving *in situ* all buildings, historic structures and archaeological sites where they are of significance or value and contribute to the character of the site. There will be a presumption against demolition of any of the structures or features on site. This also extends to features and parts of buildings such as the creation of new openings in walls.

**POLICY ARCH02:** All works to the site will be based on a sound understanding of the site and its significance. Prior to any works being undertaken a full understanding of the features and structures to be affected will be achieved.

**POLICY ARCH03:** Ensure the protection of York City Walls' invaluable archaeological and historical resource by allowing archaeological investigation only where this is deemed to be necessary, justifiable and appropriate and where such work will contribute to a better understanding of the monument or the City. Any work must be in accordance with an explicit research framework.

**POLICY ARCH04:** In no circumstances shall any archaeological work be allowed without agreed and approved provision for research, recording, analysis,

publication and archiving. Copies will be stored with the York Sites and Monuments Record and a copy with English Heritage for Scheduled structures.

**POLICY ARCH05:** Any intrusion to the historic fabric will pay particular attention to preserving pieces of archaeological evidence relating to the building's, feature's or site's original and historical use. This should help prevent the cumulative loss of features and retain the character of the site.

**POLICY ARCH06:** Reconstruction *in situ* is appropriate only where a feature is incomplete through damage or modern alteration, and only where there is sufficient documentary evidence to reproduce an earlier state of the fabric. Reconstruction will only be considered in order to stabilise a feature, or if there is a clear case that understanding, interpretation and safety will be significantly enhanced. Reconstruction work will be fully documented.

**POLICY ARCH07:** There is a presumption against removal of materials from their historical location. This requires consideration in favour of repair rather than replacement.

**POLICY ARCH08:** New uses for historic buildings and structures will be encouraged only where they respect the authenticity, cultural values, values relating to the natural environment, associations, meaning and sustainability of the site. Such uses will require minimal alteration to the fabric and ensure a sustainable future for the buildings. The character of the site should be reflected or acknowledged in the future use of the buildings. Preference will be given to uses that: are sympathetic to the public enjoyment of the site; provide demonstrable economic and social benefits to the site and local community; contribute to the cultural or natural significance of the feature or site.

**POLICY ARCH09:** Where a building or area has been identified as suitable for appropriate re-use, future occupiers (owners and leasees) will be contractually obliged to adopt the Conservation Plan and its policies in full.

**POLICY ARCH10:** Full support will be given where opportunities are identified for the minimisation of the physical impact and pollution of traffic on the monument (e.g. at Walmgate Bar) and all options explored to mitigate any perceived negative outcomes of these opportunities in order to achieve implementation. In addition, where possible heavy traffic near to the Walls will be reduced and road surfaces will be as smooth as possible near to the Walls.

**POLICY ARCH11:** During any site works and development, information and interpretation will be provided to explain what is happening and increase understanding.

#### **5.3.4 Collections, Archives, Artefacts and Research**

##### **5.3.4.1 Objectives**

- The proper care, storage, documentation and display of all artefacts and archives
- To increase public access, understanding and appreciation of the collections, archives, artefacts and research associated with the site and its wider context
- To enable a full understanding of all aspects of the City Walls and their significance

#### 5.3.4.2 Policies

**POLICY COL01:** A comprehensive catalogue or inventory of primary sources relating to the City Walls will be produced and made publicly accessible in order to increase public awareness, provide educational opportunities and encourage further research.

**POLICY COL02:** A co-ordinated and prioritised approach to future research will be facilitated through the development of an explicit research framework and agenda, to be developed and approved in association with English Heritage, the City Archaeologist and other relevant archaeological organisations and individuals.

**POLICY COL03:** Encouragement, resources and support will be provided for:

- Nationwide research regarding historical engineering techniques and practices relating to the construction and adaptation of City Walls and associated structures
- Continuation and extension of the comparator study presented in Section 3 of this Plan.

**POLICY COL04:** The backlog of excavation reports and other research undertaken regarding the City Walls will be fully published and archived.

**POLICY COL05:** Public access will be provided to information, archives and research relating to the City Walls. This will include investigating the potential of increasing access through using new technologies.

### **5.3.5 *Environment and Landscape***

#### 5.3.5.1 Objectives

- To ensure the protection and enhancement of the natural environment, context and setting of the monument
- To manage the landscape in a way that sustains the natural environmental significance of York City Walls and environs
- To document and understand the natural environment of York City Walls and environs
- To encourage awareness of the environment of York City Walls and environs

#### 5.3.5.2 Policies

**POLICY ENV01:** All environmental criteria will be given full consideration in the design and implementation of all future works and projects.

**POLICY ENV02:** Where currently unavailable to firmly establish an understanding of the environmental value and natural history of the site, the Stakeholders will produce / commission a Habitat Management Plan. This Plan will also look at ways of enhancing the site. For any sites of significance identified by this Plan, Environmental Impact Assessments will be commissioned in relation to any future use, development or changes in management.

**POLICY ENV03:** A suitably qualified ecological consultant will be commissioned to undertake an initial survey to identify areas where it is likely bats may be present or encouraged. For these identified areas an ecological consultant will be commissioned to undertake further bat surveys in advance of any works or re-use. English Nature will be consulted regarding anything that might affect bats or their roosts.

**POLICY ENV04:** All employees, suppliers, contractors and tenants will meet nationally agreed standards of environmental awareness and performance.

**POLICY ENV05:** Projects will be supported and implemented to achieve the enhancement of the environmental aspects and biodiversity of the embankments. Management and enhancement of the embankments from an environmental viewpoint will be targeted on the more botanically interesting sections mentioned previously.

**POLICY ENV06:** Visitor management techniques will be employed to combat current visitor erosion issues and those arising from increased visitor numbers.

**POLICY ENV07:** Any alterations or development that will impact on the context or setting of the monument, including impacts on views of and from the monument will be in accordance with the policies set out in this Plan and will be considered only where they are appropriate in terms of scale, character, materials, quality of design and impact on the significance of the monument. The desire to open up views and create new links will be equally carefully considered, especially where they may have an effect on the mature elm trees.

### **5.3.6 Local Ownership Co-operation, Community Involvement and Site Management**

#### **5.3.6.1 Objectives**

- To encourage and maintain community involvement, support and interest for York City Walls
- To enable the sustainable use, management and development of the site
- To maintain and enhance partnership management of York City Walls

#### **5.3.6.2 Policies**

**POLICY MAN01:** Develop an agreed strategic vision for the site between all partners and stakeholders.

**POLICY MAN02:** An appropriately qualified and experienced 'Walls Manager' or single point of contact will be appointed to ensure sustainable resources are available for the management of the monument. This person will have responsibility for managing the site, undertaking and co-ordinating projects directly relating to the site including all aspects of use, conservation, interpretation, development, consultation and community involvement to achieve the strategic vision. This person will also ensure that the best interests of the monument are taken into account at all times and that the protection and enhancement of its cultural significances are adequately provided for.



**POLICY MAN03:** All decision makers will have regard for any impact to the monument, its context and setting in respect to all development and planning initiatives. To facilitate this there will be a review of local government conservation legislation (e.g. in the Local Plan) and this document will be adopted as supplementary planning guidance.

**POLICY MAN04:** Develop a programme of community involvement and further strengthen links with the community to ensure that the value of the site and the benefits from the use and potential development of the site are recognised, supported and enjoyed by local people, engendering a sense of local ownership and pride.

**POLICY MAN05:** Develop a programme of training for local volunteers to develop and learn appropriate skills in order that they can assist with the management, maintenance and use of the monument, especially where they already have experience in a specific area.

**POLICY MAN06:** Parties involved with site management will strive for the inclusion of all stakeholder and community voices in the use, management and conservation of the site.

**POLICY MAN07:** Promote a close working relationship between all professionals involved with the site to foster an integrated approach to site management, use and development that includes research, conservation, archaeology, management, interpretation of the site and associated features and collections.

**POLICY MAN08:** Recognise and support the continuing need for resources to ensure the appropriate management, use and development of York City Walls, including:

- Financial
- Skills and training
- Facilities
- Time

**POLICY MAN09:** During and following any development process develop a range of mitigation strategies to combat issues relating to anti-social behaviour in conjunction with initiatives for the city centre, looking to combine physical measures and community initiatives.

**POLICY MAN10:** Where parts of the City Walls, associated buildings and ramparts, are not in Council ownership, the City of York Council will work towards achieving a co-ordinated approach to management and the adoption of the Conservation Plan by all parties.

**POLICY MAN11:** There will be a presumption against the disposal or sale of any land parcels or structures related to the City Walls.

### **5.3.7 Interpretation, Access, Outreach and Education**

#### **5.3.7.1 Objectives**

- To develop and enhance physical, sensory and intellectual access opportunities in line with local and national policies

- To enable greater understanding of the history, environment, historical development and use of York City Walls and associated structures
- To improve the information provision, orientation and welcome to the site
- To ensure a quality experience for all and develop an attraction that contributes to York's global reputation
- To encourage access to information

#### 5.3.7.2 Access Policies

**POLICY ACC01:** Ensure compliance, as far as possible, with the Disability Discrimination Act (DDA) and establish a forward-looking access strategy that considers both physical and intellectual access to the site.

**POLICY ACC02:** Facilitate the use of sustainable forms of transport by providing information regarding using sustainable forms of transport, secure storage, benefits, links to the public transport system to encourage volunteers, visitors, property occupiers and potential members of staff to use sustainable forms of transport for access to the site.

**POLICY ACC03:** Retain and enhance visitor satisfaction, perception of place, and the sense of arrival, welcome and means of circulation at the site, for example by increasing the quantity and quality of orientation and interpretation.

**POLICY ACC04:** The provision of any physical barriers, such as railings, gates and so on will be guided by principles and guidance set out in the Conservation Framework above and will be implemented in accordance with the policies in this section. In accordance with the recognition of the significance of previous alterations and uses, all existing railings will be retained and appropriately maintained in order to ensure no further damage is caused through their decay.

#### 5.3.7.3 Interpretive, Outreach and Education Policies

**POLICY ED01:** Interpretive provision will be holistic, through inclusion of the history, natural history, social and cultural histories of the site and extend beyond the formal site boundary to provide insight into the wider context of the City Walls.

**POLICY ED02:** Initiatives will be developed to enable and encourage access for all and lifelong learning.

**POLICY ED03:** Intrusive development relating to interpretation, outreach or education, permanent public art and fixed on site interpretive media such as graphic panels will be kept to a minimum except where they enhance the character or understanding of the site and are introduced under guidance of the policies set out in this section.

**POLICY ED04:** Schemes will be implemented to develop new audiences and links with local groups and schools.

## **5.4 Statements and Discussion Relating to Policies**

### **5.4.1 Use of Professionals and Craftspeople**

Appropriate professional consultation will be necessary for individual projects and to develop detailed schedules of work. Relevant bodies and organisations that are likely to be consulted will include: English Heritage, the City Archaeologist, City Conservation staff, English Nature, North Yorkshire Bat Group, City Planners, City Engineers, CABI and so on.

All archaeological works, buildings conservation and ecological works should be undertaken by suitably qualified professionals with demonstrable previous experience in all aspects of the required on-site investigation, conservation and recording. The use of inexperienced or amateur workers can cause irreversible damage to the historic fabric, as can well intentioned restoration. Well meaning restoration can contribute to increasing damage to the site and can only be undertaken if English Heritage approval has been sought and the guidelines in sections 5.2 and 5.3 followed. Any person who undertakes or commissions work on the site must understand the difference between conservation and restoration and always aim to achieve conservation of the asset. Appropriate crafts and professional workers / training will include:

- The use of lime mortars, lime wash and plaster where appropriate
- An archaeologist for all intrusive work to buildings, structures or below ground
- A timber professional experienced in dealing with historic buildings for all timber repairs, infestations or replacements
- A structural surveyor, with training in building conservation, for monitoring cracks and other structural issues
- A stone mason experienced in dealing with historic buildings for selecting, cutting and piecing in new stonework
- Environmental experts for issues relating to the natural significance of the Walls

### **5.4.2 Research and Understanding**

It will be necessary to continue to work towards a detailed archaeological and historical architectural survey and a history of the buildings and structures to firmly establish an understanding of the use and chronology of the site. This will influence future significance assessments, interpretation policies and management strategies and works.

English Heritage, the City Archaeologist and other archaeological stakeholders will be able to assist with the development and approval of a research framework in advance of any archaeological works (see Policy MAN02 for potential resources for producing this research agenda).

### **5.4.3 Nature Conservation**

The commissioning of bat surveys in advance of works can not only avoid parties inadvertently committing an offence, but minimise the risk of delays should bats be discovered part way through works. Training and guidance on the levels of environmental awareness and performance necessary at the City Walls may be supplied through bodies such as English Nature or Yorkshire Wildlife Trust.

The management and enhancement of the environmental aspects of the embankments might include:

- Introducing locally native / locally sourced wildflower and grass mix to add colour and increase invertebrate diversity with scope for involving community groups in the project
- An additional cut in early April where daffodils have not been planted to curb vigorous grasses and encourage less competitive flowers
- The prompt removal of cuttings from the upper slope, within two or three days in specific areas, to enhance the nitrogen content and thereby the botanical diversity of these areas
- Protection of areas where locally or nationally rare species occur

#### **5.4.4 Visitor and Site Management**

In relation to visitor management and increasing access some physical development may be appropriate (e.g. opportunities identified at Baile Hill) provided that any development is planned and implemented in accordance with the policies in this Plan and the framework above.

Mitigation strategies that combat anti-social behaviour may include: monitoring and identification; wall wardens; CCTV; employment and training opportunities; social inclusion initiatives; lighting; gating.

Salvaged materials from other sites will not be utilised as this can encourage the unnecessary stripping or demolition of historic buildings in order to supply the architectural salvage market. Examples at York City Walls will include roofing tiles, flooring timbers, and window glass. Exceptionally, salvaged materials could be considered from other sites due for re-development, provided that the use and provenance of such materials is known and recorded.

#### **5.4.5 Involvement of Local Communities**

There are many opportunities for engaging local communities with the maintenance, management and use of the City Walls. Appropriate training can be provided to increase the skill sets available from volunteer workers. For example:

- The positioning and surveying of markers relating to monitoring structural movement could be conducted as a community project under the supervision of appropriately qualified person.
- Recording prior to works could provide opportunities for the involvement of local community groups under the supervision of an experienced archaeologist or buildings conservator
- The provision of information and interpretation during any site works and development, to explain what is happening and increase understanding. These works, especially archaeological investigation, can often provide unexpected benefits with regard to increased awareness and community support

Further opportunities for involving local people are explored in the Interpretation and Access Plan<sup>40</sup>.

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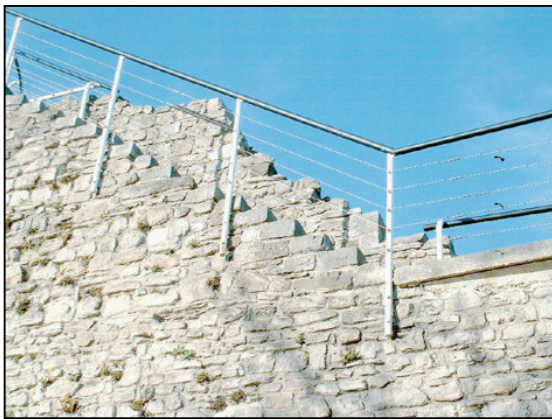
<sup>40</sup> PLB Consulting Ltd. 2004. *York City Walls Interpretation and Access Plan*

#### **5.4.6 Physical Barriers**

The provision of physical barriers or items relating to physical safety in relation to the use of the Walls, would, in an ideal world, be restricted to the provision of warning notices and reliance on common sense. However, as has been mentioned, the current compensation culture dictates that these issues must be explored and guidance provided for best practice.

Retention and maintenance of the physical barriers, which are of historic interest and value, will assist with this provision. It is likely that these railings are made of cast iron, corrosion of iron is caused by the presence of oxygen and water. Good detailing, regular maintenance and quality paint application are essential to keep corrosion under control. The heat of the traditional use of lead to socket in metalwork can damage the paint system on the iron, therefore a compatible epoxy resin should be considered.

Good practice examples of appropriate physical barriers can be seen along Southampton City Walls and at Whitby Abbey, but there are also opportunities for using interpretive public art. There is a historical precedence for using local artisans for producing the small decorative sculptures on the Bars, which could be followed when commissioning new pieces.



*Railings along Southampton City Walls*



*Physical barriers at Whitby Abbey*



*Barriers utilising interpretive public art, Swinegate, York (above) and in Birmingham's Jewellery Quarter (left)*



## 6 Implementation and Review

### 6.1 Consultation

The development of this Conservation Plan has included consultation with a number of interested individuals and parties; a list of these is included in Appendix A. To ensure the support of all stakeholders and interested parties a number of people and bodies were sent draft copies of the Conservation Plan and comments requested, which, where appropriate, have been incorporated into the final Plan. A number of Appendices, that provide more details and background information, support the Plan. The results of the site audit will be particularly useful and are included as Appendix D.

It is recommended that the Council continue to hold additional events and undertake consultation both with stakeholders and the local communities in relation to the adoption and implementation of this Plan and its policies.

### 6.2 Adoption and Implementation

As development of the site progresses it is likely that this document will need to be updated to address any new issues and vulnerabilities that arise, the specific policies that relate to these and any new priorities for the stakeholders and landowners. For example, a substantial increase in visitors may have implications for conservation due to higher levels of visitor erosion, access issues and interpretive provision while new uses for the buildings could increase the vulnerability of certain features of significance. Depending on the rate of development relating to the monument, ***it is recommended that this plan be reviewed:***

- ***Once the Pilot Project for reviewing designations has been completed or new legislative changes are introduced regarding statutory protection of the monument***
- ***In 2/3 years time once the current allocation Tourism Investment Fund money has been spent and implemented***
- ***Every five years after this implementation***

The adoption of a Conservation Plan by all interested parties is essential for its success. It is recommended that the policies in this document should be adopted by the City of York Council and other stakeholders and used to direct and guide appropriate development proposals for the site. It has also been recommended that the Plan become supplementary planning guidance. A site management and development programme should be based on and arise from the Conservation Plan policies – the Conservation Plan can be used to develop practical and sustainable heritage led solutions.



## **Appendix A**

### **Consultees**

### List of People and Organisations Consulted Throughout the Study

Name	Organisation	Date Consulted
Rory McCarthy	City of York Council	19/03/2004, received copy of draft report
Terry Atkinson	City of York Council	19/03/2004, received copy of draft report
S Roskams	Dept. Of Archaeology, University of York	30/03/2004, received copy of draft report
Duncan Stirk	On Site Archaeology	30/03/2004, received copy of draft report
Eliza Gore	York Archaeological Trust	30/03/2004, received copy of draft report
Martin Bartlett	CYC Councillor, resident (Holgate Ward)	30/03/2004, received copy of draft report
Malcolm Hainsworth	Friends of Hob Moor	30/03/2004, received copy of draft report
Andrew Jones	Education Officer, York Archaeological Trust	30/03/2004, received copy of draft report
Christine Garrats	Poppleton Parish project	30/03/2004, received copy of draft report
Sue Wright	History Society (Upper Poppleton)	30/03/2004, received copy of draft report
John Hampshire	York Archaeological Forum	30/03/2004, received copy of draft report
Monica Nelson	FOYAT (Friends of York Archaeological Trust)	30/03/2004, received copy of draft report
Hugo Laing	Scrutiny, City of York Council	30/03/2004
Chris Hogg	CYC Councillor	30/03/2004
John Oxley	Archaeologist, CYC	Throughout project
Dave Meigh	Head of Parks, CYC	30/03/2004, 14/4/2004, received copy of draft report
Francis Mee	Yorkshire Archaeological Trust	14/4/2004, received copy of draft report
John Erwin	Property Services, CYC	14/4/2004, received copy of draft report
Sophie Gibson	Research Team, CYC	19/4/2004
Simon Christian	English Nature	05/05/2004
Robbie Fisher	English Nature	11/05/2004
John Drewitt	North Yorkshire Bat Group	21/04/2004, 19/05/2004
Peter Little	CYC Engineer	26/04/2004, 27/04/2004, received copy of draft report
Martin Lowe	CYC Conservation Officer	26/04/2004, received copy of draft report
Steve Willowson	CYC Maintenance Team	26/04/2004
Michael Bennett	Monk Bar Museum	26/04/2004, received copy of draft report
David Mason	Micklegate Bar Museum	26/04/2004, 27/04/2004, received copy of draft report
Calvary Chapel York	Walmgate Bar	26/04/2004, Received copy of draft report

Keith Emerick	Inspector of Monuments, English Heritage	06/05/2004, received copy of draft report, 04/08/2004
Eric Branse-Instone	Designation Archaeologist, English Heritage	06/05/2004, received copy of draft report, 04/08/2004
Bob Hawkins	Single Designation Pilot project, English Heritage	06/05/2004, received copy of draft report
Jane Jackson	Inspector of Historic Buildings, English Heritage	Received copy of draft report
	Bristol City Council	24/05/2004
Mr D Heslop	Newcastle City Council	24/05/2004
Mr J Herridge	Lincoln City Council	24/05/2004
Mr B Durham	Oxford City Council	24/05/2004
Mr A Russel	Southampton City Council	24/05/2004
Mr M Morris	Chester City Council	24/05/2004
Mr D Kinkaid	Canterbury City Council	24/05/2004
Mr D Parry	Caernarvon Town Council	24/05/2004
Ms L Williams	Northumberland County Council	24/05/2004
Ms T Matthews	Winchester City Council	24/05/2004
Mr M Simmons	Tees Archaeology	24/05/2004
Ms F McDonald	Durham County Council	24/05/2004
Mr R Cullimore	Warwick City Council	02/06/04
Mr A Pye	Exeter City Council	16/07/04
Mike Tavener	City of York Council	Received copy of draft report
Tony Dennis	City of York Council	Received copy of draft report
Hilary Roome	City of York Council	Received copy of draft report
Bob Missin	City of York Council	Received copy of draft report
Ian Tempest	City of York Council	Received copy of draft report
Jane Jackson	English Heritage, Inspector of Historic Buildings	Received copy of draft report
David Fraser	English Heritage, Regional Director	Received copy of draft report
	Dean and Chapter, York Minster	Received copy of draft report
Dr Guy Woolley and branch members	Campaign to Protect Rural England (York and Selby District Branch)	Received copy of draft report
Dr Richard Hall	Yorkshire Archaeological Trust, Deputy Director	Received copy of draft report
David Brinklow	Yorkshire Architectural and York Archaeological Society, Chairman	Received copy of draft report
Elizabeth Smith	Friends of Hob Moor	Received copy of draft report
Gillian Cruddas	York Tourist Board	Received copy of draft report
	Councillors on Leisure	Received copy of draft

	and Heritage Advisory Panel	report
	Ward Councillors	Received copy of draft report
	Micklegate and Guildhall Ward Committees	08/07/2004, received copy of draft report
	Tenants of Bars and Towers	Received copy of draft report
	York Museum Trust	Received copy of draft report
	The National Trust	Received copy of draft report
	Merchant Tailors Guild	Received copy of draft report
Pauline Buchanan	Bishopphill Action Group	Received copy of draft report
<i>Conservation Area Advisory Panel:</i>		<i>All received copy of draft report</i>
Alison Sinclair	York Georgian Society	04/05/2004
Mr J Spriggs	Yorkshire Philosophical Society	04/05/2004
Mr D Buttery	York Civic Trust	04/05/2004
Mr E Howland	Royal Institute of Chartered Surveyors	04/05/2004
Mark Bramhall	Architect (CYC nominee)	04/05/2004
Mr P Powell	York branch of the Local Council's Association	04/05/2004
Dr W Fawcett	Yorkshire Architectural & York Archaeological Society	04/05/2004
Mr J Ives	Royal Institute of British Architects	04/05/2004

## **Appendix B**

### **Statutory Descriptions**

**Scheduled Monuments**

**Listed Buildings**

**Register of Historic Parks and Gardens**

**Areas of Archaeological Importance**

***Statutory Descriptions not included in Portfolio of Works***



## **Appendix C**

### **Works Undertaken on the Walls Since 1991**



## City of York Council

### A Description of the Procedures Involved in the Restoration of York City Walls.

Although the administrative framework within which the care of York City Walls is undertaken has changed relatively little over several decades, the particular details of current procedures can conveniently be dated as coming into effect in 1991, at which time a very comprehensive three-volume survey of the Walls (Ref. 1) was undertaken. This was requested by English Heritage (EH) in order to establish both the overall state of the Walls, and to enable a prioritised long-term programme of care (Ref. 2) to be mutually agreed. The programme was directed at the long-term wellbeing of the Walls, with an emphasis on physical restoration work to maintain their historical authenticity and structural integrity.

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The City Walls are classified as a Scheduled Ancient Monument, and are subject to the requirements of the Ancient Monuments and Archaeological Areas Act 1979. The means by which this is observed insofar as restoration is concerned can be summarised as follows: all work on the Walls requires Scheduled Monument Consent (SMC), the granting of which is administered by the Department of Culture, Media and Sport (DCMS). If City of York Council (CYC) is expecting to obtain a grant from EH (as is sometimes the case), then EH embodies the obtaining of SMC within their overall grant assessment process for any particular scheme (see Ref. 3 – Grant Application form). If CYC is not expecting to obtain a grant, the SMC application (Ref. 4) is sent directly to DCMS, and they consult with EH; in either case, therefore, EH examine and must give their agreement to the proposals.

CYC and EH hold six-monthly liaison meetings to discuss all matters relating to the City Walls, and future proposals for restoration work are tabled well in advance of the drawing-up of detailed plans. Additionally, meetings (sometimes on site) are held with EH during the preparation period in order that by the time formal application is made for SMC, EH are normally in the position of being able to approve proposals in a straightforward manner. In consequence of the acceptance by EH of the 1991 survey and long-term programme, the choice of particular schemes has generally followed a predictable pattern. In a recent development, EH have stated that sufficient time has now elapsed since the 1991 survey was undertaken to make a re-appraisal of the major survey necessary, and this task lies ahead of us. The scope of this re-examination of the state of the Walls may be shaped by a Conservation Study (looking at broader issues concerning the history and future of the Walls) which has been commissioned by CYC at the request of EH.

Each restoration schemes is attended by an Archaeological Watching Brief, normally carried out by the York Archaeological Trust (YAT). The purpose of this is to ensure that a proper record is made of all relevant historical detail, and necessary powers (for example to interrupt works to enable archaeologically important recording to be carried out) are laid down in the terms of the SMC. This work is funded by CYC (and EH if they are grant-aiding the particular scheme), in return for which formal reports are received when works are completed.

When the technical details and drawings relating to a particular proposed restoration scheme are prepared, tender documents are compiled to enable the job to be



competitively priced by specialist contractors. The legal framework of the documents is based upon nationally-recognised Conditions of Contract jointly agreed by the Institution of Civil Engineers, the Association of Consulting Engineers, and the Federation of Civil Engineering Contractors. Upon receipt of tenders, and the choice by CYC of a preferred contractor, documents are passed to EH for approval if they are grant-aiding the work. Subject then to formal notification to EH and YAT, CYC can order work to start. Site supervision is undertaken by CYC staff, and archaeological recording proceeds as described above; site visits are made by EH to ensure that liaison regarding detail continues up to completion of the job. As it is fairly normal for minor modifications to be required to originally-planned proposals (due, for example to the discovery of unforeseeable archaeological deposits), such site meetings with EH include discussion and agreement on any such minor variations. On practical completion of site works, contractual responsibility for the rectification of any faulty work rests with the contractor for a period of six months, following which (and the finalisation of all financial aspects) the details of work are entered into the three volume 1991 survey in order that running records are kept up-to-date. If EH are grant-aiding, contract documents are passed by the City Council to them for assessment; following which grant payment is made.

- Ref. 1 : City of York : Survey of City Walls : August 1991 : in three A3-size hardback volumes. These are available for inspection or formal presentation, but due to their bulk and the fact that CYC's copy is in frequent use, the volumes are not attached.
- Ref. 2 : A sample of summarised details of the long-term restoration programme for York City Walls, a copy of a report to the City Council's Conservation Sub-Committee, and EH's letter of approval. The archived papers relating to this reference are voluminous, but the attached details (read together with Ref. 1) provide a conveniently-sized abridgement.
- Ref. 3 : Application form (blank) and supporting documents for grant aid from English Heritage
- Ref. 4 : Form of Application for Scheduled Monument Consent (copy of an actual example).

Peter Little  
11/5/2004  
Files ST10/1 & ST10/13A

Ref 2.

YORK CITY WALLS

The following schedule of Recommended works is abstracted from the Survey of City Walls 1991. This listing deals only with the first five years:

YEAR 1

	£ K
1. St Mary's Hamlet Town - roof	20.0
2. (Ch. 2433-2438) : rebuild bulging section	12.5
3. (Ch. 395-486) : insertion of ties and restoration of masonry	84.0
4. Tower 9 : stabilisation of cracking (Commencement of job only)	11.4
	<hr/>
	127.9
	<hr/>



## YEAR 2

	£ K
1. Tower 9 : Completion	21.7
2. (Ch.148.8) : repair crack (EF)	0.2
3. (Ch.176.0 - 178.5) : rebuild on new footing (IF)	2.5
4. (693.1) : underpin buttress (EF)	1.5
5. (689.5 - 700.0) : consolidate masonry (IFP)	2.0
6. (820.7 - 824.5) : consolidate masonry (EF)	1.6
7. (820.7 - 824.5) : repair cracks (EF)	1.0
8. (800.0 - 818.9) : repair cracks (retaining walls)	0.1
9. (818.9 - 824.5) : consolidate masonry (retaining walls)	3.5
10. (808.0 - 807.6) + (820.7 - 824.5) : consolidate masonry (IFP)	1.5
11. (800 - 807.6) + (820.7 - 824.5) : consolidate masonry (IF)	3.4
12. (1170.3) : repair arrow slot (EF)	0.5
13. (1189.0) : consolidate Buttress (EF)	0.3
14. (1147.0 - 1140.5) : repair eroded blocks (IFP)	0.5
15. (1188.3) : repair eroded blocks (IFP)	0.1
16. (1189.0 - 1200.0) : repair eroded blocks (IFP)	1.5
17. (1138.6 - 1200.0) : consolidate masonry (IFP)	9.5
18. (1139.0) : repair eroded blocks (IF)	0.3
19. (1138.6 - 1147.3) : consolidate masonry (IF)	3.4
20. (1186.0 - 1200.0) : repair joints (IF)	0.5
21. (1184.0 - 1200.0) : repair joints (IF)	0.2
22. (1200.0 - 1214.3) : repair eroded blocks (IFP)	1.0
23. (1200.0 - 1214.3) : consolidate masonry (IFP)	1.9
24. (1227.7 - 1282.7) : consolidate masonry (IFP)	9.0
25. (1227.7 - 1233.0) : consolidate masonry (IFP)	3.6
26. (1681.3) : consolidate buttress	0.2
27. (1681.8 - 1690.7) : repair buttresses	1.0
28. (1800.0 - 1804.4) + (1810.3 - 1849.8) + (1854.9 - 1890.3) + (1895.3 - 1900.0) : consolidate masonry (EF)	5.5
29. (1835.7) (1871.6) : consolidate buttresses (EF)	1.5
30. (1803.8 - 1882.2) : repair cracks (EF)	2.0
31. (1817.8 - 1882.2) : repair buttress footings (EF)	1.0
32. (1803.8 - 1859.6) : repair cracks (IFP)	0.3
33. (2167.0 - 2172.0) + (2181.0 - 2186.0) : insert ties	5.0
34. (2211.0 - 2215.0) : insert ties	2.0
35. (2272.2 - 2276.0) : insert ties	3.0
36. (2276 - 2283.0) + (2287.0 - 2296.5) + (2299.0 - 3000.0) insert ties	10.5
37. (2283.0 - 2287.0) + (2296.5 - 2299.0) : insert ties	4.0
38. (2296.6 - 2298.3) : repair steps	1.0
39. (2287.4) (2294.1) : repair cracks (IF)	0.1
40. (2277.0 - 2300.0) : repair Roman wall	1.5
41. (2531.2) : repair buttress (EF)	1.5
42. (3061.8 - 3089.0) : repair base of wall	2.5
43. (3118.7) : repair block (EF)	0.1
44. (3100.0 - 3156.3) : consolidate masonry (EF)	23.3
45. (3102.3) (3112.5) : consolidate buttresses (EF)	1.0
46. (3156.3) : repair cracks (EF)	0.5
47. (3100.0 - 3200.0) : consolidate masonry (IFP)	13.8
48. (3146.6 - 3200.0) : insert ties	25.7

49.	(3116.0 - 3200.0) : repair cracks (IF)	0.5
50.	(3200.0 - 3240.8) : insert ties	19.6
51.	(3219.0 - 3224.0) : repair bulge	2.5
52.	(3317.2 - 3324.6) : repair bulge (EF)	3.0
53.	(3345.6 - 3395.1) : repair cracks (EF)	0.4
54.	(3344.7 - 3347.0) : consolidate masonry (IFP)	1.0
55.	(3315.4) (3347.0 - 3350.0) : repair cracks (IFP)	0.2
56.	(3338.5) (3347.0) : repair steps	0.2
57.	(3328.5 - 3400.0) : repair cracks (IF)	0.3
58.	(3323.0 - 3358.0) : repair bulges (IF)	1.0
59.	(3400.0 - 3403.9) : consolidate masonry (IFP)	0.4
60.	T2 : relay paving	0.3
61.	Red Tower - Roof	1.0
62.	Walmgate Bar	1.5
63.	T3B	0.2

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210.6



YEAR 3

	£ K
1. (223.4 - 273.5) + (281.1 + 300.0) : Consolidate masonry (EF)	20.3
2. (273.0) : repair cracks (EF)	0.2
3. (223.4 - 273.5) + (281.1 - 300.0) : Consolidate masonry	9.5
4. (223.7 - 238.0) : underpin (IF)	10.0
5. (357.0 - 361.0) : repair bulging (IF)	0.8
6. (392.7) : repair bulging (IF)	0.4
7. (500.0 - 559.8) + (564.0 - 587.2) : Consolidate masonry (IFP)	10.8
8. (500.0 - 559.8) + (564.0 - 587.2) : insert ties	39.9
9. (949.0 - 953.8) + (959.0 - 1000.0) : Consolidate masonry (IFP)	7.9
10. (949.0 - 853.8) + (959.0 - 1000.0) : insert ties	22.0
11. (921.0) : repair steps	0.4
12. (949.0 - 953.8) + (959.0 - 1000.0) : consolidate masonry (IF)	7.1
13. (1095.4) + (1099.6) : replace merlon blocks	0.2
14. (1090.1 - 1097.4) : repair cracks	0.3
15. (1000.0 - 1013.1) : consolidate masonry (IFP)	2.0
16. (1000.0 - 1013.1) : insert ties	6.3
17. (1713.7 - 1796.9) : repair foundation (EF)	3.0
18. (1700.7 - 1725.5) + (1732.5 - 1733.2) Consolidate masonry (inner parapet)	2.3
19. (1700.0 - 1725.5) : consolidate masonry (EF)	4.0
20. (1722.0 - 1796.9) : consolidate buttresses (EF)	2.0
21. (1710.8 - 1711.8) : repair bulging (EF)	2.0
22. (1900.0 - 1940.3) : consolidate masonry (EF)	8.0
23. (1909.2 - 1948.4) : consolidate buttresses (EF)	2.5
24. (1902.0 - 1996.3) : repair cracks (EF)	2.5
25. (1916.5 - 1996.3) : repair footings (EF)	0.5
26. (1900.0 - 1983.2) : repair cracks (IEP)	0.2
27. (1919.0 - 1921.0) : insert ties	2.5
28. (1900.0 - 1940.3) : consolidate masonry	1.0
29. (2093.4 - 2100.0) : consolidate joints (IFP)	1.1
30. (2059.3) : repair cracks (IFP)	0.2
31. (2022.2 - 2100.0) : consolidate masonry (IF)	12.7
32. (2056.0 - 2065.0) : repair bulge (IF)	3.0
33. (2261.9 - 2300.0) : consolidate masonry (EF)	12.5
34. (2293.6) (2297.4) : consolidate buttresses (EF)	0.5
35. (2265.9 - 2268.3) : clear deposits from masonry (EF)	0.1
36. (2269.0 - 2271.5) : repair arch ring (EF)	0.3
37. (2272.2 - 2276.0) : consolidate masonry (IFP)	3.9
38. (2072.2 - 2275.0) : repair cracks (IFP)	0.5
39. (2300.0 - 2384.0) : consolidate masonry (EF)	41.3
40. (2301.6 - 2384.2) : consolidate buttresses (EF)	6.0
41. (2323.6) : replace blocks (IFP)	0.1
42. (2300.0 - 2400.0) : consolidate masonry (IFP)	16.4
43. (2300.0 - 2400.0) : insert ties	60.0
44. (2367.0 - 2400.0) : repair masonry (IF)	1.3
45. (2316.7 - 2392.2) : repair foundation (IF)	0.4
46. (2299.0 - 2344.3) : repoint Roman Wall (IF)	1.8
47. (2344.3 - 2358.0) : repoint retaining wall (IF)	2.1

48.	(2700.0 - 2768.4) + (2774.5 - 2800.0) : consolidate masonry (EF)	36.4
49.	(2700.1) (2713.9) (2718.7) consolidate buttresses (EF)	2.0
50.	(2800.0 - 2821.5) : consolidate masonry (EF)	7.1
51.	(2814.0 - 2821.0) : repair foundation (EF)	0.5
52.	(2807.2) : repair block (IFD)	0.1
53.	(2800.0 - 2821.5) : consolidate masonry (IFP)	3.9
54.	(2861.0 - 2887.0) : consolidate masonry (IFP)	4.7
55.	(2919.1 - 2970.0) : consolidate masonry (EF)	15.8
56.	(2944.7) (2955.9) (2962.7) : consolidate buttresses (EF)	1.6
57.	(2946.5 - 2955.9) : repair foundation (EF)	1.5
58.	(2944.7) : repair crack	0.1
59.	(2979.9 - 2994.5) : consolidate masonry (IFP)	1.9
60.	(2954.0 - 2967.0) : consolidate masonry (IF)	1.4
61.	(2967.0 - 2994.5) : consolidate masonry (IF)	3.6
62.	(3200.0 - 3240.8) : consolidate masonry (EF)	9.2
63.	(3208.0 - 3230.0) : repair footing	11.0
64.	Victoria Bar	1.3
65.	T10	9.0
66.	T15	1.0
67.	T16	7.0
68.	T35	5.1
69.	T36	6.0

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463.0

7. + addition 5/3/21  
 Mich. Bar

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15.0  
 478.0



YEAR 4

	£ K
1. (610.7) : repair buttress (EF)	1.0
2. (657.8) : repair buttress base (EF)	0.1
3. (601.3 - 673.0) : insert ties	34.5
4. (658.3 - 662.8) : repair steps	3.0
5. (660.0) : repair gates	0.5
6. (700.0 - 733.0) + (737.0 - 800.0) : consolidate masonry (IFP)	12.4
7. (758.5) : repair crack	2.5
8. (1800.0 - 1804.4) + (1810.3 - 1835.0) + (1854.9 - 1890.3) : insert ties	19.5
9. (1800.0 - 1804.4) + (1810.3 - 1835.0) + (1835.0 - (1849.8) + (1854.9 - 1890.3) + (1895.3 - 1900.0) : consolidate masonry (IF)	11.8
10. (1801.9 - 1898.5) : repair arches (IF)	2.0
11. (1805.0 - 1844.5) : repair cracking (IF)	0.5
12. (1825.7 - 1828.7) + (1829.6 - 1832.8) : fill fissures in ground (below arches)	0.1
13. (2234.7 - 2244.5) : consolidate masonry (EF)	3.9
14. (2240.7) : consolidate buttress (EF)	0.2
15. (2240.7) : repair cracking (EF)	0.1
16. (2235.0) : repair footing (EF)	0.2
17. (2248.7) : repair footing (EF)	0.1
18. (2000.0 - 2244.5) : repair retaining wall (EF)	3.0
19. (2200.0 - 2202.3) : replace blocks (IFP)	0.4
20. (2203.9) (2243.3) : replace blocks (IFP)	0.1
21. (2200.0 - 2214.8) : consolidate masonry (IFP)	2.6
22. (2233.8 - 2244.5) : consolidate masonry (IFP)	1.9
23. (3050.0) : repair blocks (EF)	0.2
24. (3029.9 - 3100.0) : consolidate masonry (EF)	17.5
25. (3089.0) : consolidate buttress (EF)	0.5
26. (3000.6 - 3050.0) : consolidate masonry (IFP)	12.9
27. R'way Arches	11.7
28. Walmgate Bar	35.0
29. T37	3.1
30. Fishergate Bar - omitted in error	3.0
	<hr/> 187.3

# YEAR 5

	£ K
1. (2100.0 - 2178.0) : consolidate masonry (EF)	32.9
2. (2104.1) (2128.7) (2172.6) consolidate buttresses (EF)	0.5
3. (2110.6) (2123.9) : consolidate buttresses (EF)	0.4
4. (2133.3) (2144.6) : consolidate buttresses (EF)	0.4
5. (2188.2) (2193.5) : repair cracking (EF)	0.2
6. (2121.4 - 2123.4) : repair bulging (EF)	1.5
7. (2023.5) : replace blocks (IFP)	0.2
8. (2199.5 - 2200.0) : replace blocks (IFP)	0.3
9. (2110.2 - 2139.0) + (21390 - 21790.0) + (2198.5 - 2200.0) : consolidate masonry (IFP)	11.5
10. (2000.0 - 21110.0) : repair cracking	0.5
11. (2100.0 - 2108.0) : repair bulging (IF)	1.0
12. (2126.0 - 2132.0) : repair bulging (IF)	2.0
13. (2444.0 - 2476.2) : consolidate masonry (EF)	24.0
14. (2432.6) : consolidate buttress (EF)	1.2
15. (2409.0 - 2495.4) : repair cracking (EF)	0.4
16. (2418.0 - 2424.5) : repair bulging (EF)	1.5
17. (2467.3 - 2476.2) : repair bulging (EF)	2.0
18. (2400.0 - 2401.1) + (2408.2 - 2484.5) + (2492.7 - 2500.0) : consolidate masonry (IFP)	13.1
19. (2408.6 - 2499.5) : repair cracking (IFP)	0.2
20. (2400.0 - 2401.1) : repair bulging (IFP)	1.5
21. (2400.0 - 2401.1) + (2408.2 - 2430.0) + (2430.0 - 2484.5) + (2492.7 - 2500.0) : insert ties	50.8
22. (2408.2 - 2437.0) : consolidate masonry (IF)	1.6
23. (2398.6 - 2401.8) : repair cracking to arch (IF)	1.5
24. (2409.2 - 2412.4) : repair cracking to arch (IF)	1.5
25. (2474.1 - 2477.3) : repair cracking to arch (IF)	0.3
26. (2398.6 - 2395.7) : repair cracking (IF)	0.8
27. (2500.0 - 2560.1) : consolidate masonry (EF)	3.0
28. (2531.2) (2550.8) (2569.1) (2574.5) (2544.1) : consolidate buttresses (EF)	3.0
29. (2525.8 - 2544.1) : repair cracking (EF)	4.0
30. (2500.0 - 2560.1) : consolidate masonry (IFP)	6.7
31. (2500.0 - 2560.1) + (2565.6 - 2578.6) : insert ties	54.9
32. (2546.6 - 2548.6) : repair steps	0.5
33. (2558.4 - 2560.7) : repair steps	0.3
34. (2578.6) : repair steps	0.3
35. (2581.7 - 2586.7) : repair steps	2.6
36. (2515.4 - 2560.1) + (2581.7 - 2586.7) : consolidate masonry (IF)	5.0
37. (2499.7 - 2578.6) : repair arches (IF)	2.0
38. (2514.7 - 2549.0) : repair cracking (IF)	0.3
39. Micklegate Bar	<del>0.5</del>
40. R'way Arches	48.0

282.9

282.4

in 73

## **Appendix D**

### **Site Audit**



### Section1: Tower 1 to Bitchdaughter Tower (walls and minor towers)

M1	Masonry sound with no significant decay or loss of fabric (except severe cracking in external wall at Tower 2 and near Bitchdaughter Tower)
P1	Mortar pointing flush with surface
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future
R1	Ramparts in good condition, well maintained with full public access
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet. A map of the City Wall circuit is provided in Tower 1, section featured in Trail leaflet.
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically pleasing
A2	Some physical access issues, a few steps, occasional access from ground level
VF3	No visitor facilities

#### Notes

Severe cracking of external wall may be due to structural movement. There is a reasonable amount of vegetation on the interior ramparts. There are a large number of sizable trees growing on Baile Hill, probably the successors of the 18<sup>th</sup> century plantings. Some of the slopes of the motte are eroded from visitor use, this erosion clearly also being an issue when the Royal Commission made their survey in 1971<sup>1</sup>. Wooden batons have been inserted to provide support for the slope. One stanchion in the railings to the south of Baile Hill is missing, erosion from people using this as an entrance to the motte can be clearly seen. White daffodils on the outer ramparts bloom later than the yellow and extend the flowering season. A pavement, following the line of the walls, is provided internally and externally.

#### Character

This area has a quiet residential suburban character, with attractive, good quality Victorian brick built, terrace houses facing onto the appealing green, steeply sloping sward of the ramparts. There is a feeling of intimacy. Baile Hill is a major topographical feature, with a dominating presence, and the Walls provide a weathered limestone enclosure to the open space.

#### Opportunities / recommendations

The severe cracking should be investigated by the City Engineer. The wall walk comes very low to the rampart near to Baile Hill, which provides an opportunity for improving physical access to the wall walk by provision of ramp or similar. The two shallow steps up onto Bitchdaughter Tower and two shallow steps off onto the wall heading north west to Victoria Bar, where the wall is at its widest, could also be overcome through use of ramping to provide access to a large section of the wall walk. A ramp at Baile Hill could be curved to complement the topography. Further research regarding the 18<sup>th</sup> century planting scheme may provide opportunities for the restoration of this landscaping. This may also suggest an appropriate design for the ramp, although an obviously modern, well-designed structure would also be appropriate. This area has an interesting history; being used at various times as a castle, for grazing, for musters, a gun emplacement, a prison, for Shrovetide games and as a prospect mound. These uses provide many opportunities for interpretation and encouraging use by local communities. In addition, its use as a prospect mound could be reinstated, possibly with the judicious removal of trees/tree limbs/vegetation. There is an opportunity for the re-instatement of the steps on the south west side to combat the problems of erosion, but an archaeological assessment must be undertaken

<sup>1</sup> See photograph on p93 of this volume.



to judge the impact of this. It would be desirable to locate this on the area excavated in the 1960s.



***Erosion on Baile Hill***

## Section 2: Bitchdaughter Tower

M1	Masonry sound with no significant decay or loss of fabric (except for one severe crack as mentioned on previous sheet)
P1	Mortar pointing flush with surface, sound mortar of appropriate mix
F1	Flags sound with no significant decay, loss of fabric, cracking or wear
R1	Ramparts in good condition, well maintained with full public access
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation
SV3	Of minor interest, nearby features of little interest without intrusive / extensive interpretation, little opportunity for interpretation except perhaps for specialists
A2	Some physical access issues, a few steps
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

### Notes

Severe cracking may be continuing subsidence, historically mentioned as "Biche Doughter tower already shronken from the Citie wall"<sup>2</sup>. Severe cracking of external wall may alternatively be due to the 'bellows' effect, as mentioned by the City Engineer at Robin Hood Tower.

Inside the Tower, accessed through a doorway, with small window above, now secured with a bolted grill, is a small room with a mixture of stone and brick walls and a brick vaulted ceiling. There is a brick backed fireplace and a small niche high in the far (south) wall. The interior of the tower appears to retain at least the remnants of a brick and cobbled floor.

There is an amount of rubbish in the interior of the tower. This may have resulted from unauthorised use and access. Although the interior of the tower is not currently accessible to the public, the rubbish poses a health and safety hazard and also some degree of fire risk.

### Character

Notes on previous sheet are also applicable to this feature. The Tower is a natural pausing point on the wall walk and provides an opportunity for visitors to orientate themselves. It also provides a viewing point for Baile Hill, the residential area of York to the south of the walls, and the impressive straight section of Walls heading north west towards Micklegate Bar.

### Opportunities / recommendations

See notes on previous sheet regarding opportunities for physical access to the exterior. The severe cracking should be investigated by the City Engineer. The flat top of the Tower provides a space with opportunities for installation of public art, or visitor facilities such as seating incorporating interpretive design. Space should be left for free circulation of wheelchairs should the physical access to this section of the Walls be increased. The top of the Tower could provide viewing space for events held on the ramparts below. Previous uses such as a prison and watch house provide opportunities for interpretation.

Thorough cleaning of the interior room and an intrusive archaeological investigation could reveal the extent of the remaining floor surface. Despite its small dimensions, this room may provide an opportunity for re-use, possibly for

<sup>2</sup> RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*, p91

fixed interpretation or occasional use for events. Re-use must, however, be tempered with the need to secure the space in order to avoid build up of further debris and unauthorised use overnight. Consideration might also be given to use as a bat roost.

***The brick vaulted ceiling of the interior room***



***Evidence  
for  
potential  
survival  
of brick  
(left) and  
cobbled  
(right)  
floor***



***Niche in south wall***



***Brick backed fireplace***



### Section 3: Bitchdaughter Tower to Micklegate Bar (walls and minor towers)

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
P3	Mortar pointing showing noticeable loss of mortar or use of inappropriate mortar requiring attention within c.15 years
F1 F3	Flags sound with no significant decay, loss of fabric, cracking or wear Distinct signs of decay or more severe cracking or wear, life of flags limited
R1	Ramparts in good condition, well maintained with full public access, including provision of play area
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems – remnants of thick ivy stem on the outside base of the wall, tree overhanging the wall - both near Micklegate Bar.
S3	No interpretive provision known of (except for mention of chessboard carved into flag)
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation (Victoria Bar and Lounelith, opportunity to provide views across the city to the Minster)
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls (but flat, wide, straight section of wall walk)
VF3	No visitor facilities

#### Notes

The interior of the wall has been reinforced with early brickwork, which now shows signs of slumping. CYC Conservation Officer suggested that this could be due to the rubble interior of the wall drying and contracting over time.

A retractable bollard prevents unauthorised traffic from using Victoria Bar.

This section includes some of the earliest towers along the Walls, including Saddler Tower, which has recently been repaired, including the insertion of two RSJs; a repair very much in the SPAB genre. The interior of the tower has a new gravel floor, unfortunately used as a big litter tray by the local cats. There is some cracking visible in the ceiling. A fireplace is situated on the west wall. A bolted grill secures the doorway.

#### Character

Internally, this area has mostly a quiet residential suburban character, with attractive, good quality Victorian brick built, terrace houses, with small front gardens facing onto the appealing green sloping sward of the ramparts. The feeling of intimacy at Section 1 declines slightly as the rampart gets less steep and more broad and the houses further from the Wall as one proceeds towards Micklegate Bar. There is also more variety of building types towards the Bar, including small Victorian civic buildings. A line of mature trees edges the rampart in most places. All these features give a more formal, more urban, less intimate but nevertheless attractive character to this section.

Externally, much of the character of the York suburbs has been lost due to the position of a large open car park next to the City Walls; with the busy Nunnery Lane often full with queuing traffic.

#### Opportunities / recommendations

There are opportunities for providing interpretation of the Roman Colonia and for the judicious removal of trees/ tree limbs to provide vista / views of the Minster

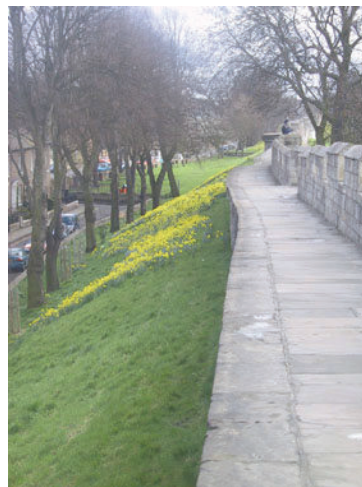
across the city. Also some of the Victorian civic buildings are interesting. Externally the Wall near Saddler Tower contains a good example of a stone shattered by cannon shot and there are frequent mason's marks on the external Wall between Bitchdaughter Tower and Tower 4, both of which could be interpreted near Victoria Bar or along the outer pathway, encouraging visitors and local people to 'read' the archaeological evidence in the wall. The carved head at Tower 10 and the inscribed stone by Tower 8 also provide opportunities. The playground could be updated, possibly with a Medieval / walls / castle theme.

Saddler Tower may again provide an opportunity for re-use, possibly for fixed interpretation or occasional use for events. Re-use must, as previously

mentioned, be tempered with the need to secure the space in order to avoid build up of further debris and unauthorised use overnight. The gravel flooring of the Tower could be re-thought so as not to encourage feline use. Interval towers could also be considered as appropriate for use as bat roosts.



***Victoria Bar***



***The intimate attractive residential character of this section subtly changes as one moves north west towards Micklegate Bar***



***The Nunnery Lane car park***

#### Section 4: Micklegate Bar

M1	Masonry sound with no significant decay or loss of fabric
M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2	Mortar pointing slightly weathered, fairly sound mortar
F1	Flags (internally) sound with no significant decay, loss of fabric, cracking or wear
S2	ONLY NOT S1 DUE TO PRESENTATION ISSUES WITHIN MUSEUM. Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF1	Major visitor facilities, such as museum

#### Notes

The fabric of the Bar includes re-used Roman blocks and sarcophagi. The effects of traffic pollution and collision are evident. The wallwalk passes through a passageway from which the first floor can be accessed. The Micklegate Bar Museum occupies the interior. The museum focuses on the use of the Bar for displaying severed heads and the social history / people relating to the Bar. The museum is therefore dependant on its location as the subject matter of the museum relates directly to the Bar. Access to upper floors internally is via steep wooden stairs between the floors. Little is provided in the way of services: the building has no water, gas or toilet facilities. The museum is currently negotiating its lease with the council; it is also subject to a three yearly rent review.

The museum, which opened in 1984, does not keep visitor figures but on a good Saturday, it will receive approximately 50 visitors. The museum is part of the York Pass and the 'Hidden Secrets of York' schemes. The museum owner is undertaking on-going research relating to the Bar and is continuing to develop displays about the people that have lived there. The owner has a great deal of enthusiasm and good ideas for developing the museum but is constrained through lack of funding. Currently approximately 50% of the museum's income comes from the shop. Limited funding has resulted in some displays that would benefit from updating and upgrading.

The museum has 1 full time staff post and a number of part time staff and volunteers. Usually only one person will staff the museum at any one time, apart from during busy periods when two members of staff may be on duty. The museum has links with the Leonardo (language) scheme and takes language students on placement. Comments to the museum staff have included: not enough information on the Walls to tell people what they are looking at; not enough toilets / lack of orientation to toilet facilities; too few rubbish bins.

The area suffers from anti-social behaviour including attempted break ins, homeless people sleeping, begging and lighting fires. These incidents occur around the foot of the Bar at pavement level and in the passageway at first floor / museum entrance level. Hypodermic needles have also been found in the joists here. The Council agreed in February 2001 that gates were required at either end of the passageway in front of the museum entrance in an attempt to prevent arson and break-ins to the museum. SAM consent has been given for these gates on health and safety grounds, temporary gates were due to be installed in May 2004.



It was voiced that the owners, traders and workers in Micklegate believe that the historic core of York is solely promoted as the area east of the river and the Micklegate area has become neglected, which promotes anti-social behaviour.

### **Character**

The Bar has an imposing presence both when approached from the wallwalk and when seen from street level. This area of the City is quite built up, with buildings closely compacted and of several stories, however the Bar still dominates visually and adds to the pleasing mixture of historic periods, materials and styles represented. It is one of the images most used as being representative of the historic character of the City and is highly photographed by tourists. Internally, the trappings of the museum detract little from appreciating the layout and fabric of the building, which retains an 'air' of age.

### **Opportunities / recommendations**

The future provision of permanent gates at either end of the passageway provides an opportunity for the Council to commission something special and exciting visually that enhances the structure and people's experience of the Bar and the Walls. This could possibly incorporate interpretive design or utilise local craftspeople.

As with all the Bars it would be preferable if it could be closed to vehicular traffic, or at least restriction of large vehicles, in order to prevent the inevitable serious damage to the historic fabric.

The museum is an appropriate re-use for the Bar and provides an opportunity for visitors to learn more about the structure, the use of the Walls themselves and the social history of York. However, there are opportunities to improve the quality of some of the exhibits and graphics, although this is currently restricted by financial restraints. The provision of assistance with specialist skills such as marketing, interpretation and museum practice as well as co-ordinating joint funding bids across the Walls would be recommended. It is also recommended, for all structures along the walls, that opportunities are explored for increasing access, for example through virtual media. While the museum should be commended for providing its own website that supplies an extent of virtual access this would also benefit from regular updating, especially as technology develops extremely quickly.

In addition it is recommended that allowing for the sensitivity of the historic structure and fabric, services are installed to improve the product for the tenants

and to improve the possibilities of finding an alternative tenant should the need arise.



***The character of Micklegate Bar dominates the surrounding buildings***

**Damage from traffic pollution to the stonework and collision damage is particularly obvious inside the central arch**



**Interpretation in the museum: that works (showing visitors how the Bar may have looked with its barbican intact); and some that needs to be made more accessible (handwritten display with large amounts of text in a small font size).**



### Section 5: Micklegate Bar to Barker Tower (walls and minor towers)

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
P1	Mortar pointing flush with surface, sound mortar of appropriate mix
P2	Mortar pointing slightly weathered, fairly sound mortar
F3	Distinct signs of decay or more severe cracking or wear, life of flags limited
R1	Ramparts in good condition, well maintained with full public access
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access
SFD	Significant feature in danger of collapse, near total decay or destruction of significance due to decay – potential of this occurring with the railway arches, although this is being addressed
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A2	Some physical access issues, a few steps, occasional access from ground level
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

Four bench seats are provided, one at Tofts Tower (and a litter bin) and three near to North Street Postern. There are many Civil War gun loops in this stretch of wall and an inscribed boundary stone near Tower 16.

The internal rampart area around Tofts Tower is immediately behind a private office building (Jarvis) and is not conducive for public access as it is likely to be private property. Between Tofts Tower and Tower 14 there is a railway arch through the Wall beyond which are a number of arches under the roadway, some of which appear to be partially used for storage and one that is used as a throughway. These arches may be owned by Jarvis and certainly front onto Jarvis' staff car park.

It was noted that the internal rampart from Micklegate up to Tofts Tower is notorious for disposal of used hypodermic needles.

Along the stretch of Wall from Tofts Tower towards Barker Tower there are a number of areas where modern railings are provided and some areas where railings have been removed. Within the inner ramparts near Tower 15 air raid shelters survive.

The area in front of the railway station, Queen Street and the area to the west is due to be re-developed. The removal of the Queen Street bridge has been muted.

Engineering work is, at the time of writing, currently being undertaken on one of the railway arches.

From the walkway over the road arches, the view of the Minster is one of the most photographed views in York. In addition the old railway station building and the impressive NER offices (now GNER) can be seen. On the internal ramparts towards Barker Tower there are a number of municipal flowerbeds. North Street Postern is a large arch of 1840 replacing the original small gateway.

### Character

The Wall from Micklegate to Tofts Tower is probably the most utilitarian stretch along the Walls circuit. The sharp drop to the busy road externally and the buildings along Queens Street give the view to the exterior of the Wall a slight air of neglect. The height of the stretch of wall from Tofts Tower to Barker Tower and the views over this area of the city give the impression of a more open space than the more intimate character of many other areas of the Walls. The views of the railway station and hotel externally and the impressive Victorian railway buildings internally give this section an historic urban character with a massing of large solid buildings and developments.

### Opportunities / recommendations

As mentioned in the main Plan the opportunity has been missed when providing street furniture to commission pieces that incorporate interpretation or art that would enhance the Walls and add to the visitor's enjoyment of the experience. We would recommend that these opportunities are explored and that only high quality robust furniture is used.

There may be opportunities for re-use of the arches under the roadway if issues regarding ownership, access and so on could be resolved. There may be potential for small businesses, interpretation areas or refreshments. Queen Street Bridge does little to enhance the monument but does not actively detract from it. Its removal may cause structural issues with Tofts Tower and the ramparts in this area. The form of any replacement structural support will need to be carefully considered.

It may be possible to open up the air raid shelters to public access on certain days, such as the Heritage Open Days or for occasions such as the recent D-Day anniversary. Opportunities should be explored to exploit the high lime content of this area in relation to encouraging solitary bee species.

The municipal flowerbeds are at odds with the character of the Wall, although this area has a history of municipal horticultural use (see pictures below), it would be possible to incorporate something more interesting in this area.



***The character and presence of the inner ramparts beds 1950s (left) and 1880s (above) has been gradually eroded<sup>3</sup>***

<sup>3</sup> [http://library.york.gov.uk/uhtbin/cgisirsi/0/0/57/49?user\\_id=YORKIMAGES](http://library.york.gov.uk/uhtbin/cgisirsi/0/0/57/49?user_id=YORKIMAGES)



### Section 6: Barker Tower

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2	Mortar pointing slightly weathered, fairly sound mortar
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

#### Notes

This building is not currently occupied. The stone flagged floor of the upper floor flexes under a slight load and is supported on recently replaced timber joists, the main beam of which is severely cracked. The ground floor interior room floods badly and unsurprisingly there is evidence of damp in the stonework. The roof timbers have either been extensively altered or are re-used wood. The only trace of the staircase mentioned in the RCHME volume is a blocked trapdoor in the first floor. The top step of the external flight leading to the first floor is badly cracked.

Discarded hypodermic needles have been noted around the entrance to the tower.

There appear to be five partially blocked slit openings around the tower, recorded as 'windows' in the RCHME volume. The first floor of the tower was originally open, as demonstrated by the moulded parapet and waterspouts.

Physical access is good to view some of the exterior of the Tower but the interior and many of the interesting features externally are difficult to access.

#### Character

The attractive patina of the tiled roof can be easily observed from pavement level at Lendal Bridge. The interior of the tower has a charming character, especially the ground floor, which is unfortunately spoilt by the green algae and damp walls. The ground floor interior room has an almost chapel like ambience, probably due to the series of stone arches. The exposed roof timbers greatly add to the character of the first floor.

#### Opportunities / recommendations

The cracking of the main timber beam supporting the first floor should be investigated as a priority.

An appropriate re-use should be sought for this building, which should include provision for public access.

On initial inspection it appears that the partially blocked slit windows extend below the current floor level indicating that the floor was originally at a lower level. The building should be fully recorded and if this proves to be the case there may be opportunities for intrusive investigation through the ground floor, which may contain rich archaeological deposits and could be a temporary attraction for the public. The roof timbers could also be investigated to establish if they are re-used timber, as appears to be the case. The deviation from the regular plan of the ground floor in the west corner should also be investigated during recording to establish if this is the original plan or a later alteration.





***Frequent flooding and the tower's position has resulted in damp in the ground floor stonework***



***The main beam supporting the first floor flags is cracked along its length***

### Section 7: Lendal Tower

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P3	Mortar pointing showing noticeable loss of mortar or use of <b>inappropriate mortar</b> requiring attention within c.15 years
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level - to courtyard and to engine house
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls – to interior of Tower and Lendal Hill House
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

### Notes

A brick built residential Georgian property adjoins Lendal Tower: Lendal Hill House. A brick built engine house/ payments hall completes the trio of buildings around the internal courtyard. The Helmsley Group has recently acquired the site and all buildings for "refurbishment".

While the house and payments hall are beyond the scope of this study they play an integral part in telling the later story of the Tower and the City and as such they have high group value.

The Yorkshire Archaeological Trust is currently being using the house for storing and processing archaeological finds. The engine house / payments hall is currently unused and frequently suffers from vandalism.

Many of the alterations undertaken by York Waterworks were of high quality and of interest and value in relation to this later use of the Tower as offices. There are also some artefacts and ephemera left behind that belonged to the Waterworks Board.

The additional buildings increase the group value of this site and are of value in relation to the information they can provide regarding the use of the site and evidence of engineering development.

There are some physical conservation issues relating to the deterioration of the fabric including stone decay around windows in the Tower, use of hard cement mortar, and ingress of water / damp problems in the engine house and Lendal Hill House.

An old-fashioned interpretation panel is provided on the wall of the Tower facing the pavement over Lendal Bridge.

### Character

The small courtyard garden between the three buildings is an attractive and secluded space, from which it is possible to view all three buildings and appreciate their different characters. The Tower and, from the courtyard side, the house show large degrees of intervention and appear 'patchy' with a hotchpotch of features and an inconsistent, but appealing, character. The front façade of Lendal Hill House is more uniform, formal and characteristic of its period. The Tower is grandiose and looms protectively over the house, river and

garden. The engine house / payments hall is more utilitarian but nevertheless has some interesting and attractive architectural features including its window arrangement (one pair, one upper and one lower, within a recessed arch), the contrasting stone cills and string course.

### **Opportunities / recommendations**

The Tower, house and engine house / payments hall are extremely useful spaces for which appropriate re-uses should be found. Any re-use should consider the facilitation of public access, at least on occasions such as Heritage Open Days.

Within the scope of this study it is not possible to fully analysis these buildings. As a group they have extremely high architectural, historical, archaeological, aesthetic, engineering and other values and should be treated appropriately. A building survey and analysis should be undertaken for this group of buildings and especially the Tower itself. Preferably a specific Conservation Plan or Statement should be produced to increase understanding of the complicated alterations and developments that have occurred and to inform any future work necessary and therefore secure a sustainable and appropriate re-use. This is an extremely important group of buildings, both for the City Walls and in its wider context in relation to the City itself, and it must be developed in a way that enhances and protects its significance.

It has been suggested that a new doorway could be created at the back of the engine house / payments hall in one of the lower window openings. This would facilitate level access to the building from the Museum Gardens and negate the issues of physical access over the cobbles on Lendal Hill. It would, however, destroy the symmetry of the façade and consideration should be given to retaining this symmetry perhaps by insertion of a second door, as it is not possible to choose a central window opening for alteration. The width and height of the openings should also be retained.

Other features of interest should be retained and sympathetically treated throughout development, including: the wooden panelling, lift, fireplaces, plaster ceilings, equipment relating to waterworks use, and stone arches in the Tower; the oriel window, fireplace and original doors in Hill House; the entrance gate to the passageway; the fabric of the City Walls incorporated in Hill House; the area of ramparts to the north east. There are likely to be many other features of interest and value that contribute to the significance of these buildings and further study is required to fully understand and identify these.

The artefacts and ephemera that belonged to the Waterworks Board should be donated to the Museum. A full photographic survey and written recording of all items should be undertaken before any items are removed.

The small courtyard garden between the three buildings should be utilised or designed in such a way that it complements and 'links' the buildings together, as they could become disjointed if different uses were found for each of them or the access points into the buildings altered, damaging their group value.



***The engine house /  
payments hall  
suffers from  
repeated vandalism***







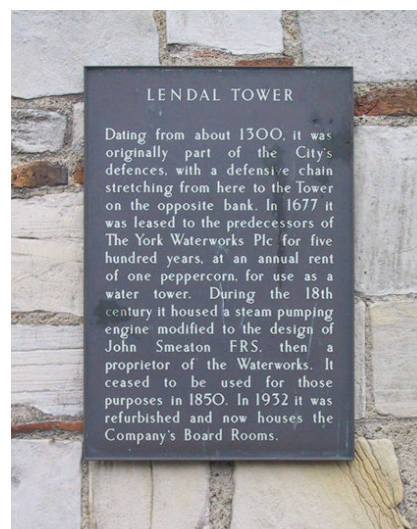
***The group of buildings contains many features of significance that should be further investigated, protected and enhanced***



***Examples of artefacts and ephemera that should be donated to the Museum.***



***The interpretive provision on Lendal Tower***





### Section 8: Lendal Tower to Bootham Bar (walls and minor towers)

M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
P2	Mortar pointing slightly weathered, fairly sound mortar
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems – possible damage to ramparts or wall in area behind Lendal Tower. Some vegetation growth on interior of Multangular Tower.
S1	Signage, orientation, interpretation in good condition, appropriate to setting, intellectually accessible or enhances monument, a main feature in current general leaflet interpretation
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

The walkway along the short stretch of Wall between Lendal Tower and the Museum Gardens entrance is not open for public access. The Museum Gardens are closed to the public in the evenings.

A number of carved stones provide interpretation, orientation and attempt visitor management for the Multangular Tower and the features behind the library.

The various stretches of Wall behind the library are not well signed and are difficult to find, while this area has an aura of private property that does not encourage exploration. There are also some issues regarding personal safety in this area. The footpath from the Museum Gardens past the King's Manor to Exhibition Square can also appear to be private and visitors are not particularly encouraged to use this route.

The Wall to the south west side of St Leonard's is breached and has been repaired with brick. Much of the walls here are covered with plant growth, which will trap water and increase decay.

Paved paths and bench seats are provided within the Museum Gardens.

#### Character

The Multangular Tower and Wall bordering St Leonard's precinct provide a backdrop for the Museum Gardens, enhancing the impression of a Victorian pleasure garden with associated antiquities. The area within the Walls in the grounds of the library is secluded and quiet, imbuing a sense of escape from the bustle of the City.

#### Opportunities / recommendations

It is recommended that the access, orientation and interpretation be improved for this area and in particular the area behind the library.

Near to the Anglian Tower is one of the best pieces of interpretation for the city Walls, a series of banks indicating the rampart levels at different historical periods. In light of recent excavations this may need to be revised, it is important that information provided to the public is correct.

The vegetation covering much of the tops of the Walls in this area should be carefully removed ensuring that pulling out roots does not damage the stonework, where necessary a weedkiller should be used prior to removal or plant growth covered until it has died back. Soft capping could be considered for the Multangular Tower and potentially the Wall from this towards Museum Street.



Various pageants have been held in the past in the Museum Gardens using the background of the Walls, it would be possible to resurrect this tradition, possibly in conjunction with other regular festivals that are held in the City.

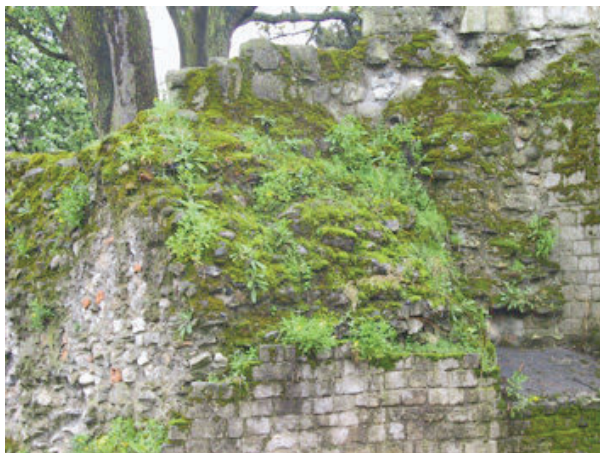
This area is a point where visitor to the City Walls could be encouraged to explore the City further, visit other attractions and generate secondary economic benefits.

There is a short section of rampart behind the City Wall between Lendal Hill House and the entrance to the Museum Gardens. There is potential that this has been disturbed less than many other areas of rampart and may be worth physical investigation to establish the extent of survival and increase understanding about the ramparts.

It should be noted that a Management Plan is, at the time of writing, being prepared for the Museum Gardens. This document should be consulted prior to any development or alteration occurring in this area.



### ***Interpretation, orientation and visitor management***



***Vegetation on the Multangular Tower could be replaced with a controlled 'soft capping' technique***

### Section 9: Bootham Bar

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2 P1	Mortar pointing slightly weathered, fairly sound mortar Mortar pointing flush with surface, sound mortar of appropriate mix
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future (especially steps up to first floor)
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

#### Notes

This Bar is still used as a vehicular thoroughfare into the city centre. Pigeons frequent the interior of the Bar and there is an amount of guano over the floor. Spikes have been installed to discourage them but these do not appear to be sufficient deterrent. Proposals are being made for the installation of a mechanism that would allow the raising and lowering of the portcullis. The Bar is situated at a key access point for visitors, with the bus stops, tour stops and TIC also situated here although a cluttered appearance is caused by the signage and street furniture associated with these.

#### Character

The clutter of street signage around Exhibition Square detracts from the visual appearance of this Bar but it nevertheless is a crucial part of the character of the Square. From High Petergate it provides the focal point of the street, extending the character suggested by the variety of small shop fronts and frontages with a 'strong vertical rhythm'. Bootham is on a more domestic / human scale than the other main medieval bars.

#### Opportunities / recommendations



Options should be explored to solve the pigeon issue, as the existence of their droppings is a health & safety concern. Mitigation techniques such as the use of birds of prey could also be viewed as providing an additional visitor attraction.

The practicalities of the portcullis project with regards to gaining the consents required and the conservation requirements of the building, together with the health and safety issues, would need to be carefully considered and may

require a detailed conservation and design study. While the majority of the fabric that would be affected would be of Victorian origin, the main Conservation Plan has identified that this is of value in itself as an example of early 'conservation' philosophy. The financial costs of this work may also make it inappropriate and unfeasible and resources could well be put to better use elsewhere.

This is another point where visitors could be encouraged into the City; down Petergate the small attractive shops encourage exploration and browsing.

The rationalisation of the signage around the Bar and the general upgrading of Exhibition Square is an opportunity for enhancing the setting of the monument and improving one of the public spaces within the City.

### Section 10: Bootham Bar to Monk Bar (walls and minor towers)

M1	Masonry sound with no significant decay or loss of fabric
M3	Some near Gray's Court - Distinct signs of decay, life of blocks limited (c.20-50 years)
P1	Mortar pointing flush with surface, sound mortar of appropriate mix
P4	Rare – some near Gray's Court- Mortar pointing severely decayed with almost total loss of mortar resulting in instability of masonry or use of inappropriate mortar causing significant loss of masonry
F1	Flags sound with no significant decay, loss of fabric, cracking or wear
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access – mostly private gardens or precinct
SFD	Significant feature in danger of collapse, near total decay or destruction of significance due to decay (Robin Hood Tower)
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems – trees overhanging walls and additional vegetation in private gardens but difficult to assess due to no access to private gardens
S1	Signage, orientation, interpretation in good condition, appropriate to setting, intellectually accessible or enhances monument, a main feature in current general leaflet interpretation - this section of the wall is strongly emphasised in visitor literature as <i>the</i> part of the walls to walk
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant – Minster and Minster precinct
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

Near Tower 24 there is a group of re-used stones dating from c.1150 and possibly from the Archbishop's Palace. There are also many re-used blocks on the inner face north of Monks Bar near to Gray's Court.

There are a number of private entrances / stairways onto the wall that are now locked or blocked off. There are many private gardens that border the Walls in this section.

There is a plaque on the section of the wall overlooking Ripon St. John's. This relates to this section of the Wall being restored to city ownership by Edwin Gray in 1889.

There is an unexcavated ice-house within the Minster precinct, close to the Wall near interval tower 24. There are several large trees currently situated on top of this structure and there are plans in progress to remove the trees and excavate this feature.

Props support the platform of Robin Hood Tower internally and there are health & safety concerns for large parties of people standing on the platform. It is thought that this structural problem is caused by the 'bellows' effect, which occurs because the Tower is situated at the angle of two portions of Wall and the thermal movement of the Walls.

#### Character

The character of this area is strongly influenced by the style of private gardens to be seen from the Wall and the number of large trees overhanging the Wall. It is often mentioned as the most attractive section of the wallwalk and THE section to walk. The Wall itself is the Victorian reconstruction of what they thought a medieval wall and towers should look like. Many spectacular views of the Minster

and the nearby historic houses / residences can be viewed from this stretch of the Walls.

### **Opportunities / recommendations**

A more permanent solution to the issues at Robin Hood Tower should be sought in conjunction with the City Engineer and English Heritage. The large amount of minor vegetation around the Walls in private gardens may hide minor defects that require swift attention if they are not to become serious problems. Therefore the owners and businesses around this area should be approached and a regular inspection made of any areas concealed by vegetation. Specifically a thorough inspection in winter should be undertaken, when leaves have fallen and access is easier.

The plaque about Edwin Gray is often mistakenly thought to relate to the physical restoration of the Wall itself. Any secondary interpretation provided that relates to this section of Wall should make it clear what this plaque actually refers to.

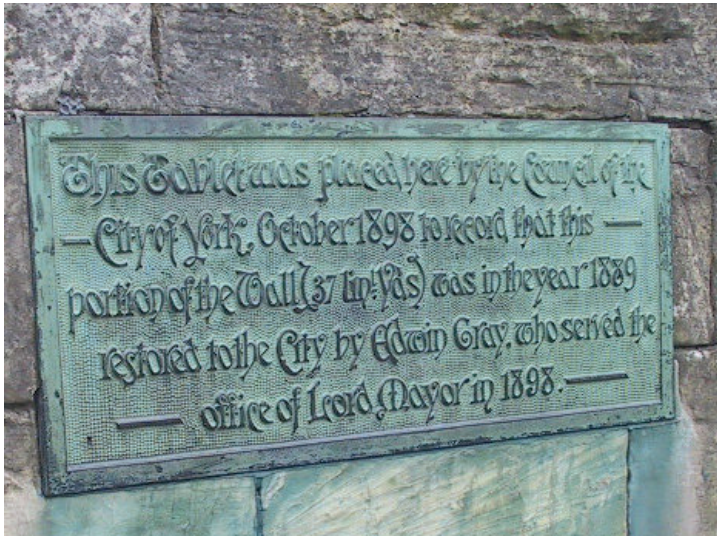
The flat top of the Tower provides a space with opportunities for installation of public art, or visitor facilities such as seating incorporating interpretive design. Facilities such as benches and litterbins should be robust and of good quality design and materials to enhance a visitor's experience rather than the fairly utilitarian benches currently in place.

Some of the businesses abutting the Wall advertise themselves to visitors using the wallwalk thereby increasing the economic benefit of the Walls and creating links encouraging visitors to explore the town further. While too many signs in this area would detract from its attractive character and potentially spoil the visitor experience, the precedence could be used at other sites around the wall circuit.

This section of the Walls has railings along its greater part. These are utilitarian in design and detract from the visual impact of the Wall, while addressing a safety issue. It is recommended that these railings are removed and replaced with a more appropriate design. The main Conservation Plan provides examples of physical barriers that may be more appropriate and thought should be given to appropriate materials, minimal maintenance, minimal intrusion to the monument and reversibility. There is an opportunity to enhance the Walls, rather than detract from them.

The interval Towers provide opportunities for providing bat roosts, especially as this has been identified as an area where bats are likely to forage. There may also be opportunities to consider the re-wetting of the ditch area next to the Lord Mayors Walk for wetland habitat. These and other opportunities should be discussed with English Nature and once a Habitat Management Plan has explored opportunities for enhancement.





***The plaque about Edwin Gray***

***A pub in Gillygate advertises to visitors on the Wall***







### Section 11: Monk Bar

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Especially inside - Distinct signs of decay, life of blocks limited (c.20-50 years)
P1	Mortar pointing flush with surface, sound mortar of appropriate mix
F1	Flags sound with no significant decay, loss of fabric, cracking or wear
S2	ONLY NOT S1 DUE TO PRESENTATION ISSUES WITHIN MUSEUM. Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF1	Major visitor facilities, such as museum

#### Notes

The fabric internally is liable to decay and delamination; there are several areas where this is severe. This may be due to changes in temperature caused by using heaters internally and the ingress of water. There is a damp smell in some areas, particularly the "Little Ease Prison", which suggests water ingress. Inappropriate mortar has been used for repairs in some areas and could be exacerbating the problem. The roof, however appears to be sound and have been replaced relatively recently. In places there appear to be traces of plaster and red colouring on the internal stonework.

The museum gets c.95% of its trade from visitors to the Walls but the owner finds the opening and closing times of the Walls erratic (especially in the winter), which affects his business. He would like to be able to open in the evenings.

Staff find the building difficult to clean; it can take up to 18 hours to dust and vacuum the building. These would appear to be appropriate techniques for the historic stonework but is time intensive. There are pigeons nesting in the exterior of many of the windows. In some cases, the layer of nests and debris half fills the window.

The signage for the museum on the railings outside the bar is intrusive as the number of signs produces a cluttered appearance.

The staircase up to the museum from street level is extremely steep, narrow and dark.

Access within the museum is particularly difficult. Vehicular access through this Bar has been closed, although cyclists and pedestrians may still pass through. Vehicles use the larger arch to the south with restricted access for cars from the exterior.

#### Character

Monk Bar, like Micklegate, dominates its environment and is an impressive monument, much photographed by tourists. Externally there is a busy road junction immediately outside but internally the Bar is a focal point for the view up Goodramgate. The Bar is surrounded by moderately large-scale buildings and adds to the pleasing mixture of historic periods, materials and styles represented. Internally, most of the building can be accessed, although access is poor, the trappings of the museum detract little from appreciating the layout and fabric of the building.

### **Opportunities / recommendations**

The museum is an appropriate re-use for the Bar and provides an opportunity for visitors to learn more about the history of York, although the subject is fairly limited. However, there are opportunities to improve the quality of some of the exhibits and graphics, although this is currently restricted by financial restraints. The provision of assistance with specialist skills such as marketing, interpretation and museum practice as well as co-ordinating joint funding bids across the Walls would be recommended. It is also recommended, for all structures along the walls, that opportunities are explored for increasing access, for example through virtual media. While the museum should be commended for providing its own website that supplies an extent of virtual access this would also benefit from regular updating.

Further investigate opportunities for allowing the museum to open in the evenings and agree a solution with the museum owner. This could be facilitated for this particular Bar without allowing access to the wallwalk as there is a steep staircase that leads to the museum and the wallwalk but the opening to the wallwalk could be closed at certain times.

A specialist stone conservator should investigate the causes of stone decay. As a priority the traces of plaster and colouring should be sampled and analysed, as they are likely to disappear as the stone decay continues. This could provide evidence for the historical internal decoration of the Bar.



***The internal stonework is subject to decay***

***The access through the Bar arch is restricted to pedestrian and cycle access***



### Section 12: Monk Bar to Layerthorpe Postern (walls and minor towers)

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
P1	Mortar pointing flush with surface, sound mortar of appropriate mix
F1	Flags sound with no significant decay, loss of fabric, cracking or wear
R2	Ramparts in fairly good condition, some public access
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems - some
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant: Roman remains and icehouse
SV4	View intrusive to monument, inappropriate development nearby, aesthetically intrusive – street clutter at Layerthorpe Bridge
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

The views from this stretch of Wall includes interesting features such as the excavated Roman corner tower, a nineteenth century icehouse and the Merchant Taylor's Hall. A new interpretation panel about the ice-house has been fixed to the parapet in the vicinity of this feature.

There is a narrow stretch of walk with no railings and with a steep drop towards New Tower (Tower 32), which could be considered to be a safety issue.

The view from Tower 34 is over Layerthorpe Bridge junction, which is marred by the numerous signs and traffic management arrangements.

#### Character

Walking this stretch of Wall feels almost like taking visitors 'behind the scenes' of many areas of York, as the Wall cuts through back gardens and behind small businesses. Most of the buildings internally are of historic character. The Wall here seems to be the solid division between historic York within the Walls and modern York without, as the character changes completely each side. Externally there are leafy green suburbs in addition to large retail outlets and modern development.

#### Opportunities / recommendations

The provision of further interpretation regarding the significant features to be seen from the Wall (ice house, roman remains etc) would be desirable. This could be fixed or provided by secondary means. They also provide opportunities for extending the educational relevance of the Walls.

It has been commented that railing or a physical barrier may be needed in this area. See notes for Section 10 above and in the main Conservation Plan policies.



***The excavated Roman  
Corner Tower now  
(right) and during  
excavation (below)***



***The ice house can be accessed  
through the car park / beer garden  
of a public house***



### Section 13: Layerthorpe Postern to the Red Tower (King's Fishpond area)

S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant: King's Fishpond and nature reserve
SV4	View intrusive to monument, inappropriate development nearby, aesthetically intrusive – inappropriate development of poor design to east
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

#### Notes

The damming of the River Foss in the Norman period, creating the King's Fishpond, provided this section of the City's defences.

There is only one sign that indicates the direction of the Red Tower and the continuation of the wallwalk. This sign is poorly positioned and cannot be seen until the visitor has already walked the length of path next to the river.

There is one bench seat provided that overlooks Foss islands Road. The railings next to the river are a missed opportunity for providing something innovative and exciting. The path following the river towards Rowntree Wharf can seem daunting for some people in terms of personal safety.

#### Character

Light industry and retail units and the busy road dominate this area. The negative impact of the cluttered signage at Layerthorpe Bridge junction has already been mentioned. The commercial business premises to the west of the Foss are of good quality materials and modern design but the poor quality and intrusive units to the east dominate them. The area of the Foss has an untidy and neglected appearance, while the road noise detracts from the visitor's experience.

#### Opportunities / recommendations

In this area there are many opportunities for improving the interpretation, orientation, environment and visitor experience and it is recommended these be improved. There may be opportunities for providing some sort of physical barrier between the path and the road; this could incorporate interpretive elements and vegetation to enhance the environment in this area. This is a section of the defences where good modern installations and design would be appropriate to dominate and improve the area and thereby extending the example set by the good quality modern office buildings near to Layerthorpe Bridge.

It may also be possible to create physical links with other areas of the city here – for example river trips to the Castle Mill or walks to the Rowntree Estate / Wharf.

It has been confirmed that the retail area to the east of Foss Island's Road is due for re-development in the near future. It is recommended that, where possible, guidelines are given for new development that include recommendations such as the use of appropriate quality materials, good design or screening measures.

It is recommended that volunteers be used to assist with the upkeep and general appearance of the nature reserve area, as long as this does not interfere with the natural significance of the site.

This is one of the few areas of the City defences that can be made fully accessible to all and this should be capitalised upon through the provision of interpretation,



orientation and visitor facilities. This section has great potential for development and improvement.

During the development process planned for the area west of the road in the vicinity of the current wine merchants, opportunities may be identified for the creation of wetland habitats to complement the riverside area and increase habitat diversity.



***Orientation to the next section of City Walls can only be seen when walking south. Visitors walking northwards are likely to miss this sign.***

### Section 14: The Red Tower

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M4	Roof - very significant decay with renewal needed in relatively near future (c.0-20 years)
P2 P3	Mortar pointing slightly weathered, fairly sound mortar Mortar pointing showing noticeable loss of mortar or use of inappropriate mortar requiring attention within c.15 years
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of: new interpretive panel poorly written and typeset
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

#### Notes

The roof of this building is in poor repair and the council currently uses the building as a store.

There is a larger perimeter low wall type feature made from re-used stone. While there has been no positive identification for the purpose of this wall or the source of the stone it has been suggested the re-used stone may have come from one of two sources. There is approximately 2 meters of stone under the brick of the Red Tower walls visible on early photographs; this may have been removed as the Foss land level built up. Alternatively it may have come from the destroyed Layerthorpe Bridge and postern.

However, an examination of previous archaeological investigations undertaken as part of this study suggests another potentially exciting source for the stones. Excavations in the Bedern area of the footings of the Roman fortress wall found a medieval robbing trench with two large millstone grit blocks from the Roman footings abandoned in the process of being robbed. One of these blocks is very similar to the blocks utilised for this confusing stretch of wall at the Red Tower.

The Tower has been re-roofed and re-faced internally, probably in the nineteenth century but this has not detracted from its character.

By the Red Tower, on the pavement, is a green fingerpost sign indicating the direction of the walking route around the City Walls. A new interpretive panel has been fixed to the north wall.

#### Character

This building has a specific character that cannot be replicated at any other point along the Walls. This is partly connected with its fabric, as brick buildings of this age are rare along the Walls. The small, domestic scale of the building marks it out from the other towers and makes it more accessible to the visitor, while contrasting with the scale of the more modern buildings nearby. Because the fabric and style are different from the surrounding buildings and the Wall it is isolated from its environment.

### **Opportunities / recommendations**

It is recommended that a comparison is undertaken of the stone type of the two blocks found in the excavation at the Bedern and other millstone grit block finds<sup>4</sup>, if available, with those that make up the small wall feature around the Red Tower. In addition a survey / examination of the blocks in the wall to attempt to record and understand their previous use may help to establish their provenance.

Repairs to the roof should be undertaken as a priority in order to assist prevention of further deterioration of the fabric.

There are opportunities relating to the previous use of the building, especially regarding its use as a sulphur factory, to provide additional interpretation and links with the national curriculum. The building is currently underused and provides an opportunity to provide undercover interpretation facilities, especially for small school groups. Any opening of this building to the public should take account of issues regarding security and antisocial behaviour. The errors on the current interpretation panel should be resolved.



***The low wall on the west side of the Red Tower, made from re-used stone blocks***

***The syntax on the interpretation panel should be corrected, while the text and method of presentation would benefit from updating***



<sup>4</sup> Addyman, P.V(ed). 1996. *The Archaeology of York. Vol.3: The Legionary Fortress. Fasc.3: Excavations and Observations on the Defences and Adjacent Sites, 1971-90.* p288

### Section 15: The Red Tower to Walmgate Bar (walls and minor towers)

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2	Joints slightly weathered, fairly sound mortar
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future.
R1	Ramparts in good condition, well maintained with full public access. Ramparts pass alongside a busy main road and through a slightly run down estate.
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems. Some vegetation on the walls. Tree on rampart towards Walmgate Bar
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV3	Of minor interest, nearby features of little interest without intrusive / extensive interpretation, little opportunity for interpretation except perhaps for specialists
SV4	View intrusive to monument, inappropriate development nearby, aesthetically intrusive
A2 A3	Some physical access issues, a few steps, occasional access from ground level Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF3	No visitor facilities, facilities provided are intrusive to significance of monument or damaging to fabric

#### Notes

There are two flights of steps running from ground level to the wallwalk, which were blocked off when the upper parts of the Wall were re-built, these still show in the inner face of the Wall.

Piecemeal cutting away of the ramparts has occurred, especially to the inner rampart. The outer rampart has also been truncated, for one of a series of cattle pens. Internally there are some issues with maintenance of nearby buildings, especially relating to removal of graffiti.

Mason marks can be seen on the exterior of the Wall near to Walmgate Bar and there are canopied arrow slits that were described as "remarkable" in 1834. However, only five of these are likely to be original.

There was a programme of slum clearances off Walmgate in the 1930s and 1960s.

#### Character

This section of Wall boundaries the Rowntree Estate and runs behind relatively modern modest domestic housing. There is a feeling of finally starting to see the 'real' York rather than a historic 'façade'. While the Wall provides a physical and, potentially, a psychological boundary for the estates it also seems a little 'out of place' in the more modern environment. The social character of the area has changed little over time and provides links with the past for local residents.

#### Opportunities / recommendations

There should be a long – medium term policy of relocation and elimination of the garages and other structures that have been built 'into' the ramparts.

Where the ramparts have been cut away there is an opportunity for re-instating the slope with topsoil and possibilities for encouraging community gardening of these areas. There may be further opportunities for this in areas that are known to be archaeologically sterile. A suggestion has also been made for the installation of large raised flowerbeds in these areas, sponsored by local



companies. If the community garden idea was implemented this would enhance the visitor experience and provide opportunities for increasing community involvement with the Walls. These ideas may also assist with integrating the Walls with their modern surroundings. Soft capping could be considered over the Victorian arch next to the Bar.

There are opportunities for interpretation of the Rowntree Estate and the philanthropic philosophy behind model towns and villages and also for providing links with the current inhabitants at New Earswick. There are a number of surviving images of the yards and passages around Walmgate before the slum clearances and these would be useful to assist with interpretation of this interesting phase of social 'development'.



***Huby's Passage off Walmgate. The houses were demolished in the early 1930s as part of a slum clearance***

***This is the rear of Navigation Road and Constitution Place, in Walmgate, in about 1933. This area was demolished in the late 1930s.***



***West Yard, off School Street in Walmgate, in 1933 (left).***

***Graffiti and poor quality modern bulk housing provision (below) detract from the environment.***



### Section 16: Walmgate Bar

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2	Joints slightly weathered, fairly sound mortar
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future – mortar surrounding the flags by the doorway has gone
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV1	Significant view, opportunity for fixed interpretation of nearby feature, aesthetically significant
A2 A3	Some physical access issues, a few steps, occasional access from ground level Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls
VF1	Major visitor facilities, such as museum – café open in bar 3/4 days a week.

#### Notes

Calvary Chapel York, a non-denominational Christian fellowship, leases the Bar from the council. Internally, the rooms have been sensitively adapted for re-use. The group opens the first storey of the Bar as a coffee shop 3/4 days a week, providing public access. In the summer they provide access to the galleries of the Barbican. The café is financially self-sustaining. The upper storey is used daily as a reading room / library by students. The portcullis is in place in the coffee shop and is partially used as storage space. The group have also installed temporary lights in the bastions.

The bar still acts as a major traffic thoroughfare, although traffic is restricted to one way. There are issue with vibrations (especially from buses) and exhaust fumes, while vehicles frequently strike and cause physical damage to the fabric of the Bar and barbican walls (especially the oldest stonework that belongs to the twelfth century arch and is the lowest point of the Bar). There are height warning signs externally, however, it would appear that these are often ignored. The current vehicular access and lack of vision makes it dangerous for pedestrians or Wall visitors to cross the road at this point.

There is some cracking in the external plasterwork on the internal timber façade and some deterioration of the wooden elements of this structure may have occurred. There are some cracks in the north-east and south-west walls and it is possible to see daylight through these. These are at the junction between masonry and timber sections of the bar and are unlikely to indicate structural failure. In the northern end of the eastern wall one of the stone lintels has a vertical crack running through it.

There have been some issues with attempted burglaries in the past but the exterior gate is kept locked now, which has assisted with this problem.

The barbican is accessible and used in the summer as outdoor seating for the coffee shop. There is minor vegetation growth on the barbican. There are signs of water exiting part way down the barbican walls. This could result from lack of drainage for water in the walkways along the tops of the barbican's walls.

The roof of the bar appears sound. The wooden balcony rail has suffered from decay and requires repair. There are views along the walls in either direction.



### **Character**

This structure has a strong character with a truly 'medieval' appearance externally and an Elizabethan character internally. It differs greatly from the other main Bars due to the survival of the barbican and the timber façade internally. However, as with the other Bars it dominates its area although the busy traffic junction does detract from its appearance.

### **Opportunities / recommendations**

It is recommended that all stakeholders involved with the City Walls support the proposal for closing the Bar to traffic. The financial outlay necessary to facilitate this is considerably less than that needed for the portcullis project at Bootham Bar and would achieve a much more beneficial result in terms of preserving and enhancing the historic fabric and improving the visitor experience.

Should Walmgate Bar be closed to traffic there would be opportunities for utilising the space in the barbican for interpretation and a possibility of providing a good area of indoor space if some form of roof structure were installed over the space between the barbican walls. This should be reversible and cause minimal intervention to the fabric but would result in a much needed, accessible, secure interior space for visitors and need not detract from the appearance of the structure. This would also make it safe for people to cross the road at this junction. See notes above for interpretation opportunities relating to the slum clearances in York. There are also interpretational opportunities relating to the civil war, the mechanisms of barbicans and the changing appearances of the Bars over time.

Repair and regular painting of the wooden palisade around the roof would be recommended. The fabric of the Bar would benefit from more regular maintenance in general.

The environment and streetscape of the paved area and small precinct immediately inside the Bar could be improved and while there is currently a café here, there are other opportunities for providing visitor facilities or retail opportunities. This would also improve the environment for residents in this area, who should be consulted regarding any proposals.

There is no 'virtual' access to the interior of this Bar, it is recommended that access is increased for those who would find it difficult to physically access the structure.



***Public access is sometimes provided to the barbican galleries***

***The Bar would benefit from regular maintenance.***

### Section 17: Walmgate Bar to Fishergate Postern Tower (walls and minor towers)

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
M3	Distinct signs of decay, life of blocks limited (c.20-50 years)
P3	Joints showing noticeable loss of mortar or use of inappropriate mortar requiring attention within c.15 years
F2	Some decay of flags or minor cracking or wear, but not to the extent that replacement will be required in the relatively near future
R3	Ramparts showing signs of wear and tear, obvious truncation or in private use with no public access. Much of the rampart backs onto private housing. The outside part of the rampart faces onto the road.
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation
A2	Some physical access issues, a few steps, occasional access from ground level
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

There is a flat level path along the length of this stretch of wall on the exterior. As with Section 15 the ramparts have been truncated internally and externally. Externally it was truncated for cattle pens of the market held on the site of the ditch from 1827 until relatively recently.

Access through Fishergate Bar is restricted to pedestrians and cyclists.

Tower 39 appears to have damp problems. The room inside is almost square in plan with an alcove to the south west, a blocked up niche and fireplace. The floor is earthen, and may contain some habitation layers. There is a fair amount of litter in the room.

There are a couple of bench seats and a litter bin provided. There is a York County Boundary stone in the city wall next to the postern. The guide slot for the portcullis can be seen in the arch over the postern and continues up the stair turret of the Tower.

#### Character

As with Section 15, the Wall in this area is and represents a boundary between suburban residential areas and busy urban traffic routes. Otherwise, this is a relatively utilitarian stretch of City Wall, with the Bar and postern gate being the only features of real interest, although there are mason's marks on the Wall between Tower 39 and Fishergate Postern.

#### Opportunities / recommendations

There should be a long – medium term policy of relocation and elimination of the garages and other structures that have been built 'into' the ramparts. The suggestions for flowerbeds and gardening opportunities for Section 15 also apply here.

Fishergate Bar has an extremely interesting history, which would benefit from further research and interpretive provision, possibly utilising the contemporary description of the prison above the Bar. More interpretation should also be provided for Fishergate Postern in relation to its significance as the oldest surviving postern gate on the Walls.

There may be opportunities for public art / interpretation on Tower 39 as with the other substantial interval towers and for the physical investigation of the floor levels inside the Tower. Enhancement of the environment on either side of the Wall would also be appropriate in this area, especially for new buildings using good quality modern design and materials and that are appropriate in their size and location. Consideration should be given as to whether new buildings enhance or intrude on the City Walls, their environment and the views to and from them. Consideration should also be given to the provision of visitor facilities, which are severely lacking along this stretch.

The recommendations mentioned on previous sheets relating to seating and street furniture in general also apply for this section.



***The medium / long term policy for relocation and elimination of inappropriate structures built 'into' the ramparts will enhance the environment of the Walls***



***Fishergate Bar was blocked up for many years and is now closed to vehicular traffic. This is likely to have contributed to the survival and good condition of the fabric.***

### Section 18: Fishergate Postern Tower

M1	Masonry sound with no significant decay or loss of fabric (external appearance)
M4	Very significant decay with renewal needed in relatively near future (c.0-20 years) (internal)
P1	Joints flush with surface, sound mortar of appropriate mix
SFD	Significant feature in danger of collapse, near total decay or destruction of significance due to decay (spiral staircase)
S2	Signage, orientation, interpretation in fair condition or provided by secondary means (leaflet, website, guided tour stopping point and so on), appropriate to setting, mostly intellectually accessible or does not particularly detract or enhance monument, minor feature of current general leaflet
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation
SV4	View intrusive to monument, inappropriate development nearby, aesthetically intrusive (nearby buildings)
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level (to ground floor only)
A3	Physical access poor, only for people with full mobility, many steps, no access from ground level except via another section of Walls (above ground floor)
VF2	Some visitor facilities, such as seating, litter bins, orientation, signage

#### Notes

A litterbin and bench seat are provided against the exterior of the west wall, they are in a poor condition.

Art exhibitions, open to the public, are held in Fishergate Postern Tower and once a month a public tour is provided by the York Walk group, for which tickets have to be booked in advance. Physical access to the interior of Fishergate Postern Tower is extremely difficult, even for fully able-bodied people. There are no toilets, electricity or water supply to the Tower. To allow access to the upper floors with large items, trapdoors and a pulley system have been inserted. The building has damp issues, especially on the ground floor and the spiral staircase, which is causing extreme erosion of the staircase fabric. There are fire safety issues with allowing the public to access the upper two stories. Several blocked up openings have recently been re-opened.

#### Character

Fishergate Postern Tower is a landmark building that is negatively affected by the massing of the modern development nearby. The Tower appears to provide a final 'full-stop' to this section of Wall and this is re-enforced by the fact that it is not clear where the next section begins.

#### Opportunities / recommendations

It is recommended that the provision of services to Fishergate Postern Tower is considered as this would increase the services supplied to the current tenants and make it easier to ensure a replacement tenant if the need should arise. For many prospective tenants this building has many restrictions relating to its physical fabric and the current paucity of services increases the likelihood that the building will be difficult to lease out in the future.

While some public access is provided to the building it is recommended that the stakeholders support any further provision and consider methods in which insurance issues could be overcome. Virtual access would be an appropriate way of increasing access.

The current use is appropriate to the building, allowing some public access and links could be developed with the current tenants for developing arts projects in



relation to the Walls. There are also opportunities for using the lower floors for temporary exhibitions relating to the Walls when the art exhibitions are not in situ.

Further research should be conducted and interpretation should be provided about the previous Tower on this site and previous uses of the current structure, especially when the Tower is closed to the public.

Orientation regarding the continuation of the City Walls, City attractions and routes to the City centre should be provided in a sympathetic manner in this area. This is an ideal point to encourage visitors into the City, as it is only a short walk to the main shopping centre. Previous notes regarding street furniture also apply here.

The decay of the fabric of the spiral staircase should be investigated. It is suggested that this may be caused by water ingress through the window opening on the outer wall of the stir turret. If this is found to be the cause solutions should be sought to prevent further ingress.



***Severe decay of the spiral staircase in the Tower may cause structural concerns in the future***



***One of the modern buildings near to the Tower that competes with, rather than complementing, the historic environment in terms of design and mass***



***Street furniture that would benefit from upgrading***

### Section 19: Fishergate Postern Tower to Tower 1

M2	Some decay, but not to the extent that replacement will be required in the relatively near future
P2 P3	Joints slightly weathered, fairly sound mortar Joints showing noticeable loss of mortar or use of inappropriate mortar requiring attention within c.15 years
F1	Flags sound with no significant decay, loss of fabric, cracking or wear – the flags may be subject to water damage
IVT	Inappropriate / damaging vegetation or tree in vicinity of Walls, appears to be exacerbating decay or creating problems
S3	Signage, orientation, interpretation in poor condition, inappropriate to setting, intellectually inaccessible, significantly detracts from significance of monument, no interpretive provision known of
SV2	Attractive view, nearby features of some interest, possible opportunity for secondary interpretation
A1	Physical access good, slopes rather than steps, flat surfaces, access from ground level

#### Notes

The small passageway 'behind' the Wall retains a stretch of older walkway that is the only place where visitors can really get an idea of the 'original' walkway and how difficult it must have been to use. The level of this walkway is accessible for all visitors but the potential for conflict with private residents' opinions are high. Flowerbeds prevent direct access to the Wall on the park side.

A combined cycleway and walkway runs along the riverbank on the west side of the park and along the Wall to join Tower Street. Seating and rubbish bins are provided, as is orientation for the river walk. The park floods regularly.

#### Character

Visitors often do not realise that this Wall is part of the City Wall circuit. This stretch of wall is divorced from the other parts of the wall in location and character. In the small passageway behind the Wall there is an intimate feeling, enhanced by the attractive private gardens. From the park the Wall can be viewed as simply a backdrop to a not very inspiring public space or as a display space for the flood level indicator. Davy Tower is an attractive residential property that intrigues visitors.

#### Opportunities / recommendations

While the park does attempt to provide some visitor facilities, these are individually, and the park as a whole is, uninspiring and a missed opportunity to provide some exciting and innovative signage and interpretation set within a modern urban park scene. No information is provided about the City Wall in this area. Interpretive opportunities include: Gray Friars, Castlegate Postern, Davy Tower, the river as defence (including the chain), the Walls in general, the walkways, hoardings and their development over time. This would be another ideal point to encourage people to join the wallwalk and inspire their interest in the Walls as this area is frequently used, is on a main route from a car park into the centre and is next to several bus stops and other key attractions.

There is great potential for conflict with the wishes of local residents if visitors were encouraged to access the passageway behind the Wall. An alternative would be to provide photographs, drawings and models in the park or another location and to consult with the residents to achieve some limited public access perhaps on Heritage Open Days or for guided tours. Another opportunity to consider is the removal, in conjunction with an upgrade of the park, of the flowerbeds next to the Wall on the park side. This would provide access for everyone to at least to part of the Wall and, while this is not currently a major



issue, it would also prevent damp from being trapped next to the historic fabric in this area and therefore prevent long-term damage.



***An uninspiring park with the City Wall as background***

***A stretch of early wallwalk survives along this section but there are potential conflicts with residents' wishes if visitors were encouraged into this passageway***



## **Appendix E**

### **Bat Sightings**

***Bat Sightings not included in Portfolio of Works***  
***(Confidential information from Yorkshire Bat Group)***

## **Appendix F**

# **Additional Primary Sources and Bibliography**

## **Appendix F: Additional Sources of Information Relating to the York City Walls & Bibliography**

Additional sources are known to be held by: York Museum, Reference Library, York City Archive, York City Art Gallery, Archaeology store, Minster Library.

### **Pictorial Sources**

"The largest collection of old views of York and of its defences is in the York City Art Gallery<sup>1</sup>". An investigation, by York Archaeological Trust, is currently underway regarding the available pictorial evidence relating to the City Defences in York. This is likely to be published at some point during 2005 as part of the series authored by Barbara Wilson and Frances Mee *The Archaeology of York Supplementary Series: The Medieval Buildings of York. The Pictorial Evidence*.

### **Archaeological Research**

A list of the photogrammetry that has been produced in relation to the City Walls can be accessed via the City Council's engineering department.

A search was conducted through the Archaeology Data Service of the English Heritage NMR Excavation Index and York Archaeological Trust's Gazetteer, which produced the following list of archaeological investigations relating to York City Walls. Further information about each project can be accessed through the ADS website<sup>2</sup>. As is mentioned in the main report, many of the excavations that have been undertaken since the RCHME survey have yet to be published in full although summaries have been published in York Archaeological Trust's 'Interim' publication.

YORK CITY WALLS, CHAINAGE 2500-2586. Findings not specified by York Arch. Trust Ann. Rep. 29. NGR used approximate. Derived from Event UID 1319805. English Heritage, National Monuments Record

Chainage 492-587, Tower 10, City Walls, York. Observations were made during the excavation of 45 trenches dug through the wall walk revealed the medieval curtain wall to have a finely faced internal surface for part of its length. York Archaeological Trust

City Wall Rampart, Museum Gardens, York. A small amount of rampart material was removed during the reinstatement of a retaining wall. The remaining material was of modern origin. York Archaeological Trust

Chainage 2919-3247, Tower 37 City Walls, York. This work recorded the curtain wall outer face. Re-building of part of it was thought to have occurred in the 19th century. York Archaeological Trust

City Walls, St Maurice's Road, York. Observations during excavations to insert wall ties revealed earlier attempts to stabilise the wall and wall walk with brick and angle iron. York Archaeological Trust

Tower 35, Chainage 2773, City Walls, Foss Islands Road, York. Observation during excavations to insert wall ties revealed a blocked arrow slit beneath the

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<sup>1</sup> RCHME. 1972. *An Inventory of the Historical Monuments in the City of York: Volume II - The Defences*

<sup>2</sup> <http://ads.ahds.ac.uk/catalogue/collections.cfm>



Victorian wall walk. Internal and external faces of the tower were recorded. York Archaeological Trust

City Walls adjacent to 18, Hunt Court, York. Observation during the reconstruction of a brick retaining wall at the base of the rampart revealed post-medieval property boundaries. York Archaeological Trust

Chainage 949-1000, Tower 15, City Walls, Queen Street, York. Observation of a series of trenches into the wall walk revealed Victorian reconstruction to create a walk partially obscuring the original internal face of the City Wall and Tower. York Archaeological Trust

Chainage 1000-1017, Tower 16, City Walls, Station Road, York. Observation during restoration revealed Victorian reconstruction to create a wall walk partially obscuring original internal faces of City Wall and Tower. York Archaeological Trust

Chainage 1700-1796, City Walls, York. A photograph record of the external wall face was made before and after conservation. York Archaeological Trust

Chainage 1919-1921, City Walls, Gillygate, York. Observations during restoration revealed Victorian reconstruction to create a wall walk obscuring the original internal face of the City Wall. The external face was also recorded. York Archaeological Trust

Chainage 3317-3324, City Walls, Paragon Street, York. A record of the lower courses of the external face of the curtain wall was made in advance of re-pointing and the insertion of doweling rods. York Archaeological Trust

Chainage 3061-3089, City Walls, Paragon Street, York. A record of the lower courses of the external face of the curtain wall was made in advance of re-pointing and stone replacement. York Archaeological Trust

Chainage 3200-3240, City Walls, Paragon Street, York. Observations during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

Chainage 1681.8, City Walls, Gillygate, York. Observation of a trial hole to examine buttress foundations revealed rampart make-up at a depth of 0.50m. York Archaeological Trust

Chainage 2298-2383, City Walls, St Maurice's Road, York. The external face of the City Wall was recorded prior to re-pointing, grouting and stone replacement. York Archaeological Trust

Buttress at Chainage 693.1, City Walls, Micklegate Bar, York. Observation of a trial hole adjacent to a buttress revealed rampart deposits to a depth of 0.50m, the depth of the foundations. York Archaeological Trust

Chainage 2167-2215, City Walls, Lord Mayor's Walk, York. Observation during the removal and replacement of parts of the wall walk revealed the medieval curtain wall abutted by remains of post-medieval buildings, beneath a modern restoration. York Archaeological Trust

Chainage 2272-2300, City Walls, Monk Bar, York. Observations of a series of trenches to insert wall ties revealed post-medieval and modern rebuilds prior to the construction of the Victorian wall walk. The internal face only was recorded. York Archaeological Trust

Chainage 3100-3200, City Walls, Paragon Street, York. Observations during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

Tower 9, City Walls, York. Remains of an earlier stone tower were revealed during excavations to allow underpinning. The underpinning scheme was altered to protect the surviving masonry. York Archaeological Trust

Chainage 2531-2, City Walls, Jewbury, York. A record of a buttress against the external face of the city wall made in advance of its repair. York Archaeological Trust

City Walls, Paragon Street, York. Observations during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

City Walls, Nunnery Lane, York. Observation during excavation beneath the Victorian wall walk revealed a medieval limestone wall on a slightly different alignment of the standing curtain wall. York Archaeological Trust

Jewbury Repair, City Wall, Jewbury, York. Observation during excavation beneath the Victorian wall walk revealed earlier post-medieval activity sealing remains of the curtain wall showing no evidence of the walkway. York Archaeological Trust

City Walls, Paragon Street, York. A rectified photographic survey of both internal and external faces of the City Wall was undertaken. York Archaeological Trust

Monk Bar (north-east) City Walls, York. Observations were made during restoration of City Wall. York Archaeological Trust

City Walls, Paragon Street, York. Observation during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

City Walls, Walmgate Bar, York. A record of the external face of the timber-framed portion of Walmgate Bar was made in advance of restoration. York Archaeological Trust

City Walls, Paragon Street, York. Observation during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

Tower 1, City Wall, York. A record of this Victorian tower was made in advance of restoration. York Archaeological Trust

Between Towers 16 and 17, City Wall, York. A record of the internal face of the curtain wall and walkway wall was made in advance of restoration. York Archaeological Trust

Tower 4, City Walls, York. Modern and post-medieval backfill deposits were removed from the tower and original medieval features were recorded. York Archaeological Trust

Tower 27, City Walls, Lord Mayor's Walk, York. Observation during repair of wall walk revealed a series of steps giving access to Tower 27. York Archaeological Trust

Tower 14, City Walls, York. Observations during the removal of infill from this largely 19th century tower, revealed a large quantity of Roman material redeposited when the ramparts were constructed. York Archaeological Trust

Tower 14, City Walls, York. The deposits observed were associated with the 19th century Tower 14. York Archaeological Trust

City Walls, Station Road, York. Observations during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

City Walls, Walmgate Bar, York. Observations during the insertion of wall ties beneath the wall walk revealed the roughly cut back core of the medieval wall sealed by Victorian wall walk construction material. York Archaeological Trust

Tower 28, City Walls, Lord Mayor's Walk, York. Excavation to the rear of the tower demonstrated considerable late 19th century reconstruction above medieval foundations. York Archaeological Trust

City Walls, Foss Islands Road, York. Excavation trenches through the rampart on either side of the City Wall revealed evidence of Anglian occupation prior to the construction of the medieval rampart. York Archaeological Trust

Toft's Tower, Tower 13, City Walls, York. Excavation revealed the sequence of development within the tower to be largely of post-medieval date. A probable medieval rampart and possible medieval parapet were identified. York Archaeological Trust

City Walls, Walmgate Bar, York. Excavation of trenches through the rampart on either side of the City Wall revealed evidence of Anglian occupation prior to the construction of the medieval rampart. York Archaeological Trust

Tower 8, City Walls, Nunnery Lane, York. Excavation beneath the tower and curtain wall revealed rampart make-up and medieval tower foundations and structure beneath Victorian re-build and wall walk. York Archaeological Trust

City Bank, Toft Green, York. An 18th century brick wall was removed by contractors and it was observed to have truncated the City Wall rampart. Some signs of an earlier, medieval building were seen. York Archaeological Trust

Tower 33, City Bank, Jewbury, York. Observations were made of underpinning operations beneath footings of tower. York Archaeological Trust

Tower 11, City Walls, York. A detailed record of the tower was made and the upper levels of rampart were examined during consolidation work. York Archaeological Trust

Ice House, City Wall, Monk Bar, York. A 18th/19th century ice house was observed.

York Archaeological Trust

YORK CITY WALLS, CHAINAGE 2919-3247. Two phase recording as part of the 20 year programme to restore York's City Walls. The first phase revealed evidence of the 14th century core of the wall ramparts. English Heritage, National Monuments Record

YORK CITY WALLS CHAINAGE, 492- 587. A watching brief during consolidation works between Micklebar Gate and Victoria Bar recorded details of the archaeological character of the wall. English Heritage, National Monuments Record

CITY WALL RAMPART, MUSEUM GARDENS. A watching brief was carried out during the rebuilding of two 19th century retaining walls associated with the city wall rampart. Nothing of archaeological interest was recorded. English Heritage, National Monuments Record

YORK CITY WALLS, CHAINAGE 2300- 2400. A watching brief was undertaken during repairs to a 100 metre length of the city walls between Monk Bar and Layerthorpe Postern at chainage 2300 - 2400. English Heritage, National Monuments Record

YORK CITY WALLS, TOWER 35, CHAINAGE 2773. Archaeological observations and recording were undertaken during the excavation of material beneath the walkway surface of the tower to accommodate tie bars linking the rampart and walkway walls.

English Heritage, National Monuments Record

CITY WALLS, ADJACENT TO 18 HUNT COURT, YORK. A watching brief was held during the consolidation of a section of rampart retaining wall, adjacent to 18 Hunt Court. English Heritage, National Monuments Record

YORK CITY WALLS (CHAINAGES 1800-1900 & 2200-2245). Monitoring of repairs to the medieval City Walls. English Heritage, National Monuments Record

YORK CITY WALLS (CHAINAGE 3416-3479). Monitoring of repairs to the medieval City Walls. English Heritage, National Monuments Record

CITY WALLS (CHAINAGE 3000-3100). Monitoring of repair work to the medieval city wall. English Heritage, National Monuments Record

YORK CITY WALLS (CHAINAGE 1000-1017). Monitoring of repair works to a 17m stretch of the City Wall. English Heritage, National Monuments Record

YORK CITY WALLS (CHAINAGE 1919-1921). Monitoring of a 2m long trench excavated for the insertion of tie-bars recorded material likely to be contemporary with restoration work of 1888/9 to create the present wall walk. English Heritage, National Monuments Record

YORK CITY WALLS (CHAINAGE 949-1000). Monitoring of repair works to a 51m long section of the City Wall recorded details of the inner face of the rampart wall and the fill between rampart and wall walk. English Heritage, National Monuments Record

YORK CITY WALLS, CHAINAGE 693.1, 1681.1, 1800-1804.4, 2167-2215. A series of watching briefs carried out at a separate sites along York city walls: two small trial holes dug against the buttresses at chainage 693.1 (SE 5974 5148) and 1681.8 (SE 6013 5224) English Heritage, National Monuments Record

CITY WALLS, BUTTRESS AT CHAINAGE 1681.8. A watching brief undertaken on a small trial hole dug against the buttress at chainage 1681.8. English Heritage, National Monuments Record

CITY WALLS, CHAINAGE 2262-2384. The city walls were examined between chainages 2298-2383, to record changes, rebuilds or repairs. Little of the medieval city wall was found to have survived. English Heritage, National Monuments Record

CITY WALLS, MONK BAR (2272-2300), WALMGATE TO FISHERGATE BAR CHAINAGE 3200-3240.8. Two watching briefs undertaken during repairs at different points along York city walls. English Heritage, National Monuments Record

CITY WALLS, PARAGON STREET (3317-3324). A watching brief undertaken at the city wall on Paragon Street during the replacement and repointing of stonework. English Heritage, National Monuments Record

YORK CITY WALLS: CHAINAGE 2531.2, 3316-3324, 3061.8-3089. Three watching briefs maintained on three different stretches of the city wall. English Heritage, National Monuments Record

YORK CITY WALLS (WALMGATE TO FISHERGATE BAR CHAINAGE 3100 - 3200)  
YORK  
A watching brief was carried out during repair work on a section of York City Walls. (YAT identification No 1992.169). English Heritage, National Monuments Record

YORK CITY WALL, TOWER 14, STATION RISE, YORK. Watching brief during programme of repair and refurbishment of the city walls. YAT Investigation Identification No 1990.30. English Heritage, National Monuments Record

TOWER 9, YORK CITY WALLS. YORAT and YORYM code 1992.9 RCHME microfilm PRN: 3281 (Not located). Remains of earlier stone tower revealed during excavation to allow underpinning. English Heritage, National Monuments Record

CITY WALLS, NUNNERY LANE. YORAT AND YORYM ACCESSION CODE 1991-92.23  
English Heritage, National Monuments Record

CITY WALLS JEWbury. YORAT AND YORYM ACCESSION CODE 1991.1010.  
English Heritage, National Monuments Record

CITY WALL, TOWER 37. YORAT AND YORYM ACCESSION CODE 1990.32. English Heritage, National Monuments Record

CITY WALLS, WALMGATE TO FISHERGATE. YORAT AND YORYM ACCESSION CODE 1990.1017. English Heritage, National Monuments Record

CITY WALLS ADJACENT TO MONK BAR. YORAT AND YORYM ACCESSION CODE 1990.1020. English Heritage, National Monuments Record

CITY WALLS,WALMGATE TO FISHERGATE. YORAT AND YORYM ACCESSION CODE 1990.11. English Heritage, National Monuments Record

CITY WALLS,TOWER 14,STATION ROAD. 2 holes dug in tower fill. YORAT site summary sheet specifies that the 'Tower dates from C19th and fill was put in from this date.' English Heritage, National Monuments Record

TOWER 14,CITY WALLS. YORAT AND YORYM ACCESSION CODE 1989.1002. English Heritage, National Monuments Record

CITY WALLS,WALMGATE BAR. YORAT AND YORYM ACCESSION CODE 1988.1044 English Heritage, National Monuments Record

CITY WALLS,WALMGATE-FISHERGATE BAR. YORAT AND YORYM ACCESSION CODE 1988.1047. English Heritage, National Monuments Record

CITY WALLS,TOWER 1. YORAT AND YORYM ACCESSION CODE 1988.14. English Heritage, National Monuments Record

CITY WALLS FROW TOWER 16 TO TOWER 17. YORAT AND YORYM ACCESSION CODE 1988.15. English Heritage, National Monuments Record

CITY WALLS TOWER 4. YORAT and YORYM accession code 1988.19. English Heritage, National Monuments Record

CITY WALL STATION ROAD. YORAT AND YORYM ACCESSION CODE 1987.1006. English Heritage, National Monuments Record

CITY WALLS,WALMGATE BAR. YORAT AND YORYM ACCESSION CODE 1987.1007 English Heritage, National Monuments Record

CITY WALLS, TOWER 28. Museum Acc code: 1986.17. English Heritage, National Monuments Record

CITY WALL FOSS ISLANDS ROAD. YORAT AND YORYM ACCESSION CODE 1985.12 English Heritage, National Monuments Record

CITY WALLS, TOWER 13, TOFT'S TOWER. YORAT AND YORYM ACCESSION CODE 1985.15,1986.15. English Heritage, National Monuments Record

CITY WALLS WALMGATE BAR. YORAT AND YORYM ACCESSION CODE 1985-86.20 English Heritage, National Monuments Record

CITY WALLS,TOWER 8. YORAT AND YORYM ACCESSION CODE 1984.14,1985.14. English Heritage, National Monuments Record

CITY WALLS TOWER II. York Archaeological Trust and Yorkshire Museum Accessions Code: 1981-82.35. English Heritage, National Monuments Record

CITY WALLS,MONK BAR,ICE HOUSE. YORAT AND YORYM ACCESSION CODE 1977. English Heritage, National Monuments Record



**National Art Library Holdings relating to York City Walls, Victoria & Albert Museum**

Pressmark    General Collection                      Status : Available  
258.A.20                      3 other copies    DYNIX NO. 483268  
NAME(S) Royal Commission on Historical Monuments (England).  
TITLE An inventory of the historical monuments in the city of York.  
PUBLISHER [London, H.M. Stationery Off.] 1962-  
COLLATION v. illus., plates, maps (1 fold. in pocket) diagrs. 28 cm.  
Bibliography: v. 1: p. 145-149.  
CONTENTS v. 1. Eboracum, Roman York--v.2. The defences--v.3. South-west of

Pressmark    General Collection                      Status : Available  
257.D                      DYNIX NO. 707434  
NAME(S) York Minster.  
TITLE The visitor's guide, historical and descriptive to York Cathedral; with an account of the churches in York, Nuns of St. Mary's Abbey, York Castle, City Walls, and other objects of public interest.  
PUBLISHER York, 1845.                      COLLATION [1 v.] 16mo.  
CATSOURCE AVA

Pressmark    General Collection                      Status : Available  
258.E                      DYNIX NO. 166338  
NAME(S) Cooper, Thomas Parsons, 1863-1950.  
TITLE York: the story of its walls, bars, and castles; being a complete history, and pictorial record of the defences of the city of York, from the earliest times to the present day, by T. P. Cooper. With original drawings by the author, numerous illustrations, plans, facsimiles, and appendices.  
PUBLISHER London, E. Stock, 1904.  
COLLATION 2 p. ÁP\_, [ix]-xx, 365, [1] p. front., illus., double plan. 24

Pressmark    General Collection                      Status : Available  
257.G                      DYNIX NO. 208812  
NAME(S) Drake, Francis, 1696-1771.  
TITLE Eboracum: or, The history and antiquities of the city of York, from its original to the present times. Together with the history of the cathedral church, and the lives of the archbishops of that see. Collected from authentick manuscripts, publick records, ancient chronicles, and modern historians. By Francis Drake.  
PUBLISHER London, Printed by W. Bowyer for the author, 1736.  
COLLATION 2 v. illus., 53 pl. (partly fold.) 2 fold. maps, 4 plans. 38 cm.

Pressmark    General Collection                      Status : Available  
51.B.16                      DYNIX NO. 157540  
NAME(S) Hildyard, John, b. 1662 or 3.  
TITLE An accurate description and history of the metropolitan and cathedral churches of Canterbury and York, from their first foundation to the present year. Illustrated with one hundred and seventeen copper-plates, consisting of different views, plans, monuments, antiquities, arms, & c.  
PUBLISHER London, Printed for W. Sanby, bookseller, in Fleet-Street; and sold by J. Hildyard, bookseller, in York, 1755.  
COLLATION 2p.ÁP\_. [1]-144 p., 3ÁP\_. illus. 38.7 cm.

## **Designs Collection Holdings Relating to York City Walls, Victoria & Albert Museum**

SW view of York by B Cole, 1731

F W D Fairholt of a Tower on the City walls at Layerthorpe (possibly 1852)

F W D Fairholt of North Street Postern.

## **The British Library Holdings relating to York City Walls**

**York. City of. Drawings of the walls, etc.** 1815, n.d.

[Add. 42021](#) f. 90

[Add. 42042](#) ff. 2-7

**42000-42047.** BLORE DRAWINGS: architectural and topographical drawings by Edward Blore (1787-1879), architect and antiquary, unsigned and undated (with a very few exceptions), but in many cases made for, or used in, his father's (Thomas Blore's) *History of Rutland*, i, part ii, 1811; for Surtees's *History and Antiquities of Durham*, 1816-1840; for his own *Monumental Remains of Noble and Eminent Persons*, 1826; for Sir Walter Scott's *The Provincial Antiquities and Picturesque Scenery of Scotland*, 1826; and for other similar publications. Some of the drawings have notes or measurements in Blore's hand. The original arrangement and numbering of the volumes have been preserved in the following list. Two volumes (XVII and XXXII) were missing when the collection came to the British Museum, but vol. XXXII has since come to light and is now in the library of the Royal Institute of British Architects (see *Friends of the National Libraries*, Annual Report, 1939-1940, pp. 18-19); the same institution also possesses the accounts and working drawings for Blore's building (1839-1848) of Worsley Hall, co. Lanc., for Lord Francis Egerton [1st Earl of Ellesmere 1846], and some of his designs for the same, thus supplementing those in Add. MSS. 42027-42029 below. Blore's working drawings of Thicket Priory (1844-1861) (of which his designs are in this collection, v. Index sub Wheldrake) are in Add. MS. 47610. Of the three specimens of Blore's work in the Department of Prints and Drawings, two are related to drawings included in this collection, viz. a drawing of the chancel arch of Tickencote Church, co. Rutl. (1877-5-12-195) (cf. Add. MSS. 42016, ff. 58-61, and 42043, f. 87), and a water-colour drawing of Fotheringhay Church, co. Northt., 1806 (1909-4-6-34) (of which the preliminary pencil sketch is in Add. MS. 42002, f. 78). The present collection is referred to in the *Dict. Nat. Biogr.*, v, 1886, p. 238. Each volume is preceded by a list of contents, and contains Blore's armorial bookplate. The drawings are indexed under the places to which they relate. See *Brit. Mus. Quart.*, iv, 1929-1930, pp. 114-115 and pl. lxiv. Forty-eight volumes. Paper. Large folio (except where otherwise stated). XIX cent.

**York. City of. Drawings, etc., of Roman remains at.**

[Add. 37596](#) fr. 28, 366

**37596.** ROMILLY ALLEN COLLECTION. No. LVIII. Romano- British Archaeology, under the following headings:- (a) Fortified sites. f. 1;-(b) Walls of Hadrian and Antonine. f. 39;-(c) Inhabited sites. f. 130;-(d) Villas. f. 203;-(e) Baths. f. 242;-(f) Industrial remains. f. 250;-(g) Portable objects. f. 344;-(h) Re-use of Roman materials in later times. f. 440;-(i) Roads. f. 462;-(k) Sculptured stones. f. 471;-(l) Tessellated pavements. f. 486;-(M) Roman remains in Wales. f. 531;-(n) Scotland. f. 615. ff. 655.

**York. City of. Estimate for repair of the walls 1688.**

[Eg. 3336](#) f. 20

Eg. **3328-3337**. LEEDS PAPERS. Vols. V-XIV. General correspondence and papers of the 1st Duke of Leeds; 1661-1691, n.d. Contents include:-(a) Particulars of conventicles, etc., in London and Westminster, 1676. Printed in *Hist. MSS. Comm.*, 11th Report, App.-vii, pp. 15-18. Vol. VII, ff. 14-18;-(b) Records of the proceedings, some *imperfect*, in two trials on the Duke's application for bail before the King's Bench, on 27 May and 29 June 1682, which were printed (1682) respectively as *An Account at large of the ... Earl of Danby's Arguments ... and The Arguments of the ... Earl of Danby, the second time*. Vols. IX, ff. 90-127, 140-142; X; XI, ff. 1-17;-(c) *Drafts and copies* of the Duke's circular letter to peers, seeking signatures to a petition to the King for bail, Nov. 1682. See Browning, *op. cit.*, i, p. 349, note 4. Vol. XI, ff. 77- 88 b;-(d) Letters from Scotland and elsewhere intercepted 'att York' (see docket in Vol. XII, f. 42), Nov., Dec. 1688. Calendared in *Hist. MSS. Comm.*, *vol. cit.*, pp. 23-30. Vols. XII, ff. 34-97 b *passim*; XIII, ff. 6-17. Ten volumes. Eg. 3336. Vol. XIII (ff. 175). Dec. 1688-Mar. 1689.

**York. City of. Plans, etc., of the bailey hill and castle 1921.**

[Add. 45023](#) ff. 64, 65

**45023, 45024**. ANCIENT EARTHWORKS surveyed and drawn, with introductions and descriptive notes, by the Rev. Edward Andrews Downman, 1895- 1921; supplementing Add. MSS. 37650, 37678, 37723, 37724, 37784, 37972- 37974, 38113, 38600-38602, 38776, 38841, 39172. The names of places will be found in the Index to the present Catalogue. Two volumes. Paper. Oblong folio.

The walls of York. a guided tour. by W.R. Ward. illustrated by Arthur Whimperley. [map by Janet Acland] Walter Reginald 1976

The Walls of York. a guided tour. by W.R. Ward. Walter Reginald. 1913-1984

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**WORK 14/1177**      York City Walls, Yorkshire: Works      1936-1948  
Place of deposit      Public Record Office, Kew  
WORK Records of the successive works departments, and of the Ancient Monuments Boards and Inspectorate. Division within WORK Records of Ancient Monuments Branches and Inspectorates. WORK 14 Office of Works and successors: Ancient Monuments and Historic Buildings: Registered Files

**WORK 14/2188**      York: City Walls, Gates and Posterns etc.: Repairs and restoration      1949-1961  
Place of deposit      Public Record Office, Kew  
York: City Walls, Gates and Posterns etc.: Repairs and restoration

**Subseries within WORK 14**      York City Walls, Gates, Posterns, Moats and Mounds (including the Bayle Hill).

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Page consulted 15<sup>th</sup> April 2004

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2004

***Portfolio Work 2.***

***Pinfold Conservation Area Appraisal***

2006

Author: Cyllene Griffiths

Available from West Lancashire Borough Council website:  
<http://www.westlancs.gov.uk/planning/heritage-and-environment/conservation-areas/conservation-management-and-appraisals/conservation-character-appraisals.aspx>

# **PINFOLD CONSERVATION AREA**



## **CONSERVATION AREA APPRAISAL**

**December 2006**

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December 2006

### **Acknowledgments**

This appraisal has been developed in conjunction with work undertaken by **Pinfold Primary School**. The school undertook a series of site visits and photographed, described and created pictures of the conservation area and individual properties in addition to other work. The results of this have been fed into this appraisal and will also be used to supplement the information presented at the public exhibition as part of the consultation process.

West Lancashire District Council would like to express its thanks to the juniors, infants and teachers at the school for all their hard work, which has proved to be both useful and informative within the appraisal process.

### **Current Position**

This character appraisal was approved and adopted by the Council's Cabinet meeting on 27<sup>th</sup> March 2007 and the Council's Planning Committee meeting on the 15<sup>th</sup> February 2007. This followed a period of consultation on the draft appraisal and consideration of comments and suggestions from interested parties.

## **PREFACE**

This appraisal is part of a programme of appraisals of all the current and proposed conservation areas in West Lancashire.

The District Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its conservation area designations and consider any new areas, and under Section 71 of this Act, to formulate and publish proposals for the preservation and enhancement of these areas.

When West Lancashire's existing conservation areas were designated in the 1970's and 1980's it was generally recognised that these areas were of a special character which warranted preservation and enhancement. However, very little was actually written down as to which features were important in this respect. English Heritage now recommend the carrying out of appraisals which will allow a full assessment of the characteristics of existing and proposed conservation areas. This will enable the Council to decide whether the conservation area still has sufficient character to warrant its designation or whether the area needs extending in any way.

The appraisals will also highlight the implications for the future preservation and enhancement of a conservation area.

The policies on conservation areas contained within the West Lancashire Replacement Local Plan 2001-2016 (adopted July 2006) form the basis for determining planning applications for development in these areas. This appraisal should be read in conjunction with these policies and will form a material consideration in the consideration of planning applications and planning appeals. The relevant policies are included in Appendix C.

The appraisals will also provide a basis for: reviewing conservation area boundaries; guiding future local authority action in preparing enhancement schemes and in guiding the actions of others; and, where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Parish Council, the Conservation Areas Advisory Panel and Lancashire County Council.

Finally, this document will hopefully raise awareness of the special qualities of the Conservation Area so that as the area continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations.

### **What is a Conservation Area?**

A conservation area is an area of "special architectural or historic interest", the character of which is considered worthy of protection and improvement. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features which give a conservation area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

Under Planning Legislation the local authority has wider powers than usual to control development which might damage the area's character. The controls which exist in conservation areas are contained at the end of this document.

It is important that there is a consensus on the quality and importance of a particular conservation area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between West Lancashire District Council and the many interests involved in the conservation area's future.



## 1 INTRODUCTION

The Pinfold Conservation Area was designated by West Lancashire District Council in 1975. The Conservation Area covers an area of approximately 8.3 hectares, is situated in Scarisbrick parish and is located around the cross roads of Southport Road (A570), Pinfold Lane and Smithy Lane to the south west of Scarisbrick Park and approximately halfway between Southport and Ormskirk. Pinfold is a small village or hamlet consisting of a scattering of old farm properties and distinctive stone residences from around the turn of the nineteenth century.

## 2 LOCATION AND SETTING

### Location and Landscape Setting

The area is set within the West Lancashire Plain and surrounded by open agricultural land. The Leeds & Liverpool Canal runs along the northern edge of the conservation area.

Pinfold is set approximately 15-20 metres AOD (Above Ordnance Datum) with the land rising to the south, where a mill was located to catch the prevailing winds. The land falls gently to the north and west onto the reclaimed mossland.

Scarisbrick is exceptionally fertile and houses several hamlets including Bescar & Pinfold. Scarisbrick Parish, the largest in Lancashire, was in early times an area much avoided by travellers. With its vast tracts of poorly drained peat marshes and the huge lake of Martin Mere forming its northern boundary it was difficult terrain to cross. The original small scattered farmsteads of the parish now form the basis of today's hamlets of Barrison Green, Bescar, Carr Cross, Drummerdale, Hurlston, Snape and Pinfold.

Pinfold is on the route, marked by medieval stone crosses, across the moss / marshland from Scarisbrick to Ormskirk market town. One of these crosses is still *in situ* just to the north of Pinfold Conservation Area and is a scheduled monument. The crosses marked a safe way for travellers across the dangerous mossland. The 1845 and 1890s Ordnance Survey maps shows the site of another cross, presumably part of this line, at the centre of the Pinfold Conservation Area, at the junction of Smithy Lane, Pinfold Lane and Southport Road. This is indicated further by the name of the property on this site: 'Stonecross Cottage'.

The draining of this area and adjacent areas including bogs, lakes and Martin Mere, the latter said to be the largest inland lake in England, gradually enabled the lowlands to be developed for agriculture. Celia Fiennes, writing in 1689, "avoided going by the famous Mere called Martin Mere.... It being near evening and not getting a guide I was a little afraid to go that way it being very hazardous for strangers to pass by it" (Duggan, M 1996). The land drainage activity was extremely important in terms of the effect it had on the surrounding landscape.

Pinfold's roads are mostly lined by mature trees, most of which are protected by Tree Preservation Orders. The mature horse chestnut planted throughout the village gives visual continuity to the frontage of properties along the lane sides and is unique in the district. They are classed as having a high prominence in the landscape. A number of poplar trees that are a structural element of the village but have suffered over time may be coming to the end of

their useful life and should be replaced in the future.

The now redundant Scarisbrick Quarry lies partly within and to the south of the area and is likely to have been the source of building stone for some of the houses within the area. The 1845 map records that sandstone, rubble, ashlar, and grindstones came from the quarry. Pinfold Quarry was designated in the 1990s as a Local Nature Conservation Site, which does not afford it statutory protection but is accounted for by policy EN1 in the Replacement Local Plan. A Copy of the description for the site is included as Appendix D.

The route down Pinfold Lane, across the junction and along Smithy Lane has been identified as a major wildlife corridor and as such is protected through Policy EN1 in the WLDC Replacement Local Plan 2001-2016. The area has also been designated as an Area of Landscape History of Regional Importance and as such is subject to policy GD1.8 in the Replacement Local Plan.

Cycle Route 91, the southern ring of the Lancashire Cycleway, runs through the conservation area (Smithy Lane and Pinfold Lane). Regional routes 90 & 91: The Lancashire Cycleway, is a challenging 280 mile tour of the county, taking in the Bowland Hills, south Pennines and coastal plain. The route is largely on quiet roads. It is very scenic, but there are also a lot of steep hills.

### **Important Views**

Views along both Pinfold Lane and Southport Road through the ‘tunnels’ or avenues of trees (from both directions) are characteristic of the area, atmospheric and important to its appearance and to people’s experience and perception (photo1).

Views out of the area across open low lying farmland strengthen the area’s association with its agricultural roots. The uninterrupted view from Scarisbrick (Red Lion) Bridge out over the farmland towards to the northwest is significant to its context (photo 2).

The views of Canal Wood, part of Scarisbrick Park, northwards from along the Southport Road between the Shambles and Stonecross Cottage are also important due to their aesthetic appeal and to indicate the connection between Pinfold and the rest of Scarisbrick Parish.

Views along the canal from the bridge strengthen the area’s historic links with the canal and the settlement’s development, reinforcing the importance of the canal to the area and the entire District (photo 2).

Views of individual buildings are generally limited due to the layout of the settlement, the setting back of properties and the garden divisions. This strengthens the perception of the character of the settlement as scattered properties with individual styles clustering around a location of importance.

These are shown schematically on the plan in Appendix G. It is important to take into account these views when considering the impact of any development or works within or adjacent to the area.

### 3 HISTORICAL EVOLUTION

#### Origins

The very name of the settlement gives us a clue about how important the area was within Scarisbrick Parish. A pinfold was a field with an enclosure, a pen or a pound in which stray animals were detained until their owners paid a fine. The exact location of the pinfold is recorded through the Sites and Monuments record as on the site of the current Primary School. An enclosure is shown on the 1839 Tithe map and the 1845 OS map in this location. Robert Scarisbrick records that '*Ye pinstocks sett up June 13<sup>th</sup> 1733*'<sup>1</sup>.

The names of many of the properties hint at a thriving rural village with a smithy, baker, wheelwright, quarrymen, weighbridge and a hotel as well as several farms. The Shambles is an old name for an area of butchers, the name coming from the 'shamels' or benches on which the meat was displayed. The quays and crane alongside the canal marked on the nineteenth century maps may indicate an important loading and unloading place. Certainly a large amount of fertiliser is likely to have been necessary to improve the newly claimed agricultural land around the settlement. Liverpool Corporation sent manure (both natural waste and ash) from Liverpool on barges, which was dropped off at the muck quays along the canal, then used to fertilise the reclaimed farmlands of West Lancashire. Many manure wharves were established in the district to unload the waste. Pinfold is also recorded as a stopping point for passengers to get wagons on to Southport or Ormskirk. It was from Pinfold, where the canal is closest to Southport, that William Sutton picked up waterway passengers for transport to his 'Original Hotel', known better as "Duke's Folly" - the foundation of Southport.

The settlement may have provided services for visitors along the canal, along the path to Ormskirk market or from the surrounding farms. With a mill shown on older maps, a picture of a traditional rural hamlet, typical of the West Lancashire area is revealed. Although its importance to the parish in previous times may have been greater than it appears today Pinfold still provides valuable local services including a primary school and restaurant (until recently a pub, the former Red Lion Hotel).

#### The Canal

The completion of the Leeds and Liverpool canal in the late eighteenth century saw the towns and villages along its length develop to become important and diverse canal service centres. The canal was a major source of employment and income for all of those involved. It is difficult to exaggerate the importance of the canal to the villages of West Lancashire and much employment was dependant on the canal and the industries that grew up along its banks.

The longest single canal in the country at 127 miles, the Leeds and Liverpool took over 40 years to complete and traverses some of the most impressive upland scenery in Great Britain as it winds its way across the Pennines from Yorkshire to Lancashire. The Liverpool to Gathurst section was opened in 1780, this includes the section through Pinfold. In 1816 the canal was officially declared open along its entire length. The canal largely follows the 50ft contour from Liverpool to Wigan. It passes through some of the most densely populated

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<sup>1</sup> Scarisbrick, R. 'The Missive of Consolation' referred to in Duggan, M. 1996

urban areas and bustling towns and cities, making it a canal of great contrasts.

The construction of many of the properties in Pinfold just after the period that this section of the canal opened is unlikely to be coincidence, although building on an earlier, smaller medieval farming base. It is at this period that we can see Pinfold develop into a form that is recognisable today.

#### **4 LAND USES**

Most properties within the conservation area are residential private ownership and use, many of these are substantial detached properties within their own grounds. There is perhaps only one property that still runs as a commercial agricultural enterprise and there are three other commercial premises within the conservation area. The Blue Elephant is currently run as an Indian restaurant and is surrounded by a large area of hard standing as car park. The caravan sales site to the extreme north of the area boundaries the canal and includes a variety of caravan types on site. The garage to the east of and adjoining Smithy House is a small local garage with busy forecourt.

The quarry, as clearly shown on the aerial photograph in Appendix G, is clearly the most densely wooded part of the conservation area. For a while the school leased the land and used it for educational purposes. This is no longer the case and the quarry is essentially private, in the ownership of United Utilities.

The main road from Ormskirk to Southport runs through the area and is a busy route, especially during peak travelling times.

In addition, the school takes up a fair proportion of the centre of the settlement with the main building, playground, additional storage sheds and so on.

At the north end of the conservation area is a slipway and mooring (with car park and club room), which is used by Mersey Motor Boat Club, one of the oldest Inland Waterway cruising clubs in existence. This retains the area's historic link with usage of the canal.

Open fields used for arable farming surround the Conservation Area while the north is boundaried by the canal.

#### **5 BUILDING FEATURES**

Pinfold Conservation Area has ten structures that have been identified as being of special national architectural or historic interest and which have been provided statutory protection through the Listing system. The stone structures are likely to have been built using stone from the nearby quarry and several stone masons and quarry labourers are recorded in the local censuses. It is also recorded that the stone from Pinfold was used for building projects in Ormskirk and Southport, including the fabulous Royal Clifton Hotel on the Promenade.

There is a distinctive architectural style within Pinfold that suggests there is some continuity through the older properties in the conservation area, in terms of designer or builder. This

style includes coursed square sandstone walls with sandstone details including quoins, lintels, cills and window surrounds. Often distinct architectural details are to be found in the form of fielded panels, quatrefoils, pediments or tympanium. Georgian or classical revival detailing are also often found, although it appears that the composition of the style may not have been fully understood, as many of the buildings show some attempt at symmetry but fail to achieve a coherent result. This architectural style does not seem to extend further than the village.

#### *The Old Vicarage*

This grade II property is located on the Southport Road and dates from the late eighteenth / early nineteenth century, retaining its 'Georgian' style of architecture despite later additions and alterations (photo3).

The presence of an old Vicarage suggests the existence of a church or chapel at some point in the village but none of the early maps show its existence. It is however recorded that a Wesleyan chapel was built on the site of the old pinfold in 1849. Another curiosity is the listing description for 1 Smithy Lane (Stonecross Cottage), which suggests that the two cottages were possibly a Roman Catholic chapel and a cross emblem can still be seen on the front of the building. As to which of these chapels the person who occupied the Vicarage was connected is a mystery at present.

#### *1 Smithy Lane (Stonecross Cottage)*

Previously a pair of cottages or a Roman Catholic chapel this is now one property. Date stone reads 1792, this stone property has decorative stone details including quoins and tympanum surmounted by a carved cross in relief. This cottage is close to the site of the medieval cross on the older maps. Listed Grade II.

#### *13 Smithy Lane*

Sandstone barn on the north side of Smithy Lane dated 1796, now converted into a residential dwelling. Grade II listed.

#### *Wheelwrights House (+ Hawarden)*

An attractive grade II listed property at the side of Southport Road. Built from squared sandstone it has unusual windows and stone decoration in a quatrefoil form, slightly more ornate than the other examples around the village. It is dated 1801 at the first floor. Previously house and workshop, converted to one dwelling and back to two premises (see front cover).

#### *Pinfold Cottage*

This grade II listed property is dated 1809 in a fielded quatrefoil and while now mostly rendered it retains its stone quoins and window surrounds in addition to having an attractive pedimented architrave around the door. Interestingly all the features on the front elevation, are set off centre. Forms a group with the stone outbuildings to the rear.

#### *5 Pinfold Lane (also listed as Chestnut Cottage and No.s 4 & 5)*

Early farmhouse, probably dating from the seventeenth century or earlier. One of the remnants of the earlier settlement at Pinfold. Cruck framed and partly thatched, a rare example of its type in the district, listed grade II.

#### *Quarry Farmhouse*

Grade II listed farmhouse and cottage dated 1807 in coursed squared sandstone. Quatrefoil decoration with the letters L.M.M and date. Openings to front elevation of farmhouse are off centre.

#### *Smithy House*

Coursed sandstone house dated 1802 on greek revival Doric porch. Two niches at first floor level with statuettes again more ornate than most of the buildings from this period in the village. Grade II listed. (photo 4.)

It is recorded that the horses were shod in the porch. On the 1845 map the building is shown as the Hare and Hounds Inn. It is said that the land behind the building was used as a race course.

#### *Quarry House*

Squared coursed sandstone house, dated 1794 on small quatrefoil. Interesting ogee arched stone door surround and arched window lintels. Two storey extension to the north but it appears that openings to front elevation were again set off centre.

#### *Telephone Kiosk*

Type K6, designed in 1935 by Sir Giles Gilbert Scott. Listed Grade II.

### **Important Unlisted Buildings**

As the Conservation Area is limited in size with a small number of properties located within its boundaries it is inevitable that most of the properties have some historic interest and contribute in some way to its character. While there are a large percentage of Listed properties other buildings have no statutory protection and are most at risk from harmful alterations, and in some cases have already been subject to substantial changes. There are also three properties on West Lancashire District Council's List of Buildings of Local Architectural or Historic Interest (LLBs). The majority of buildings are therefore either listed in some way or of modern construction with little contribution to the character of the area.

- *1 / 2 (LLB83) and 3 (LLB82) Red Lion Bridge Cottages* are a pair of semi-detached cottages, originally three cottages with 1 and 2 now converted into one dwelling. Stone tablet at first floor is dated 1821 with the initials T.M.L. (Photo 5).
- *8 Pinfold Lane (LLB81)* is a two storey cottage to the south west of Quarry Farmhouse. It has a first floor stone inscribed with initials I.O. and date 1807
- *Pinfold School* and its site have an interesting history. Not only is it the site of the former pinfold enclosure that gave the hamlet its name, but also it is said that part of the later Wesleyan chapel survives within the existing building. The Wesleyan chapel was built in 1849, a minister and his wife also taught a school there. The 1841 census shows a school mistress living on Southport Road and probably teaching from her own home until this property was built. The chapel / school was closed in the 1860s and re-opened in 1875 after alterations to the building, explaining its predominantly later nineteenth century appearance.
- *The Red Lion Hotel (The Blue Elephant)* former public house now restaurant. Whilst the existing building appears to date from the early twentieth century a building in this position is shown on the 1845 map and is called the Red Lion Hotel. It seems that many alterations have occurred to an earlier building and it is likely that this



hostelry served both the passengers from the canal and travellers on their way from Southport to Ormskirk and vice versa. It is possible it had an even earlier function being located on the medieval route across the moss. From the few surviving earlier exterior architectural details it would appear that the building was either built or substantially remodelled in the first half of the nineteenth century. Until approximately 1994 there was an old stables building in the grounds, which had originally belonged to the canal company.

- *The Old Bakery.* A low, single storey, white rendered cottage with a prominent chimney stack and front porch. Physically attached to Weighbridge House at southern end, it is difficult from the exterior to see where one property ends and the other begins. It has a concrete tiled roof.
- *Weighbridge House.* Fronting onto Southport Road, this two storey cottage is white rendered and seems likely to have been altered. Its name suggests an older property with a commercial purpose connected with the canals, i.e. to weigh the goods and / or vehicles carrying goods on and off the canal barges. It is reported that the weighbridge itself was situated between the main road and the front of the property. Bridgewood Cottage to the north was reportedly a warehouse for the general stores.
- The *farm outbuildings, barns, stables* and so on are indicative of the early agricultural beginnings of the area and must therefore be considered to be of importance. Considering the numbers of these structures, especially those currently not entirely seen from the highway, it has not been possible to identify all those of importance on the map in Appendix G and therefore it should be assumed that most agricultural buildings and structures, especially those predating 1914, are of at least some interest.

### Other Important Features

The Sites and Monuments record and the 1845 map record the site of the village stocks as being located in the middle of the cross roads at the junction between Southport Road, Smithy Lane and Pinfold Lane. It is clear that this **centre of the settlement** is important historically and potentially archaeologically as the pinfold, medieval cross and other landmarks were also based here. Older photographs of Stonecross Cottage (1 Smithy Lane, appear to show a grassed area of land in front of the cottage and separate from it, that may have been the remnants of the old village green (photo 6).

The **quarry** (photo 7) has strong historical associations with the settlement, as mentioned earlier in this document. While there is currently no official public access and it is visually secluded from the village, the tree coverage is clearly visible within the surrounding landscape and its special character is worthy of consideration for further protection and possible enhancement. There is also a variety of archaeological evidence relating to the working of the quarry rockface, including putlog holes, tool marks and blasting holes. The workings within the high stone rockfaces have been backfilled in recent years with sludge from the United Utilities' water treatment plant at Mill Brow, which is high in iron and manganese content. This and the enclosed nature of the site has resulted in a damp, high moisture atmosphere, mainly wooded but with some more open areas (notably to the north and the southeast corner). There are several earthen banks crossing the quarry creating divisions within the site and the lagoons into which the slurry was poured. The site is also registered as a Local Nature Conservation Site with predominant broad leaved semi-natural woodland of elder, sycamore, and some birch and willow but little ground storey cover.

There is also a substantial amount of rubbish tipping activity around the edges but most of this seems to have been deposited some time ago.

The **open fields and green spaces** around and within the settlement are indicative of its rural nature and contribute to the slightly scattered and open nature of low density settlement.

The vast majority of **trees** along the roads are protected by Tree Preservation Orders and are an important part of the character of the area. In particular the tunnel like tree canopies along Pinfold Lane and Southport Road are worthy of note. The trees add a strong structural element to the settlement.

The stone walls and hedges which occur frequently throughout the conservation area are important for land division, definition and for demonstrating the local **boundary treatments**. Another form of boundary treatment which is used and is perhaps less common elsewhere is the use of simple metal 'estate' fencing.

The remains of a **mounting block** survives to the northern corner of the Blue Elephant restaurant building. As the level of the car park has risen over the course of time it appears that some of the steps have been covered over. This feature obviously relates to the building's previous use as an inn. Any enhancement to the Blue Elephant's carpark should consider ways to enhance this feature.

## **6 PRESSURES AND DETRACTING FEATURES**

The Council has a duty to preserve or enhance the character or appearance of the conservation area. The effect on the character or appearance of the area has to be considered in all development. Policies EN4 and EN5 in the West Lancashire Replacement Local Plan (see Appendix C) provide the basis on which the Council will consider all development in the conservation area.

However protecting the special character of the area cannot be carried out in isolation. A substantial amount of the changes, both to buildings and the surrounding land and natural features does not come under the control of the Local Authority. Minor changes, may appear small seen in isolation but the cumulative effect can, over time, harm the special character of the area. The long term future of the Pinfold Conservation Area relies a great deal on the sustainable and sensitive approach of the residents who live in the area.

The cluttered nature of street signage, especially around the cross roads, is detrimental to the character of the area, the setting of the Listed Buildings and was also noted by Pinfold Primary School pupils.

The area around the Red Lion bridge has several features that do little to enhance the character of the area. These detracting features include the crash barriers over the bridge which are obvious on approaching the area from the north. The treatment of the car park of the Blue Elephant (Red Lion Hotel) given the historic nature of the property / site is inappropriate and is in poor repair. The entranceway to the caravan sales park is cluttered with signage and advertisements and could be more sympathetic to the character of the conservation area by incorporating good quality materials and design. The fencing / gates

leading to the MMBC car park while providing security for the site do little to aesthetically enhance the area.

One of things that came out strongly from the work done with Pinfold Primary School was the negative impact of the busy road and indeed this is obvious from any visit to the area. Speed within the conservation area is regulated through the use of a traffic camera.

The condition of the Grade II Listed telephone kiosk was classed as fair in the Building at Risk survey conducted in 2005 but highlighted as a 'building to be watched' as the kiosk was not well maintained and the door is difficult to open. The glazed windows have been replaced in a number of areas with plastic.

The use of non-traditional / natural materials for boundary treatments in some places is detrimental to the character of the area. It will be important to encourage the use of traditional treatments.

The lighting columns are a mixture of concrete and metal posts, although these are not attractive elements it is recognised that Lancashire County Council need to provide a high standard of lighting along the busy main road.

The rather uninspired designs of the more recent properties built within the Conservation Area detract slightly from the architectural qualities of the group as a whole. This is especially noticeable at Pinfold due to the small number of properties within the Conservation Area. In this respect future building alterations and extensions should be viewed as an opportunity to provide designs which will contribute positively to the overall character and appearance of the area.

## **7 CONCLUSIONS**

A conservation area is defined as "an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance". This appraisal clearly demonstrates that the Pinfold Conservation Area contains both architectural and historic interest which continues to justify its conservation area status.

This appraisal provides an opportunity to highlight some of the important features and buildings in Pinfold Conservation Area, as well as promoting a better understanding of the issues which specifically relate to the area as a way of retaining the area's special character or appearance.

Many individual properties are of significant value within the local and national context and have been highlighted as making a significant contribution to the special character of the area. The trees in Pinfold also make a significant contribution to the character of the area.

The settlement contains a variety of architectural styles, largely relating to the different periods of development of the settlement, i.e. the earlier farmhouses and the later stone built canal period development. The boundary treatments, trees and mature screening vegetation are important to the character of the Area and significantly contribute to its amenity value.

## **Pinfold School**

The Junior pupils from the school were divided into three groups, each of which took a different route through the Conservation Area. They were sent out with digital cameras and notebooks so they could describe the way they saw the conservation area. A list of words was produced and can be seen to show some quite strong impressions of the character of the area. Some pupils also added ‘smiley’ or unhappy faces next to the words to demonstrate whether they felt these were good or bad things. The Infants painted pictures of the conservation area using the photographs taken by the Juniors. The whole was developed into an exhibition. The results of this work give a concise but comprehensive summary of the character of the area by a user group who know it well.

The following words to describe the area were identified by pupils at Pinfold Primary School. These provide a summary of the elements that have a positive effect on the character and appearance of the area and those features that detract from the area (see Appendix E for full list).

### **Positive contribution to the character of the area:**

Farmland / fields  
Canal  
Old houses / buildings, (Old) School,  
(Old) garage (Datestones)  
Quarry  
Trees / Woodland

### **Detracting features:**

Road / traffic signs  
Cars going too fast / busy or noisy road /  
traffic  
Caravans / caravan site  
Restaurant / pub / car park

## **8 PINFOLD CONSERVATION AREA PROPOSALS**

It is the duty of the local planning authority to determine whether the existing boundary of the conservation area is still appropriate and whether any further parts should be designated as a conservation area or indeed deleted from it.

The local planning authority must also from time to time formulate and publish proposals for the preservation and enhancement of conservation areas. Any enhancement proposals formulated, under this section, will be submitted for further public consideration.

This appraisal document has raised several issues which should form part of any proposed action and be considered alongside policies for the area as set out in the West Lancashire Local Plan.

In common with other conservation area appraisals produced by the local authority, the following issues have been recognised for consideration in respect of Pinfold Conservation Area:

- whether the existing conservation area boundary is appropriate
- whether it is necessary to sanction additional controls over development in the form of the imposition of an Article 4 (2) direction

- to look at further development in the Conservation Area
- to assess the need for environmental improvements in the Conservation Area

### **The Conservation Area Boundary**

*Following a full assessment of the area, it is recognised that the Pinfold Conservation Area still retains a special character which is worthy of protection and designation as a Conservation Area.*

The importance of the quarry historically has been highlighted through this appraisal and it remains important in ecological and archaeological terms and is intrinsically linked to the construction / development of the hamlet, especially those buildings which have been highlighted as positively contributing to the character of the area. The current boundary includes only the northern half of the quarry within the conservation area and does not follow any natural or definable boundary on its southern edge. *It is therefore recommended that the boundary be extended to include the whole of the quarry within the conservation area (shown on Plan 1).*

### **Article 4 (2) Direction**

There is currently no Article 4 (2) Direction in place at Pinfold Conservation Area and some owners can currently carry out certain minor alterations to their residential properties such as replacing windows and doors and partially removing boundary walls for example without needing planning permission. However a large percentage of the properties in the conservation area are designated as Listed Buildings. Works to these properties and within their curtilage are subject to greater planning controls than ‘normal’ dwellings and any works deemed to affect their special historic or architectural character would require Listed Building Consent and / or planning permission. Other properties are included on the ‘Local List’, which means that their historic or architectural interest must be taken into account when assessing the impact of planning applications on these properties.

An Article 4(2) Direction would allow the Council to remove some of the permitted development rights available to residents meaning that planning permission would then be required for such work albeit only on those elevations which front onto a highway.

Non-residential properties do not benefit from the same permitted development rights, and on the whole planning permission is required for works that would materially affect the appearance of a building.

Under such circumstances it is felt that the potential benefits to be gained by the introduction of an Article 4(2) direction would be limited.

*After careful consideration the Council considers that there is currently no need for the application of an Article 4(2) Direction over any part of the Pinfold Conservation Area.*

### **Further Development in the Conservation Area**

It has been indicated that much of the more modern construction within the Conservation Area contributes little to the character of the area. Poor building design often detracts from

the special character of conservation areas and will be resisted.

The large plot sizes of many of the properties may lead to sub-division of plots while the number of open spaces may also encourage a proposed increased housing / property density. Care should be taken to ensure the scattered nature and mix of architectural styles are taken into account when considering any new development and that the housing density and important open spaces are preserved.

Development would need to be considered in the context of several policies contained within the adopted West Lancashire Replacement Local Plan. In practice the scope for new development is severely restricted as the area is designated as Green Belt. However, it remains essential to retain the buildings which contribute to the character and appearance of the conservation area, retain the plot sizes and protect the existing tree and landscape qualities.

Any new development would have to be considered very carefully if it is not to compromise the character or appearance of the area. It must take account of the important features and character of the area as outlined in this document. Any new or permitted development within or adjacent to the conservation area must also respect its setting in terms of materials, style, scale and quality.

### **Works to Trees in Conservation Areas**

Most trees in conservation areas are subject to controls which exist to protect this special character. If a tree is not protected by a Preservation Order (TPO), but is within the conservation area, 6 weeks notice must be given in writing to the District Council of an intention to carry out works to trees (pruning or felling) or any root systems. This is often difficult to monitor on private land. The existing Tree Preservation Orders in the area are shown on Plan 6 in the appendix to this document.

The Council is keen to promote good tree management within the Conservation Area and the Council's Arboricultural Officer and Tree & Landscape Officer offer advice to owners both indirectly through leaflets and directly with specialist advice.

### **Environmental Improvements in the Conservation Area**

The Appraisal identifies several detracting features within the Conservation Area. Some of these features, and the action required to remedy the situation, are set out below:

<b>Detracting Features</b>	<b>Action Required</b>	<b>Implementation</b>
The cumulative effect of minor alterations and extensions (inc. demolition) to buildings, which affect the character and erode the special character and appearance of the area.	Better understanding of architectural designs and the wider conservation area and better control and enforcement where necessary. Help and guidance to owners to help them make the best informed decisions relating to alterations.	The appraisal should become adopted by the Council and be used by Development Control.



Inappropriate boundary treatments	Replacement with more sympathetic boundary treatments.  Prevent loss of material in the future.	Through the development control process and encouragement from Development Control and Heritage Section
Cluttered street signage	Consider enhancement of street scene through careful consideration of signage and its impact on the character of the conservation area	Through discussion and potential partnership with LCC.  Consider replacement, if funding becomes available
Detracting features around the Red Lion bridge	Replacement with appropriate materials / design where feasible	Liaison with land owners and users to encourage appropriate replacements.  Through discussion and potential partnership with LCC.
Condition of phone box	Repair and maintenance of phone box	Through discussion and potential partnership with BT
Inappropriate lighting columns	Replacement with more appropriate design where feasible from a highways safety viewpoint (potential exists particularly down the smaller side roads)	Through discussion and potential partnership with LCC highways, if funding becomes available.
Inappropriate building design	Encouragement of good design using good quality materials and workmanship.  Help and guidance to owners / developers to help them make the best informed decisions relating to design of new buildings / works to older properties.	Through advice from Development Control and the Heritage Section.  Adoption of the Appraisal by the Council.  Production and use of Design Guide by Heritage Section and Development Control.  Control through development control / planning procedures
Pinfold Quarry: lack of public access, fly tipping, lack of understanding of its importance	Investigate possible enhancement projects	Partnership working with relevant bodies / individuals / residents

## Summary

Pinfold is an area of architectural and historic interest of importance to the parish of Scarisbrick and further outlying places such as Southport and Ormskirk due to its communication advantages.

The hamlet remains a small and attractive place with a distinctive character and still on a busy transport link.

The Appraisal has identified many positive features and properties within the Conservation Area. It has also identified some opportunities for enhancement, many of which will involve partnership working between the various authorities, private owners and residents. This type of co-operation will be vital if the special character of Area is to be enhanced and maintained for future generations.

How the works are financed largely depends on the ownership situation and on the availability of public sector finance to support those works that are not viable for the landowners. The list above should be used as a starting point for determining the areas for priority action and for where funds should be targeted in the future should they become available.

In addition this appraisal has identified that an extension to the Conservation Area boundary is recommended, as it would be beneficial for preserving the historic interest, and therefore the character, of the settlement.

## **9 APPENDIX A**

### **PRINCIPAL EFFECTS OF CONSERVATION AREA DESIGNATION**

By designating a conservation area the Council is confirming that it regards the area as a place where special care should be taken to maintain and improve its visual character. This means that change in a conservation area is subject to greater control than elsewhere, principally:

1. Special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.
2. Conservation Area Consent is required from the Council for the demolition (with some exceptions) of buildings and walls.
3. The Council must be given six weeks notice of any proposal to carry out any work to any tree within the area.
4. Permitted Development Rights (i.e. those building works that do not require planning permission) can be removed if the Council makes an Article 4(2) Direction to do so, and these rights are in any case more limited than outside a Conservation Area. Even without an Article 4(2) Direction, building works within the curtilage of a single dwelling house in a Conservation Area require planning permission if they involve:
  - the erection of a side or rear extension which is more than 50 cubic metres or 10% of the volume of the original dwelling house, whichever is the greater;
  - the cladding of the exterior with stone, artificial stone, timber, plastic or tiles;
  - the erection of any new building with a cubic content greater than 10 cubic metres;
  - the enlargement of the dwelling by adding to or altering its roof;
  - the installation of a satellite dish/antenna if it is on a chimney, on a building which exceeds 15 metres in height or on a wall or roof which fronts a highway.

[The legislation relating to permitted Development Rights is complicated and could be subject to change. It is, therefore, advisable to check with the planning authority before carrying out any building works].

### **PRINCIPAL EFFECTS OF LISTED BUILDING CONTROL**

The statutory list of buildings of architectural or historic interest is compiled by the Department for Culture, Media and Sport, and includes a wide variety of structures. Inclusion of a building on the list identifies that building as having special interest and brings any alterations to that building under planning control.

There is a general presumption in favour of the preservation of listed buildings because they represent a finite resource. Controls apply to the whole building, both internal and external and to all works which would affect a building's character. Works of basic maintenance are exempt from control - on a like for like basis, unless there is an element of alteration or rebuilding.

It is a criminal offence to carry out unauthorised alterations to a listed building, so it is always best to consult with the Local Authority to determine whether consent for work to a building is required.

## **10 APPENDIX B**

## REFERENCES

Bowland Ecology Ltd. 2006. *Local Nature Conservation Sites (LNCSs) in West Lancashire*

Clarke, M. 1992. *Around and About the Leeds and Liverpool Canal*

Duggan, M. 1996. *A History of Scarisbrick*

Farrer, W. & Brownbill, J. (eds). (1907). *The Victoria History of the Counties of England: Lancashire*. Volume 3. (London. Dawson)

Original work by Pinfold Primary School pupils

<http://www.lancslinks.org.uk/linkscontent/mycommunity/localcommunity/westlancs/>

## 11 APPENDIX C

### RELEVANT LOCAL PLAN POLICIES

#### West Lancashire Replacement Local Plan 2001-2016

##### Policy EN 1: Biodiversity

The biodiversity of the District will be protected by not allowing development which would destroy or adversely affect important wildlife habitats or geological sites. Development which returns key biodiversity resources to viable levels, by promoting restoration, and re-establishment of habitats and species populations in accordance with National and Local Biodiversity Action Plans, is encouraged.

##### A. Nature Conservation Sites

In particular, the strongest possible protection will be given to Ramsar Sites, Special Protection Areas, Candidate Special Areas of Conservation and European Protected Species. In the case of National Nature Reserves or Sites of Special Scientific Interest, only development serving an overriding national public need which cannot be located elsewhere will be considered but mitigation measures and compensatory habitat creation will be required.

In County Biological Heritage Sites, Local Nature Reserves, Regionally Important Geological /Geomorphological Sites and Local Nature Conservation Sites, only development which is required to meet an overriding local public need will be considered but mitigation measures and compensatory habitat creation will be required.

Presently designated sites are shown on the Proposals Map.

The nature conservation policies referred to above apply not only to development in or on nature conservation sites, but also to development elsewhere that may indirectly affect such sites. Where development is allowed, planning conditions or obligations will be used to protect or enhance sites' nature conservation interest.

##### B. Wildlife Corridors

Development will not be permitted which would destroy or significantly impair the integrity of the Wildlife Corridors shown on the Proposals Map, by:-

- i. resulting in the loss of the undeveloped open character of the Wildlife Corridor;
- ii. reducing the width or causing direct or indirect severance of a Wildlife Corridor;
- iii. restricting the potential for lateral movement of wildlife;
- iv. causing the degradation of the ecological functions of the Wildlife Corridor;
- v. directly or indirectly damaging or severing links between Green Spaces, Wildlife Corridors and the open countryside; or
- vi. restricting public access to a Wildlife Corridor.

Development may be permitted where it will provide a substantial environmental gain to include the visual ecological or appropriate recreational functions of the Corridor.

### C. Protected Species

Development will not be permitted which may destroy or have an adverse effect, either directly or indirectly, on:-

- i. Badgers;
- ii. Species protected by Schedules 1 (Birds), 5 (Animals) or 8 (Plants) of the Wildlife and Countryside Act 1981 as amended, and Schedules 2 & 4 of the Conservation (Natural Habitats, &c.) Regulations 1994; or
- iii. Habitats that support these species at any time of the year.

NB. This policy covers all the sites and corridors shown on the Proposals Map and any that may be identified in the future.

### Policy EN4 Conservation Areas

The special historic or architectural interest of West Lancashire's Conservation Areas will be preserved or enhanced by:-

- i. assessing the special interest of Conservation Areas by preparing Conservation Area Appraisals and producing schemes to preserve or enhance their character and appearance;
- ii. requiring all development in conservation Areas to accord with the objective to preserve or enhance the area's character or appearance and in particular harmonise with its surroundings in terms of mass, scale, form, use of materials and overall design quality;
- iii. requiring all development in Conservation Areas to retain and improve important landscape elements, including walls, trees and hedges, attractive open spaces (especially those elements which are an essential part of the setting to a historic building), traditional paving, plots and thoroughfares and natural building materials;
- iv. requiring all development to respect the setting of important views into and out from Conservation Areas;
- v. the refusal of applications for the demolition of buildings which make a positive contribution to the character and appearance of Conservation Areas. Where the demolition of a building would leave an unsightly gap in a built-up frontage, any consent would be conditional on the building not being demolished before a contract for carrying out work of redevelopment to a high standard of design is made, and for which planning permission has been granted;
- vi. not permitting development which would have a detrimental effect upon trees or require the removal of trees which make a significant contribution to a Conservation Area or important green or open spaces.

N.B. Although the Conservation Area boundaries shown on the Proposals Map were accurate when this Plan was printed the Council has a statutory duty to review the character and appearance of its Conservation Areas, from time to time, in order that an Area's status can be justified. This may involve some variation in Conservation Area boundaries. Up to date plans and details are available from the Council's Conservation Officer.

### Policy EN5 Buildings of Historic Importance

The total or substantial demolition of any Listed Building will not be permitted unless there is clear and convincing evidence that:



- a. an assessment shows that it is not economically viable to retain the building. Any such assessment should include details of the condition of the building, the cost of repairing and maintaining and the value derived from its future use. Any such assessment should be based on consistent and long-term assumptions and should take account of the possibility of tax allowances, exemptions and possible grant aid;
- b. all reasonable efforts have been made without success to continue the present use or find compatible alternative uses for the building; and
- c. alternative proposals for the site would bring substantial benefits for the community by contributing to the economic regeneration or environmental improvement which would decisively outweigh the loss resulting from demolition. The partial demolition of a Listed Building will only be granted consent or recommended where it can be proved that the relevant part of the Listed Building is a later addition of no intrinsic architectural or historic interest, or where its poor structural condition requires that it be rebuilt.

Work involving substantial alterations, including the partial demolition of a Listed Building, will only be granted consent or recommended where it can be proved that the relevant part of the Listed Building is a later addition of no intrinsic architectural or historic interest, or where its poor structural condition requires that it be rebuilt.

Applications for works to repair, improve, alter, extend, or change the use of Listed Buildings will only be allowed, if:-

1. they do not detract from the special architectural and historic interest of the building including their interiors or other buildings within their curtilage; and
2. they respect the existing character and function of the original building in terms of either their mass, scale, form, design quality, appearance and materials.

Applications for planning permission/Listed Building Consent will only be approved if they will not have a detrimental effect upon the setting of the Listed Building.

Applications for planning permission which affect buildings which are of local architectural or historic interest will only be approved if they incorporate measures to secure the preservation of authentic original features of architectural or historic significance.

### Policy GD 1: Design of Development

Development will be permitted if it complies with the other policies in this Plan and if it meets the following criteria:-

- i. It maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Proposals Map, in which it is located.
- ii. It provides landscaped buffer zones and appropriate levels of public open space to screen unsightly features from view and to limit the impact of the development on adjoining sensitive uses and the open countryside.
- iii. It avoids the loss of trees, hedgerows, and areas of ecological value, or provides for their like for like replacement, where loss is unavoidable, and provides for the enhancement of any features of ecological value.

- iv. It incorporates and enhances the landscape and nature conservation value of any water features, such as streams, ditches and ponds.
- v. It incorporates recycling collection facilities, or composting and rainwater collection facilities, unless the applicant demonstrates that it is inappropriate to provide them.
- vi. It is designed to minimise any reduction in air quality.
- vii. It incorporates measures to reduce light spillage.
- viii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Proposals Map.
- ix. It complements or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate.
- x. Where the proposal involves extensions, conversion or alterations to existing buildings, its design should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene or the surrounding area.
- xi. In the case of large scale development proposals or those on sensitive sites a design statement should be submitted with any application for planning permission to enable the Council to assess if the design meets the criteria of this policy.
- xii. It incorporates design features which assist in conserving the use of energy, water and other natural resources.
- xiii. It retains reasonable levels of privacy, amenity and sufficient garden /outdoor space for occupiers of the neighbouring and proposed properties. In the case of new buildings it provides sufficient garden /outdoor space to meet the needs of residents of those buildings.
- xiv. It is designed to minimise the risk of crime and the fear of crime.
- xv. It incorporates sustainable drainage systems where feasible or, where this is not feasible, it incorporates features to reduce the amount of surface water run-off by minimising hard surfaces and using porous materials where possible.
- xvi. It is designed to prevent sewerage problems.
- xvii. It integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and, where appropriate, cycling links, to local facilities. It should also prioritise the convenience of pedestrians, cyclists and users of public transport over that of the car and include traffic calming and traffic management measures to achieve this where appropriate. Applicants for developments over a certain size will be required to provide Transport Assessments and Travel Plans to accord with the requirements of the latest Lancashire Parking Standards.
- xviii. It creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities.
- xix. It provides, where appropriate, suitable provision for public transport including bus

stops and shelters.

- xx. It incorporates suitable and safe access and road layout design, and vehicle and cycle parking provision, which meet the requirements of the latest Lancashire Planning and Access Standards.

## **12 APPENDIX D**

### **SITES AND MONUMENTS RECORD ENTRIES**

PRN 803 - Former site of Pinfold, SD 3901 1152  
PRN 813 - Former site of medieval cross SD 3902 1152  
PRN 8791 - Post-medieval Quay, SD 8720 1176  
PRN 8793 - Post-medieval Quay, SD 3884 1178  
PRN 8792 - The Red Lion, SD 3877 1174  
PRN 8794 - Post-medieval Wells, SD 3889 1170  
PRN 8799 - Site of Hare & Hounds Inn, SD 3904 1150  
PRN 8802 - Scarisbrick Quarry, SD 3902 1133  
PRN 10694 - No. 1, Smithy Lane, SD 3903 1156  
PRN 10695 - 13 Smithy Lane, SD 3908 1153  
PRN 10696 - Chestnut Cottage, SD 3892 1141  
PRN 10697 - Quarry Farmhouse, SD 3888 1138  
PRN 10699 - Hawarden, SD 2886 1171  
PRN 10900 - The Old Vicarage, SD 3889 1162  
PRN 10901 - Pinfold Cottage, SD 3898 1155  
PRN 10902 - Smithy House, SD 3905 1151  
PRN 10903 - Quarry House, SD 3908 1142  
PRN 17462 - Former site of Stocks, SD 3902 1153

## 13 APPENDIX E - PINFOLD PRIMARY SCHOOL WORK

**Words to Describe Pinfold Conservation Area** (x10 etc refers to the number of times a word was mentioned by different pupils):

<b>Road / traffic signs (x10)</b>	ER post box	<b>Farmland / fields (x8)</b>
1986	Quarry Dell	Old fashioned
1809	Enlarged 1889	Peaceful
Chestnut	Bus stop	<b>Canal (or river) (x10)</b>
Stop	Speed camera	<b>Old houses / buildings (x11)</b>
Noisy	Weather vein	Village
Litter	Quarry Mount	Roads (x2)
Doves	Cottage 1794	Farms (x2)
Road work	Old Bakery	<b>Quarry (x6)</b>
<b>Cars going too fast / busy or noisy road / traffic (x9)</b>	<b>Lots of (acorns and) trees / Very big, old trees (x10)</b>	Woodland (x4)
Nest	Field overgrown (x2)	Green (x4)
Horseshoe	New buildings (x2)	Brown
1806	Heron	Blue sky
Selling stuff	Farm vehicles (tractors) (x2)	Birds
Bikes	L.T.M. 1821	Boats (x2)
Smithy Lane	Bird song (tweet, tweet)	Cottages
GPO box	1801 – Wheelwrights house	Statues
School (plants)	Caravan site could be nicer – fuel left out	Conkers
School (garden)	Blue Elephant needs better / untidy car park (x2)	Dates on houses

Farm animals	No. 5 Chestnut Cottage – Oliver Cromwell visited. Thatched, studs, weighing machine. Coal fire, beams, stone stove, stained glass window	<b>Caravans / caravan site (x7)</b>
<b>(Old) garage (x7)</b>	<b>Restaurant / pub (x5)</b>	<b>(old) School (6)</b>
Grass	Flowers	Walls
Stone buildings	Old lane	Moss
chimneys	(old) Vicarage (x2)	



The Junior pupils from the school were divided into three groups, each of which took a different route through the Conservation Area. They were sent out with digital cameras and notebooks so they could describe the way they saw the conservation area. The list of words above was produced and can be seen to show some quite strong impressions of the character of the area. Some pupils also added 'smiley' or unhappy faces next to the words to demonstrate whether they felt these were good or bad things. The Infants painted pictures of the conservation area using the photographs taken by the Juniors. The whole was developed into an exhibition (shown above). The results of this work give a concise but comprehensive summary of the character of the area by a user group who know it well.



## 14 APPENDIX F

### COPY OF LOCAL NATURE CONSERVATION SITE L32 PINFOLD QUARRY DESCRIPTION

#### L32 Pinfold Quarry, Pinfold

<b>Grid reference</b>	SD 390 113	<b>Size:</b> 1.67ha
<b>Date surveyed</b>	May 2006	
<b>Surveyor/s</b>	Michael Wilcox	

<b>Phase 1 habitats</b>		
	A1.1	Woodland, broad leaved, semi-natural
	A2.1	Scrub, dense
	C3.1	Tall ruderal
	I2.1	Quarry, rock faces

#### **Site description (location, size, topography, main habitats, management, any disturbance etc)**

This is a small quarry in Pinfold owned by United Utilities with rock faces on the west and east side and earth mounds on the quarry floor. In the past it was used to dump treated sewage sludge and this gives it an unusual substrate.

The rock faces, which are up to 12m high, are generally sparsely vegetated with ferns and mosses. Broadleaved woodland is developing, dominated by *Acer pseudoplatanus* over *Betula pendula/pubescens* with occasional *Quercus*. Primarily the quarry is dominated by *Salix* scrub, *S. cinerea/caprea*, with occasional *Sambucus nigra*. Therefore the field layer development is poor and is mainly ferns and mosses.

In one or two areas there is some grassland which has many tall ruderal herbs such as *Chamerion angustifolium*, *Epilobium* spp and *Senecio jacobaea*. Smaller herbs include *Cerastium fontanum*, *Prunella vulgaris* and *Equisetum arvense* while *Impatiens glandulifera* and *Urtica dioica* are frequent in some areas. The northern end is more open but is becoming scrubby with frequent willow, ash and birch saplings/seedlings.

The quarry also receives garden waste and one or two non-native plant introductions.

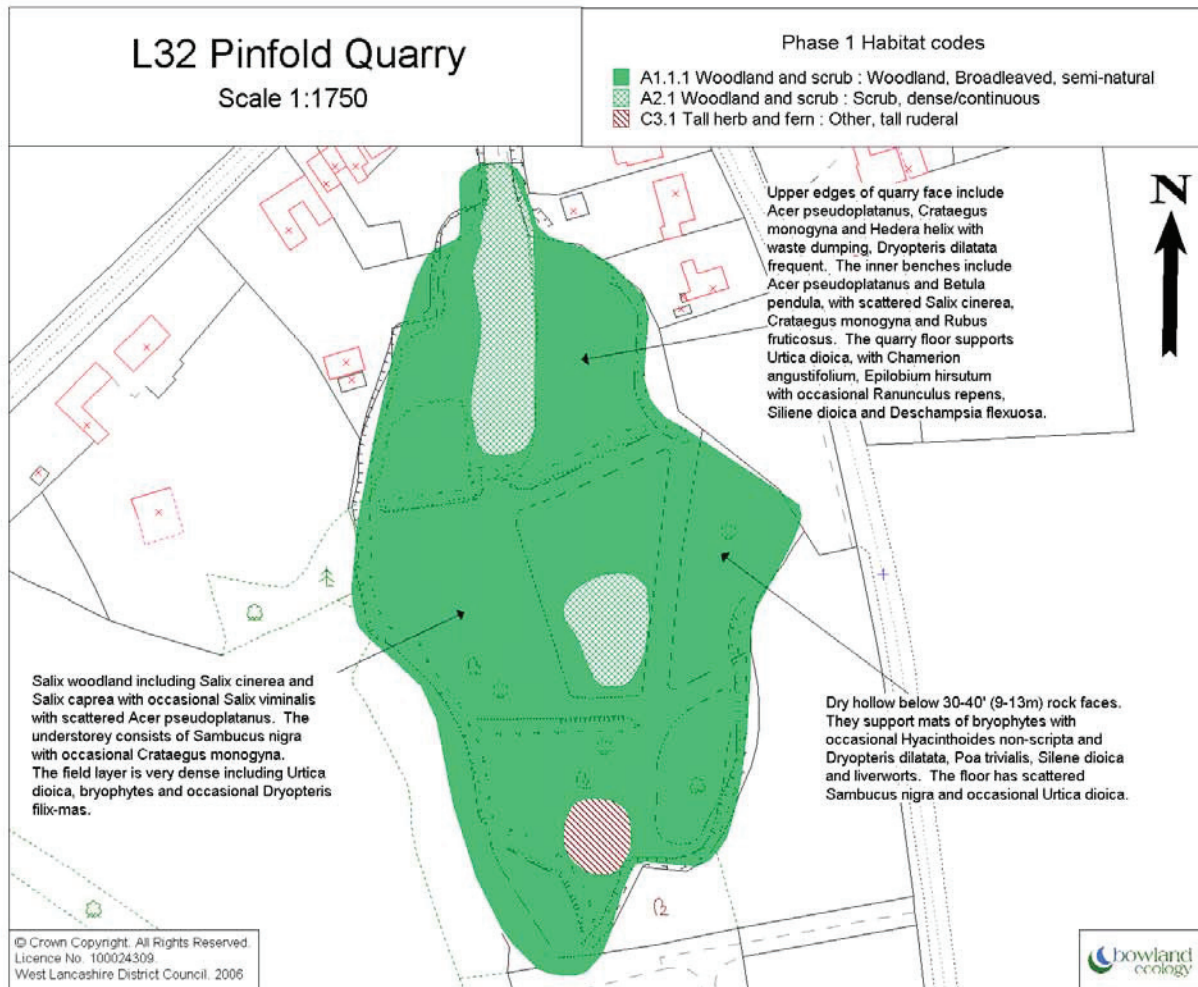
#### **Assessment**

This is a small quarry area which has been used for dumping sludge in the past. It has developed into a *Salix* scrub and semi-natural broadleaved woodland. The sandstone rock face exposures are interesting and provide an effective barrier to disturbance. To this end the woodland is an important feature and habitat particularly for birds.

Feature	Size	Meets primary guidelines?	Meets secondary guidelines?	Does habitat form part of a larger mosaic?	Does site meet social guidelines?
Woodland	c. 1.5ha	Yes, qualifies on the extent of the woodland (>1ha)		Y	No, not used by the public.
Scrub	c. 0.2ha			Y	
Rock Habitats		Yes, qualifies on the size of the rock faces (>3m) which contribute to the diversity of the Landscape Zone.		Y	

**Does site qualify as a Local Nature Conservation Site?** Yes, qualifies on the size of the developing woodland and the impressive rock faces.

**Any boundary revisions?** None recorded.

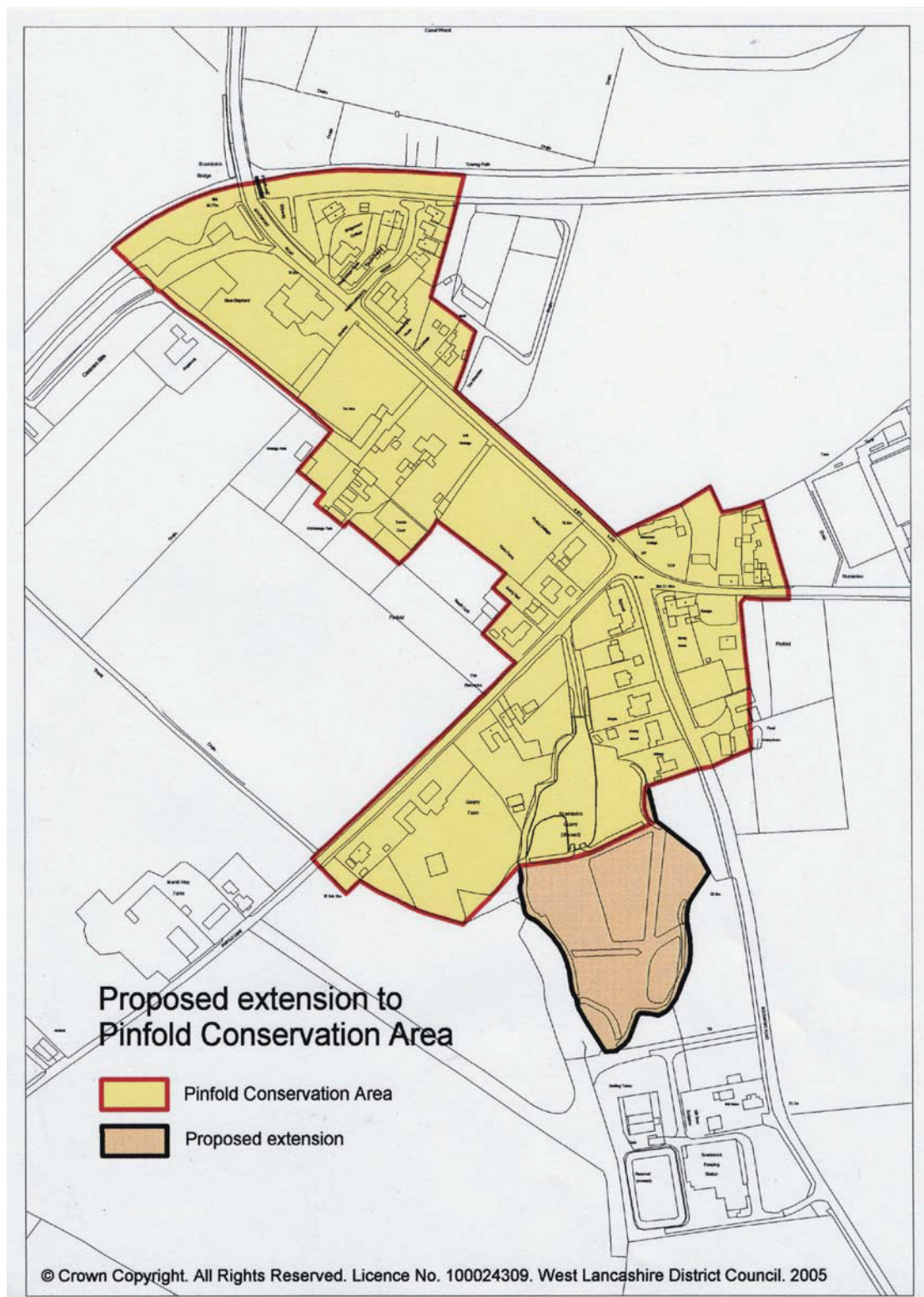


## **15 APPENDIX G**

### **PLANS**

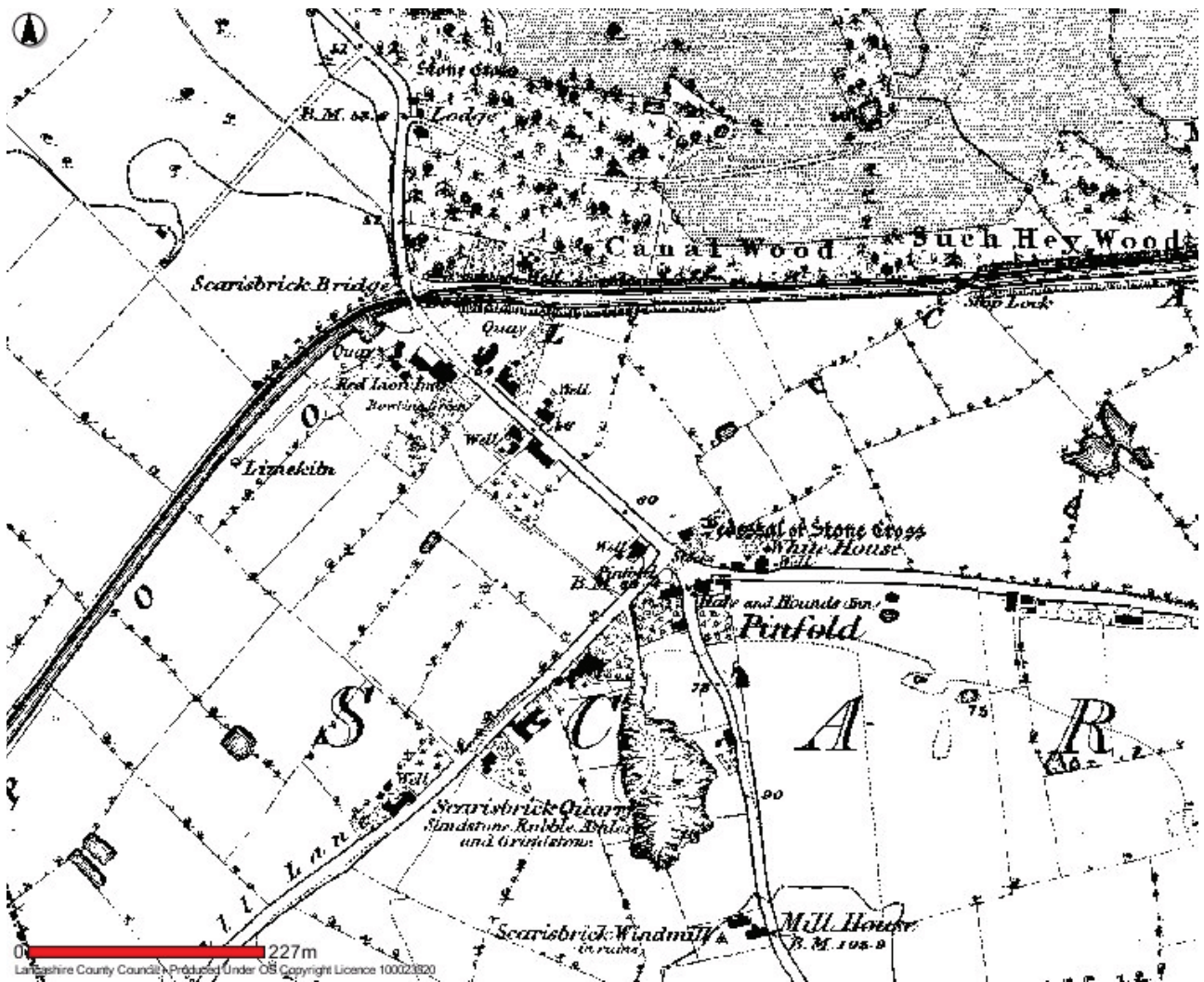
- Plan 1 Current Conservation Area Boundary and Proposed Extension
- Plan 2 1845 Map showing Pinfold
- Plan 3 Aerial Photograph of Pinfold
- Plan 4 1892 Map showing Pinfold
- Plan 5 Plan showing Buildings that are Important to the Character and Appearance of the Area
- Plan 6 Plan showing Other Important Features

## Plan 1: Current Conservation Area Boundary and Proposed Extension





Plan 2: 1845 Map showing Pinfold

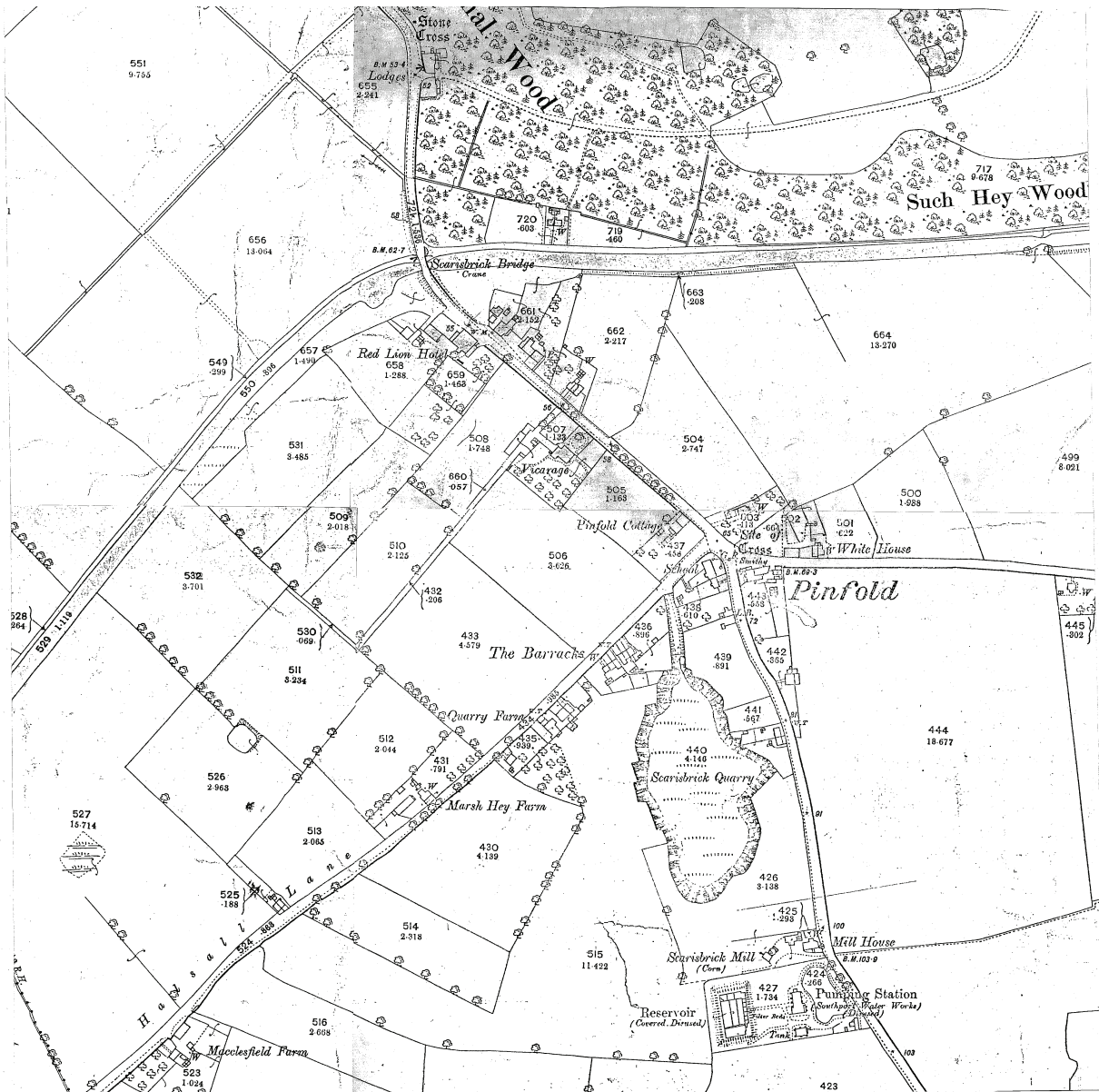


Plan 3: Aerial photograph of Pinfold

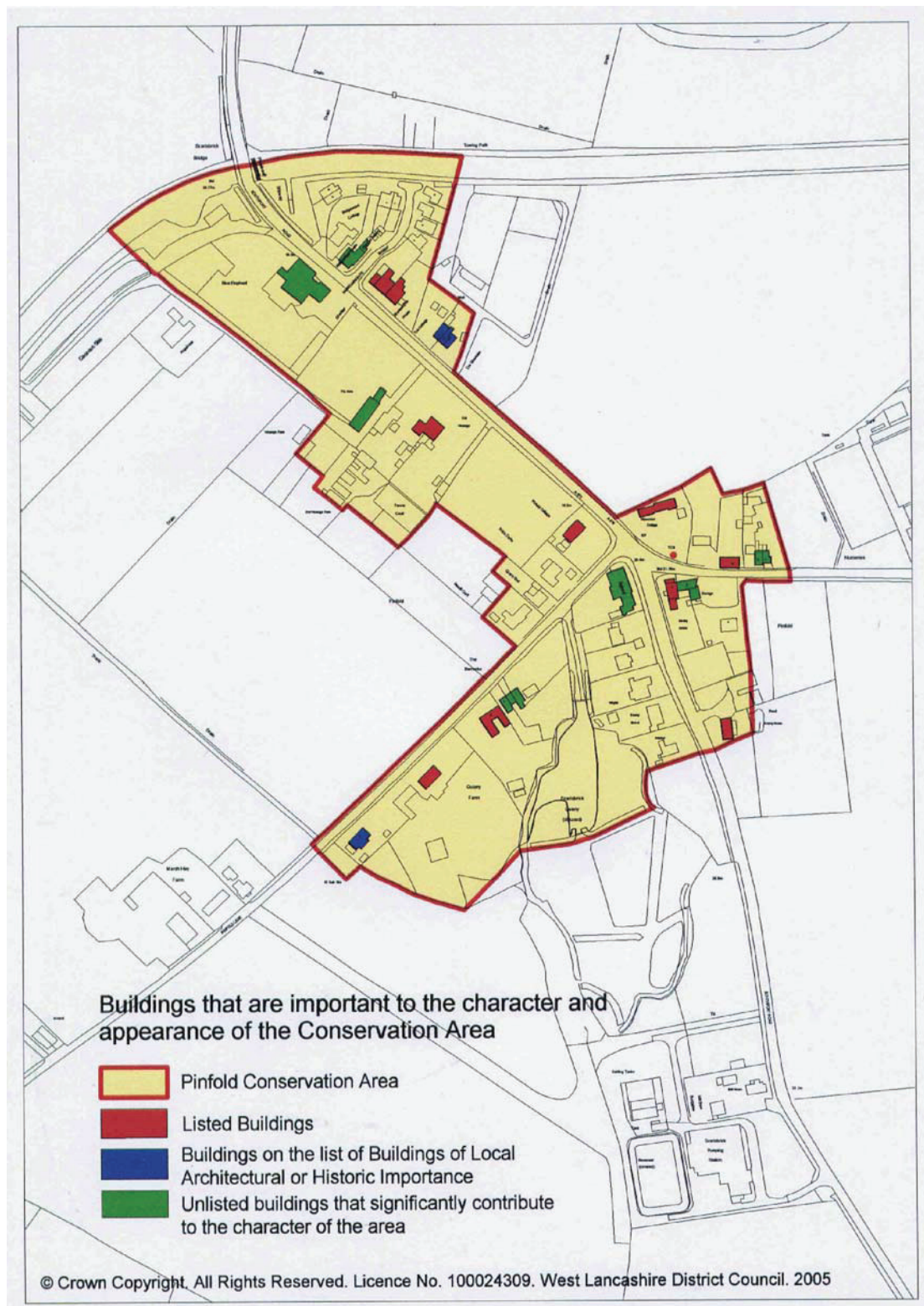




**Plan 4: Map of 1892 showing Pinfold and area**



**Plan 5: Plan showing Buildings that are Important to the Character and Appearance of the Area**





**Other Important Features**

- Pinfold Conservation Area
- Tree Preservation Orders
- Important Open Spaces and other features
- Important Views

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## 16 APPENDIX H

### PHOTOGRAPHS REFERENCED IN THE TEXT

Photo 1: View through tunnel of trees  
along Pinfold Lane



Photo 2: Views along the canal and out over open  
farmland

Photo 3: The Old Vicarage





Photo 4: Smithy House



Photo 5: 1 / 2 (LLB83) and 3 (LLB82) Red Lion Bridge Cottages



Photo 6: Stonecross Cottage and grassed area



Photo 7: The quarry



***Portfolio Work 3.***

***Listed Building Consent: An Owner's Guide  
(Guidance leaflet).***

2009

Author: Cyllene Griffiths

Available from Powys County Council website: <http://built-heritage.powys.gov.uk/index.php?id=7500&L=0>



Tatien Canllaw 1  
Guidance Leaflet 1

**Trethadaeth**  
**Adelidig**  
**POWYS**



**Canlataad Adelalad  
Rhestrredig  
Canllaw i'r Perchennog  
Llystred Bwiling  
Consent  
An Owrner's Guide**

## Beth yw Adeilad Rhestredig?

Adeilad yw hwn a ystyrir sydd o ddiddordeb pensaernïol neu hanesyddol arbennig. Cofrestrir yr adeilad ar 'Restr' a lunnir gan Cadw, sy'n rhan o Lywodraeth Cynulliad Cymru. Gallwch ddarganfod a yw eich adeilad wedi ei restru drwy gysylltu â'ch awdurdod lleol.



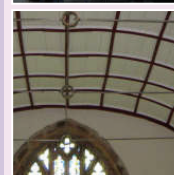
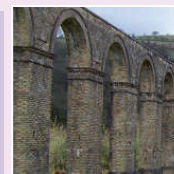
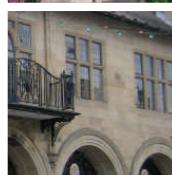
“Byddwn yn sicrhau bod pob penderfyniad yn cael eu goleuo gan lefel briodol o **ddealltwriaeth o bwysigrwydd a ‘naws lle’** pob un o'r adeiladau hyn, a pham yr ydym ni ac eraill yn eu gwerthfawrogi”.

Ymddiriedolaeth Genedlaethol, 2008  
(‘Conservation Principles’ Rhif 1).



*"We will ensure that all decisions are informed by an appropriate level of understanding of the significance and 'spirit of place' of each of our properties, and why we and others value them".*

The National Trust, 2008  
(‘Conservation Principles’ No.1).



Ceir tair gradd o restrriad (Gradd I, II\* a II) sy'n adlewyrchu lefel diddordeb arbennig pob adeilad. Mae'r holl Adeiladau Rhestredig, beth bynnag fo'u gradd, yn cael yr un **lefel** o warchodaeth.

There are three grades of listing (Grade I, II\* and II) which reflect the level of special interest of each building. Irrespective of grade all Listed Buildings enjoy the same level of protection.

Mae Adeiladau Rhestredig yn ased gwerthfawr a meidraidd ac yn cyfrannu'n fawr at ein hamgylchedd a'n hansawdd bywyd. Ni yw eu gwarcheidiwaid ar gyfer cenedlaethau'r dyfodol. Gwarchodir yr adeilad cyfan, y tu mewn a'r tu allan, yn ogystal ag unrhyw osodiadau neu ffitiadau, p'run ai a grybwyllir nhw yn y disgrifiad ar y rhestr (a gyhoeddir gan Cadw ac a gedwir hefyd gan yr awdurdod lleol) ai peidio. Yn ychwanegol, gall unrhyw strwythurau o fewn cwrtilag yr adeilad gael eu gwarchod hefyd. Nid yw gwarchod Adeiladau Rhestredig yn golygu eu bod yn cael eu ffosileiddio mewn amser ond yn hytrach bod yn rhaid i unrhyw newidiadau barchu cymeriad a diddordeb arbennig yr adeilad.

Listed Buildings are a precious and finite asset and greatly contribute to our environment and quality of life. We are guardians of them for future generations. The whole of a building, exterior and interior, is protected, as well as any fixtures or fittings, whether or not they are mentioned in the list description (published by Cadw and also held by the local authority). In addition, any structures within the curtilage of the building may also be protected. The protection of Listed Buildings does not mean they are fossilised in time but that any changes must respect the character and special interest of the building.

**Cysylltiadau / Contacts:** [www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

**Tîm Treftadaeth Adeiledig Cyngor Sir Powys**  
**Powys County Council Built Heritage Team**

**Gwasanaethau Cynllunio, Y Trallwng / Planning Services, Welshpool**

**Debra Lewis,** **Swyddog Cadwraeth Treftadaeth Adeiledig** (Gogledd Powys)  
Built Heritage Conservation Officer (North Powys)

**Ffôn /Tel:** 01938 551301

**E-bost/E-Mail:** [debra.lewis@powys.gov.uk](mailto:debra.lewis@powys.gov.uk)

## Gwasanaethau Cynllunio, Llandrindod

## Planning Services, Llandrindod Wells

**Cy Griffiths,** Swyddog Cadwraeth Treftadaeth Adeiledig (De Powys)  
Built Heritage Conservation Officer (South Powys)

**Isobel Davies,** Swyddog Cadwraeth Treftadaeth Adeiledig Cynorthwyl  
Assistant Built Heritage Conservation Officer

**Ffôn/Tel:** Cy 01597 827393 neu/or Isobel 01597 827288

**E-bost /E-Mail:** [cyllene.griffiths@powys.gov.uk](mailto:cyllene.griffiths@powys.gov.uk)

neu/or isobel.davies@powys.gov.uk

<b>Swyddfeydd Cynllunio Cyngor Sir Powys – Rheoli Datblygu</b> <b>Powys County Council Planning Offices – Development Control</b>		
<b>Sir Frycheiniog</b> <b>Brecknockshire</b>	<b>Sir Drefaldwyn</b> <b>Montgomeryshire</b>	<b>Sir Faesyfed</b> <b>Radnorshire</b>
<b>Neuadd Brycheiniog</b> Cambrian Way Aberhonddu / Brecon LD3 7HR	<b>Neuadd Maldwyn</b> Ffordd Hafren / Severn Road Y Trallwng / Welshpool SY21 7AS	<b>Y Gwalia / The Gwalia</b> Ffordd Ithon / Ithon Rd Llandrindod / Llandrindod Wells LD1 6AA
Ffôn / Tel: 01874 624141	Ffôn / Tel: 01938 552828	Ffôn / Tel: 01597 823737



*“Mae’n ofynnol i awdurdodau roi  
ystyriaeth arbennig i ba mor  
ddymunol yw gwarchod yr adeilad  
neu ei safle neu unrhyw nodweddion  
o ddiddordeb pensaernïol neu  
hanesyddol”;*

Deddf Cynllunio (Adeiladau Rhestredig  
ac Ardaloedd Cadwraeth) 1990.



*“Authorities are required to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest”.*

Planning (Listed Buildings and Conservation Areas) Act 1990.

## Beth yw Caniatâd Adeilad Rhestredig?

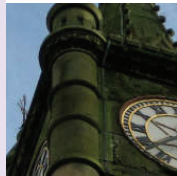
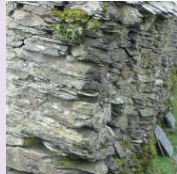
Mae'n rhaid ymgeisio am Ganiatâd Adeilad Rhestredig am unrhyw waith sy'n effeithio ar gymeriad Adeilad Rhestredig naill ai y tu mewn neu'r tu allan, yn ychwanegol at y gofynion arferol ar gyfer caniatâd cynllunio ac ati. Gall y gofyniad am Ganiatâd Adeilad Rhestredig gynnwys gwaith mân yn ogystal â newidiadau mwy. Mae'n bosibl y bydd angen Caniatâd Adeilad Rhestredig hefyd ar gyfer gwaith sy'n effeithio ar adeiladau o fewn cwrtilag yr Adeilad Rhestredig neu waith sy'n effeithio ar unrhyw osodiadau neu ffitiadau. Mae'r rheoliadau sy'n gofyn am Ganiatâd Adeilad Rhestredig neu Ganiatâd Cynllunio yn gymhleth; os ydych yn ansicr cysylltwch â'r Tîm Treftadaeth Adeiledig neu Reoli Datblygu. Mae Caniatâd Adeilad Rhestredig yn rhywbeth ar wahân i ganiatâd cynllunio ac mae'n bosibl y bydd ei angen pan na fydd angen caniatâd cynllunio.

## What is Listed Building Consent?

It is necessary to apply for Listed Building Consent (LBC) for any works that affect the character of a Listed Building either internally or externally, in addition to the usual requirements for planning permission etc. The requirement for LBC may include minor works as well as more major alterations. LBC may also be required for works affecting buildings within the curtilage of the Listed Building or affecting any fixtures or fittings. The regulations requiring LBC or Planning Permission are complicated; if you are unsure please contact the Built Heritage Team or Development Control. LBC is separate from planning permission and may be required when planning permission is not.

## Sut y gallaf gael Caniatâd?

Bydd angen i chi lenwi ffurflen i geisio am ganiatâd a rhoi nifer o ddarnau gwybodaeth ychwanegol. Gellir cael ffurflenni a chanllawiau pellach oddi wrth Gyngor Sir Powys neu gellir gwneud ceisiadau ar-lein drwy'r Porth Cynllunio. Yn gyffredinol mae'n well cael pensaer neu swyddog proffesiynol arall gyda phrofiad o weithio gydag adeiladau hanesyddol i roi canllawiau a chymorth i chi gyflwyno cais addas. Wrth ymgeisio am Ganiatâd Adeilad Rhestredig i wneud newidiadau neu estyniadau dylech sicrhau fod eich cais yn cynnwys gwybodaeth

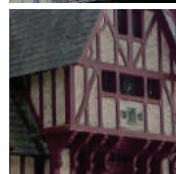
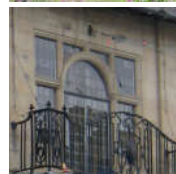
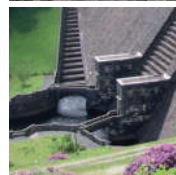


ddigonol i'n galluogi ni, y Cyngor, i asesu effaith tebygol y gwaith ar yr Adeilad Rhestredig yn llawn. Os na anfonir yr wybodaeth i gyd efallai bydd y cais yn cael ei oedi neu hyd yn oed yn cael ei ddychwelyd atoch. Ni chodir tâl am gais am Ganiatâd Adeilad Rhestredig.

## How do I get Consent?

You will need to fill in a form to apply for consent and provide a number of additional pieces of information. Forms and further guidance can be obtained from Powys County Council or applications can be made on-line via The Planning Portal. It is generally best to get an architect or other professional with experience of working with historic buildings to give you guidance and to help you put together a suitable application. When applying for LBC to carry out alterations or extensions you should make sure that your application includes adequate information to enable us, the Council, to fully assess the likely impact of the works on the Listed Building. If all the information is not sent the application may be delayed or even returned to you. There is no charge for a LBC application.

**Mae'n drosedd cyflawni gwaith heb ganiatâd. It is a criminal offence to undertake works without consent.**



## Beth rwyf yn debygol o gael Caniatâd ar ei gyfer?

Dylid seilio argymhellion i newid Adeiladau Rhestredig ar ddealltwriaeth briodol o'r adeilad yn unig a sut y gallant effeithio ar ei gymeriad. Mae cymeriad arbennig Adeilad Rhestredig yn werthfawr a gall fod yn sensitif i'r newid lleiaf. Mae'n hanfodol felly fod unrhyw waith a wneir ar adeilad rhestredig yn parchu cymeriad hanesyddol yr adeilad a'i safle. Gall arbenigyydd o'r Tîm Treftadaeth Adeiledig roi cyngor a chanllawiau i chi ynglŷn â beth allai fod yn dderbyniol. Mae'n werth edrych hefyd ar y canllawiau ar ein gwefan a chanllawiau'r sefydliadau hynny a restrir isod. Yn gyffredinol nid oes angen Caniatâd Adeilad Rhestredig ar gyfer gwaith trwsio neu am newid un peth yn union am un arall (gan gynnwys dylunio a deunyddiau) ond os ydych yn ansicr mae'n well i chi gysylltu â ni. Yr egwyddor gyffredinol yw cyflwyno'r 'ymyrraeth leiaf posibl'.

## What am I likely to get Consent for?

Proposals to alter Listed Buildings should only be based on a proper understanding of the building and how they may affect its character. The special character of a Listed Building is precious and can be sensitive to the slightest change. It is therefore essential that any work carried out on a listed building respects the building's historic character and its setting. A specialist from the Built Heritage Team can give you advice and guidance on what might be acceptable. It is also worth looking at the guidance on our website and that of those organisations listed below. Generally LBC is not required for repairs or an exact like-for-like replacement (including design and materials) but if you are unsure it is best to contact us. The over arching principle is 'minimum intervention'.

**Ffynonellau gwybodaeth ychwanegol / Additional sources of information:** **Y Porth Cynllunio / The Planning Portal**  
**[www.planningportal.gov.uk](http://www.planningportal.gov.uk)**

**Ffynonellau gwybodaeth ychwanegol**  
**Cadw, Llywodraeth Cynulliad Cymru,**  
**Cadw, Welsh Assembly Government,**  
Plas Carew, Uned / Unit 5/7 Cefn Coed,  
Parc Nantgarw, Caerdydd / Cardiff, CF15 7QQ  
Ffôn / Tel: 01443 33 6000  
Gwefan / Website: [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)  
E-bost / E-mail: [Cadw@Wales.gsi.gov.uk](mailto:Cadw@Wales.gsi.gov.uk)

**Society for the Protection of Ancient Buildings (S.P.A.B.),**  
37 Spital Square, Llundain / London, E1 6DY.  
Ffôn / Tel: 020 7377 1644  
Gwefan / Website: [www.spab.org.uk](http://www.spab.org.uk)  
E-bost / E-mail: [info@spab.org.uk](mailto:info@spab.org.uk)

**English Heritage** (Cyhoeddiadau ymgynghorol da / Good advisory publications),  
Customer Services Department, PO Box 569,  
Swindon, SN2 2YP  
Ffôn / Tel: 0870 333 1181  
Gwefan / Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
E-bost / E-mail: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)

***Portfolio Work 4.***

***Conservation Area Consent: An Owner's Guide  
(Guidance leaflet).***

2009

Author: Cyllene Griffiths

Available from Powys County Council website: <http://built-heritage.powys.gov.uk/index.php?id=7500&L=0>





**Cysylltiadau / Contacts:** [www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

**Tim Treftadaeth Adeiledig Cyngor Sir Powys**  
**Powys County Council Built Heritage Team**

**Gwasanaethau Cynllunio, Y Trallwng / Planning Services, Welshpool**

**Debra Lewis,** Swyddog Cadwraeth Treftadaeth Adeiledig (Gogledd Powys)  
Built Heritage Conservation Officer (North Powys)

**Ffôn / Tel:** 01938 551301

**E-bost / E-Mail:** [debra.lewis@powys.gov.uk](mailto:debra.lewis@powys.gov.uk)

**Gwasanaethau Cynllunio, Llandrindod**

**Planning Services, Llandrindod Wells**

**Cy Griffiths,** Swyddog Cadwraeth Treftadaeth Adeiledig (De Powys)  
Built Heritage Conservation Officer (South Powys)

**Isobel Davies,** Swyddog Cadwraeth Treftadaeth Adeiledig Cynorthwyl  
Assistant Built Heritage Conservation Officer

**Ffôn / Tel:** **Cy** 01597 827393 **neu / or Isobel** 01597 827288

**E-bost / E-Mail:** [cyllene.griffiths@powys.gov.uk](mailto:cyllene.griffiths@powys.gov.uk)  
**neu / or** [isobel.davies@powys.gov.uk](mailto:isobel.davies@powys.gov.uk)

**Swyddfeydd Cynllunio Cyngor Sir Powys – Rheoli Datblygu**  
**Powys County Council Planning Offices – Development Control**

**Sir Frycheiniog**  
**Brecknockshire**

**Neuadd Brycheiniog**  
Cambrian Way  
Aberhonddu/Brecon  
LD3 7HR

**Ffôn / Tel:**  
01874 624141

**Sir Drefaldwyn**  
**Montgomeryshire**

**Neuadd Maldwyn**  
Ffordd Hafren  
/ Severn Road  
Y Trallwng / Welshpool  
SY21 7AS

**Ffôn / Tel:**  
01938 552828

**Sir Faesyfed**  
**Radnorshire**

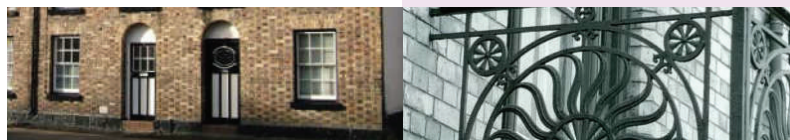
**Y Gwalia / The Gwalia**  
Ffordd Ithon /  
Ithon Rd  
Llandrindod /  
Llandrindod Wells  
LD1 6AA

**Ffôn / Tel:**  
01597 823737

## Beth yw Ardaloedd Cadwraeth?

Mae Ardaloedd Cadwraeth yn "ardaloedd o ddiddordeb pensaernïol neu hanesyddol arbennig, y mae'n ddymunol gwarchod neu wella eu cymeriad" – mae Adran 69 o Ddeddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990, yn ei gwneud yn ofynnol i Awdurdodau Cynllunio Lleol nodi'r ardaloedd hyn.

O fewn Powys (y tu allan i Barc Cenedlaethol Bannau Brycheiniog) ceir 55 o Ardaloedd Cadwraeth ar hyn o bryd. Gellir canfod mapiau yn dangos ffiniau'r rhain ar ein gwefan neu maent ar gael o'r swyddfeydd cynllunio. Gall cymeriad a maint Ardaloedd Cadwraeth amrywio'n helaeth, o bentrefi gwledig bychain iawn gyda chlwstwr o adeiladau o amgylch eglwys i drefi mawr gydag adeiladau o arddull drefol ac adeiladau a adeiladwyd yn wreiddiol i ddibenion diwydiannol neu fasnachol.



## Pam cael Ardaloedd Cadwraeth?

Mae cymeriad arbennig llawer o ardaloedd yn dibynnu ar adeiladau nad ydynt yn haeddu cael gwarchodaeth adeilad rhestredig ar eu pennau eu hunain ond sy'n ffurfio rhan hanfodol o amgylchedd cyffredinol gwych. Os bwriedir cadw rhan werthfawr o'n treftadaeth a'n hamgylcheddau byw, mae angen darparu gwarchodaeth gyffredinol i ardaloedd cyfain nid dim ond i ddarnau yma ac acw. Ni fwriedir i ddynodi Ardal Gadwraeth atal datblygiad, ond yn hytrach i ganiatáu i newid gael ei reoli mewn dull cadarnhaol sy'n helpu i warchod ansawdd arbennig ardal a hyrwyddo gwelliant a dyluniad cadarnhaol.



*Gellir rhoi cymorth grant i gynlluniau i drwsio adeiladau mewn ardaloedd cadwraeth gan Cadw neu CSP cyn belled ag y bo'r gwaith yn gwneud cyfraniad sylweddol tuag at warchod neu wella'r ardal honno.*

## What are Conservation Areas?

Conservation Areas are "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance" - Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires Local Planning Authorities to identify these areas.

Within Powys (outside the Brecon Beacons National Park) there are currently 55 Conservation Areas. Maps showing the boundaries of these can be found on our website or are available from the planning offices. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church to large towns with urban style buildings and buildings originally constructed for industrial or commercial purposes.

## Why have Conservation Areas?

The special character of many areas depend on buildings which individually are not worthy of listed building protection but which form an essential part of a fine overall environment. If a valuable part of our heritage and living environments is to be retained, there is a need to provide a 'blanket' protection for whole areas and not just bits and pieces here and there. Designation of a Conservation Area is not intended to prevent development, but to allow change to be managed in a positive way that helps to protect an area's special quality of place and to promote positive enhancement and design.

*Repair schemes to buildings in conservation areas may be grant-aided by Cadw or PCC provided that the works make a significant contribution towards the preservation or enhancement of that area.*

## Gofynion cynllunio mewn Ardaloedd Cadwraeth

Mae gan Awdurdodau Lleol ddyletswydd i warchod neu i wella cymeriad neu ymddangosiad Ardaloedd Cadwraeth. Mae Caniatâd Ardal Gadwraeth (ar gyfer dymchweliadau) a Chaniatâd Cynllunio (ar gyfer datblygu) yn gweithio law yn llaw i sicrhau bod argymhellion yn gwarchod ac yn gwella diddordeb arbennig pob ardal gadwraeth. Mae'r angen am Ganiatâd Ardal Gadwraeth yn ymwneud â dymchwil adeiladau a rhai strwythurau eraill fel waliau, o fewn ffiniau ardal gadwraeth. Mae'r rheolau yn gymhleth ac mae'n well gwneud ymholiadau gyda'r awdurdod lleol yn gyntaf. Mewn Ardaloedd Cadwraeth, cyfyngir hawliau datblygu a ganiateir fel bod gan Awdurdodau Cynllunio fwy o reolaeth dros y datblygiad sy'n digwydd o'u mewn. Er enghraifft, mewn rhai Ardaloedd Cadwraeth cymerir yr hawliau datblygu a ganiateir ar gyfer amnewid ffenestri i gartrefi, ymaith gan Gyfarwyddiadau Erthygl 4, sy'n golygu y bydd angen Caniatâd Cynllunio ar gyfer y newid hwn. Unwaith eto, mae'n well cysylltu â'r Gwasanaethau Cynllunio cyn gwneud unrhyw waith. Mae'n ofynnol i berchnogion roi chwe wythnos o rybudd yn ysgrifenedig i'r Awdurdod Cynllunio Lleol ynglŷn ag unrhyw waith y maent yn bwriadu ei wneud i goed mewn Ardaloedd Cadwraeth.

## Planning requirements in Conservation Areas

Local Authorities have a duty to preserve or enhance the character or appearance of Conservation Areas. Conservation Area Consent (for demolitions) and Planning Permission (for development) work hand in hand to ensure that proposals conserve and enhance the particular interest of each conservation area. The need for Conservation Area Consent relates to the demolition of buildings and some other structures such as walls, within the boundaries of a Conservation Area. The rules are complicated and it best to check with the local authority first. In Conservation Areas, permitted development rights are restricted so that Planning Authorities have more control over the development that takes place within them. For example, in some Conservation Areas the permitted development rights for the replacement of windows to dwelling houses, are taken away by Article 4 Directions, meaning that Planning Permission will be required for this change. Again, it is best to contact Planning Services in advance of any works taking place. Owners are required to give six weeks notice in writing to the Local Planning Authority regarding any works they are planning to carry out to trees in Conservation Areas.

## Ystyriaethau Cynllunio mewn Ardaloedd Cadwraeth

Wrth benderfynu ar geisiadau am Ganiatâd Cynllunio a Chaniatâd Ardal Gadwraeth, rhoddir ystyriaeth yn y lle cyntaf i'r Polisiau a gynhwysir yng Nghynllun Datblygu a hefyd i ddarpariaethau Cylchlythyr 61/96 Llywodraeth Cynulliad Cymru.

Wrth benderfynu ar y ddau fath o gais rhaid rhoi sylw arbennig i ba mor ddymunol yw gwarchod neu wella cymeriad neu ymddangosiad yr ardal. Bydd yr adeiladau a'r strwythurau hynny sy'n gwneud cyfraniad cadarnhaol at gymeriad yr Ardal Gadwraeth yn annhebyg o gael Caniatâd i'w dymchwil. Lle caniateir dymchwil adeilad, disgwyliad hefyd i unrhyw ddatblygiad newydd wella neu

warchod cymeriad neu ymddangosiad yr Ardal Gadwraeth. Felly mae'n werth chweil rhoi gofal a sylw i ddyluniad unrhyw ddatblygiad newydd i sicrhau ei fod yn briodol yn nhermau cynllun, dyluniad a deunyddiau.

## Planning Considerations in Conservation Areas.

When determining applications for Planning Permission and Conservation Area Consent, regard will be had in the first instance to the Policies contained in the Development Plan and also to the provisions of Welsh Assembly Government Circular 61/96.

## Sut y gallaf ymgeisio am Ganiatâd Ardal Gadwraeth a/neu Ganiatâd Cynllunio?

Bydd angen i chi wneud cais i'r Awdurdod Cynllunio Lleol. Mae'n aml yn well cael cymorth proffesiynol i baratoi cais er na fydd hyn yn rheidrwydd. Rhaid i geisiadau gynnwys gwybodaeth gefnogol ddigonol i'w gwneud yn bosib i asesiad llawn gael ei wneud i effaith tebygol y gwaith arfaethedig ar gymeriad neu ymddangosiad yr Ardal Gadwraeth. Os na ddarperir digon o wybodaeth, efallai na fydd y cais yn cael ei ystyried.

## How do I apply for Conservation Area Consent and/or Planning Permission?

You will need to make an application to the Local Planning Authority. It is often best to get professional assistance with preparing an application although this is not a requirement. Applications must include adequate supporting information to enable a full assessment to be undertaken of the likely impact of the proposed works on the character or appearance of the Conservation Area. If sufficient information is not provided, the application may not be considered.

In determining both types of application special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. Those buildings and structures that make a positive contribution to the character of the Conservation Area will be unlikely to be granted Consent for demolition. Where demolition is allowed, any new development would also be expected to enhance or preserve the character or appearance of the Conservation Area. Therefore it is worthwhile to pay care and attention to the design of any new development to ensure that it is appropriate in terms of layout, design and materials.

Ydw i'n byw mewn ardal gadwraeth? Edrychwch ar ein gwefan i gael gwybod.  
Do I live in a conservation area? Find out on our website.

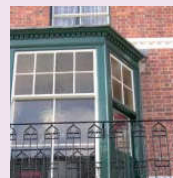
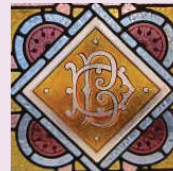
[www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

**Ffynonellau gwybodaeth ychwanegol / Additional sources of information:** Y Porth Cynllunio / The Planning Portal  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**Ffynonellau gwybodaeth ychwanegol Cadw, Llywodraeth Cynulliad Cymru, Cadw, Welsh Assembly Government,**  
Plas Carew, Uned / Unit 5/7 Cefn Coed,  
Parc Nantgarw, Caerdydd / Cardiff, CF15 7QQ  
Ffôn / Tel: 01443 33 6000  
Gwefan / Website: [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)  
E-bost / E-mail: [Cadw@Wales.gsi.gov.uk](mailto:Cadw@Wales.gsi.gov.uk)

**Society for the Protection of Ancient Buildings (S.P.A.B.),**  
37 Spital Square, Llundain / London, E1 6DY.  
Ffôn / Tel: 020 7377 1644  
Gwefan / Website: [www.spab.org.uk](http://www.spab.org.uk)  
E-bost / E-mail: [info@spab.org.uk](mailto:info@spab.org.uk)

**English Heritage** (Cyhoeddiadau ymgynghorol da / Good advisory publications),  
Customer Services Department, PO Box 569,  
Swindon, SN2 2YP  
Ffôn / Tel: 0870 333 1181  
Gwefan / Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
E-bost / E-mail: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)





***Portfolio Work 5.***

***Powys County Council Built Heritage Strategy***

2010

Author: Cyllene Griffiths

Available from Powys County Council website: [http://built-heritage.powys.gov.uk/uploads/media/Built\\_Heritage\\_Strategy\\_Web\\_en.pdf](http://built-heritage.powys.gov.uk/uploads/media/Built_Heritage_Strategy_Web_en.pdf)

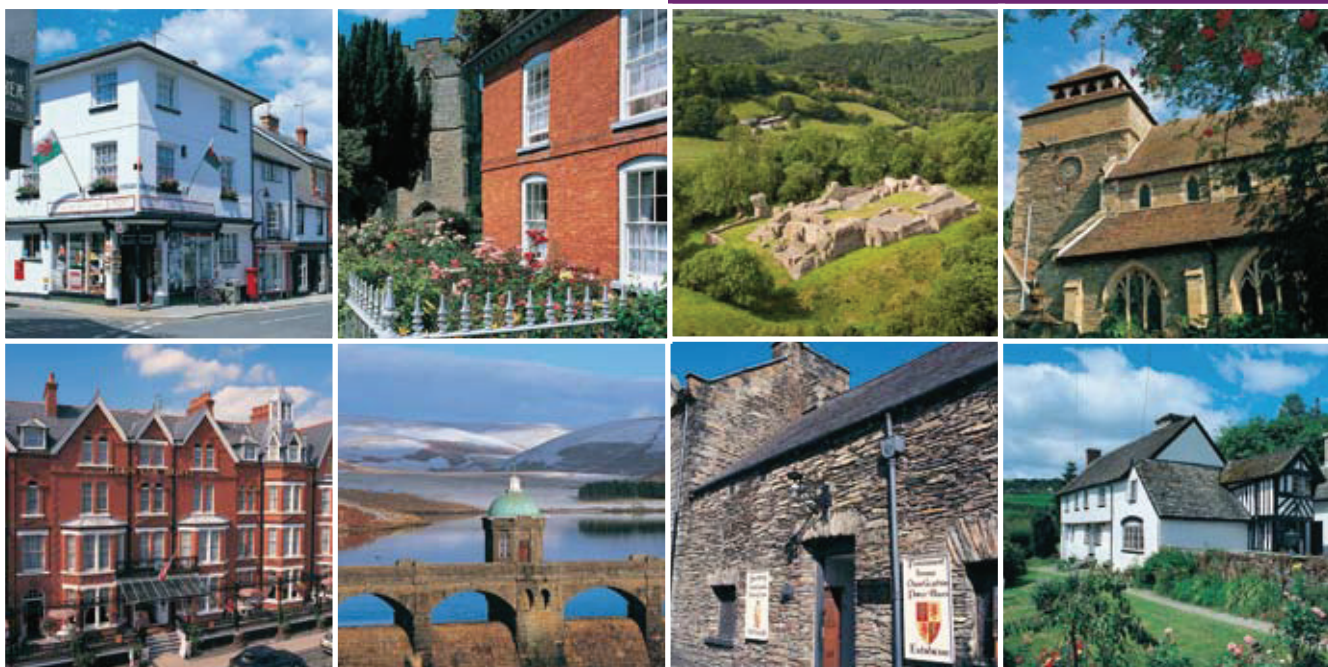




October 2010

**Powys County Council**

## **Built Heritage Strategy**



**Ensuring Powys' Past is Our Future**

[www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

October 2010 – September 2015

BHS-01-10161-2010-bi

**Powys**

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## Executive Summary

Local authorities play a crucial role in the protection and management of the historic environment. They own and manage historic properties, parks and public spaces, they financially aid their restoration and refurbishment, while they are also central to the management of change in communities across the country in their roles as planning authorities.

This strategy has been drafted to define the responsibilities of Powys County Council in relation to the historic environment, specifically built heritage, and sets out a vision and objectives for the Built Heritage Team. This is primarily an internal document that sets out action points that assist with defining the forward work programme for the team. These action points will feed into the Service Strategy, prepared annually by the Head of Regeneration & Development. It is proposed to review the scope, direction and content of the strategy after a five year period.

The strategy looks at the current asset and explores the ways in which national and local objectives can be met by the Team by setting out what needs to be achieved in the next five years. It also provides essential background information which sets out the current national and local position in relation to built heritage, establishes the relevant partners and interested parties, and looks to demonstrate how built heritage and the historic environment in general can contribute to everyone's daily life.

### ***Our Vision:***

*To provide quality specialist services necessary for customers, to ensure the protection, enhancement and appreciation of the built heritage and local distinctiveness of Powys and to secure the asset for future generations.*

The **objectives** have been identified as follows:

- To identify, understand and maintain local distinctiveness and use this information as an overarching concept to inform policies, current practices and future work
- To develop and maintain a comprehensive information base relating to all aspects of the historic environment

- To provide sound advice and guidance to colleagues and customers and promote good practice
- To promote partnership working with the Public, colleagues, partners and other agencies to achieve the Vision
- To promote and increase access, knowledge, understanding and enjoyment of the built heritage
- To protect and where possible enhance the built heritage of Powys to ensure it is safe-guarded for enjoyment by future generations



# 1 Introduction

The high quality built environment of Powys with its wealth of historic buildings, conservation areas and archaeological sites and monuments, represents an important social, cultural, recreational and educational resource as well as helping to make Powys an appealing place to live, work and visit.

The historic environment is widely considered an important contributor to many aspects of today's society. It can have a considerable impact on tourism, economic vitality, community identity, regeneration, lifelong learning, creating a sustainable environment, health and personal wellbeing amongst many others. It is also clearly recognised as an important part of our culture, identity, national pride and local distinctiveness.

The local authority has a responsibility to its customers and a statutory duty to provide certain services in relation to the historic environment and specifically built heritage. The County Council in its role as Local Planning Authority, for that area of Powys outside the Brecon Beacons National Park, provides services in relation to its statutory planning duties and responsibilities and services which complement and facilitate these duties. The National Park is a separate planning authority.

Additional services are also delivered in partnership with other agencies and organisations. As ever, resources from all sources are finite and in order to target the resources best it has long been recognised that a strategic plan would be appropriate to help guide and allocate these resources in the best possible way.

For these reasons, in addition to recognising the need to conserve, protect and enhance the historical and architectural value of our environment, Powys County Council Built Heritage Team (BHT) has produced this Strategy.

The main body of this document briefly sets out the current position of the historic asset in Powys and seeks to provide a strategic framework within which the Built Heritage Team can work to achieve the Council's aims and Vision for the built heritage. Aiming to provide a clear and easily accessible point of reference, a table of Action Points for the next five years has also been provided.

Appendices set out the context in Powys and where the Team sits in relation to other Council departments. They also attempt to identify partners both within the Council and external with whom the Built Heritage Team already work and those with whom we wish to work with in the future to deliver the Service.



## 2 The Heritage Asset

### 2.1 Welsh Strategic Context

Councils in England and Wales get their duties and powers from a number of Acts of UK Parliament, the most relevant of which to this Strategy is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Welsh Assembly Government (WAG) has the important role of ensuring that the legislation is implemented in Wales. Cadw is a division of the WAG which has specific responsibility for the historic environment.

The Heritage Department is part of the Sustainable Futures Directorate and is working to give everyone the opportunity to enjoy the arts, culture, sport, tourism and the historic environment in Wales. The WAG specifically supports the historic environment through its division Cadw and the Royal Commission on the Ancient and Historical Monuments of Wales. Expert advice is given to the Assembly by the Ancient Monuments Board and the Historic Buildings Advisory Council.

As a whole the Heritage Department's aim is to boost the regeneration of Welsh communities through their rich and diverse heritage. It has identified its objectives as to:

- widen access to arts and culture for all
- conserve, protect, sustain and promote wider access to the historic environment of Wales
- create 21st century libraries, museums and archives
- encourage sport and physical activity
- promote and develop tourism in Wales
- create a bilingual Wales with opportunities for people to use Welsh in everyday life.

They have also set out a series of priorities, the ones which are specifically relevant to the historic environment include:

- Place a statutory duty on local authorities to promote culture and encourage partnerships to provide cultural experiences for their communities.
- Maximise the contribution that the historic environment makes to the economy and education, and revitalise communities by improving interpretation and access at historic sites.



- Work for a well-protected and well-conserved historic environment, and implement new heritage protection legislation.

*“The Welsh historic environment is diverse, distinctive and of exceptional quality”*

So states the Historic Environment Group, an advisory forum of the Welsh Assembly Government in its recently produced (2008) document: *“The Welsh Historic Environment: Towards a Strategic Statement”*. The Group was established to advise the Welsh Assembly Government on action to benefit and promote the historic environment of Wales. The Strategic Statement was produced following the first Treftadaeth conference and contains advice for the Minister for Heritage. It provides an overview of Wales’ historic environment assets and the people involved with them. It seeks to:

- Articulate the issues and opportunities facing the historic environment in Wales;
- Identify the priorities for possible action by organizations or partnerships; and
- Provide Ministers, boards of governors, local authorities and other leaders with a strategic overview

The issues and priorities identified in the Strategic Statement fall into categories:

**People and Communities:** identifies the wealth of support for heritage and the barriers to access, which must be addressed. **PRIORITY:** INCREASE PUBLIC ENGAGEMENT TO IMPROVE UNDERSTANDING.

**Evidence base and learning:** a great learning resource with scope to promote and develop skills, knowledge and expertise.

**A sustainable environment:** a sound planning regime but ‘@ risk’, climate change and financial issues must be addressed. **PRIORITY:** MONITOR, RECORD AND MITIGATE CLIMATE CHANGE IMPACTS.

**A prosperous society:** a fundamental economic asset whose contribution at all levels and in all sectors needs to be defined and recognised. **PRIORITY:** RECOGNISE AND ENHANCE HERITAGE AS AN ECONOMIC DRIVER; MAINTAIN ROBUST PLANNING SYSTEM.

**Organization and delivery:** good co-operation between public, private and third sector. A need to maintain the quality and effectiveness of the designation and guidance regimes and address perceived lack of champions and their infrastructure.

**A confident nation:** key in the nation’s sense of identity and pride but local distinctiveness and public understanding are under threat. **PRIORITY:** DEVELOP PUBLIC UNDERSTANDING.

These priorities for action have therefore been identified at a national level and it is the duty of Powys County Council to have regard to these when developing its strategic plan in relation to the built heritage of Powys. These priorities have been taken into account when developing this strategy.

The Minister for Heritage has recently published his *Ambition* and a *Strategic Statement and Headline Action Plan* for the Welsh Historic Environment. The *Ambition* rightly affirms that “any strategy for the historic environment cannot focus narrowly on conserving a small number of select monuments...” but that “people are at the centre of our vision for the historic environment. Protection and conservation – vital as they are – are not enough alone.” The objective being to “help *all* people in Wales to gain at least some sense of the historic environment in which they live.” He also points out that Local Authorities have a key contribution to make. The Strategic Statement provides guidance at a national level regarding which priorities Powys County Council should use in its Heritage Strategy. These can be broadly defined as the areas for action outlined in the Minister’s Action Plan:

- Conserving and protecting our historic environment
- Regeneration and sustainable development through heritage
- Public access, appreciation and enjoyment of the historic environment
- Research and scholarship

The Welsh Assembly Government’s current guidance on conserving the historic environment through the planning system is given in chapter 6 of Planning Policy Wales (March 2002) and is supported by:

*Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology*

*Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas*

*Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales*

There is also relevant guidance in Welsh Assembly Government *Technical Advice Note (TAN) 12: Design* and *TAN 8: Renewable Energy*

### **2.1.1 Cadw**

Cadw is a Welsh word which means 'to keep'. Cadw is the Welsh Assembly Government's historic environment division and provides certain services relating to the historic environment on a national basis. Powys County Council provides some historic environment services on a local basis and needs to work closely with Cadw (and other historic environment service providers) to ensure all services are

provided seamlessly and to provide the service that customers need and expect. Cadw's aims are to:

- protect and sustain the historic environment of Wales
- encourage community engagement in the historic environment of Wales
- improve access to the historic environment of Wales

This includes historic buildings, ancient monuments, historic parks, gardens and landscapes, and underwater archaeology.

Paragraphs 100 – 102 of Welsh Office Circular 61/96 describes Cadw's role within the planning process and with Local Authorities. Powys County Council's planning division works closely with Cadw to assess applications relating to Listed Buildings, Scheduled Monuments or Landscapes, Parks or Gardens of Special Historic Interest in Wales. Cadw also facilitates the Built Heritage Forum as well as other conferences, training and CPD events. The Built Heritage Forum occurs once a quarter and is a meeting of all Conservation Officers across Wales, providing an opportunity to keep up to date on current thinking / legislation and bring items of note to the attention of the group.

Cadw produces a range of advice leaflets and publications, strategies and statements. The most recent strategy document is the consultation draft *Conservation Principles, Policies and Guidance* (July 2009) which provides a framework for Cadw's approach to managing the historic environment in Wales. They encourage other organisations to use the proposed Conservation Principles in their decision making, therefore it is important that this Strategy recognises these principles, which are:

Principle 1    Significant places will be managed to sustain their values

Principle 2    Understanding the significance of a place is vital

Principle 3    The historic environment is a shared resource

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

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

Principle 6    Documenting and learning from decisions is essential

### **2.1.2 Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)**

The Royal Commission is the investigating body and national archive for the historic environment of Wales. It is the national body of survey and record. It has the lead role in ensuring that Wales' archaeological, built and maritime heritage is authoritatively recorded and properly understood, and seeks to promote appreciation of this heritage nationally and internationally. In relation to historic buildings, the Commission holds the National Buildings Record and it has a specific responsibility to consider the need for recording when listed buildings are threatened with total or partial demolition. Such works can only be authorized if the RCAHMW has been afforded reasonable access to the building in order to record it. Powys County Council works with the RCAHMW to ensure historic buildings are properly recorded prior to alteration or demolition to provide the opportunity to do so. They are also a repository for such recorded data. The Commission can also assist with decision making by enabling a detailed understanding of a building or site through use of their records.

## **2.2 Introduction to Powys' Heritage**

There are a large number of historic assets in Wales which have been formally recognized as being of national significance. The table below shows the extent of each classification. In addition there are thousands of sites of archaeological remains and vernacular historic buildings which have not been formally recognized as being of national significance but are of unquestionable value to the local communities in which they exist.

Type of Historic Asset	Number in Wales
Listed Buildings	29,889
Scheduled Ancient Monuments	4,111
Designated historic wrecks	6
Conservation areas	519
Historic parks and gardens	370
Historic landscapes	58
World Heritage Sites	3

Powys is a large rural county with scattered historic market towns, many villages and hamlets, and remote farmhouses and upland farms. All periods are represented within Powys and the quality and survival of its built heritage is exceptional.

The high quality built environment of Powys with its wealth of historic buildings, conservation areas and archaeological sites and monuments, represents an important social, cultural, recreational and educational resource as well as helping to make Powys an appealing place to live, work and visit.

As the Brecon Beacons National Park has its own Planning Authority and Built Heritage Team the information below refers to Powys County excluding the National Park.

Type of Historic Asset	Number in Powys
Listed Buildings	3915
Scheduled Ancient Monuments	915
Designated historic wrecks	0
Conservation areas	55
Historic parks and gardens	35
Historic landscapes	2
World Heritage Sites	0

## 2.3 Current position

In 2008 a total of 148 Listed Building Consent applications and 13 Conservation Area Consent applications were received.

In 2009 a total of 87 Listed Building Consent applications and 2 Conservation Area Consent applications were received (reflecting the overall decrease in submitted Planning Applications).

### 2.3.1 Listed Buildings

As mentioned above, there are 3915 Listed Buildings in Powys which are considered to be of national historic or architectural interest.

Listed Buildings are a finite and irreplaceable asset. Powys County Council as the Local Planning Authority has a statutory duty to ensure that Listed Buildings, their settings and any features of special architectural or historic interest are preserved for future generations.

Buildings are Listed for a number of reasons relating to their architectural or historic interest, close historical association with people or events of importance to Wales or their group value. Age and rarity are relevant and the visual quality of a building is also a key consideration. Some selectivity occurs, for example in relation to historic

value where a substantial number of buildings of similar type and quality survive; a comparative exercise must be undertaken.

The most recent Listed Buildings @ Risk survey was completed early in 2009 and is held as a database that gives an accurate picture of the current condition of all Listed Buildings within the County. It is used to inform the Built Heritage Team of where resources need to be prioritised. It can also help to inform decisions relating to built heritage funding applications and planning applications.

### **2.3.2 Conservation Areas**

Powys County Council has designated 55 “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. They vary from isolated hamlets to bustling market town centres, all with their own discrete character.

Some conservation areas were assessed when they were designated and a few have been assessed since. None have up to date appraisals, i.e. within the last five years, although Llandrindod Wells Conservation Area has a Design Guide, which helps to guide Development management decisions and contains much of the same information / analysis and performs a similar function to an appraisal.

Powys County Council as the Local Planning Authority has a statutory duty to ensure the preservation or enhancement of its Conservation Areas, to consider designating new areas and to review them from time to time.

### **2.3.3 Buildings of Local Architectural or Historic Interest**

Recently central government has been putting growing emphasis on the need to promote ‘local distinctiveness’. Local communities are increasingly being asked to highlight what they consider to be important within their local environment and play an active part in its protection.

Welsh Office Circular 61/96 advises that local authorities draw up lists of locally important buildings that are likely to include “the best examples of local vernacular building types” and “buildings which are valued for their contribution to the local scene, or for local historical associations”. This is an ideal opportunity to involve local communities with their heritage.

Powys has a rich and varied heritage which is reflected in the buildings, its villages and countryside. The Council is keen to recognise this locally distinctive heritage, is committed to the preservation and enhancement of its historic environment but as yet has not compiled a ‘local list’.

Many buildings, whilst not on the ‘Statutory List’, clearly contribute to the local scene or are valued for their local historical associations. These buildings make a contribution to the character and history of the areas in which they are located.



Examples range from small terraced houses through to large country mansions. It is important to take this contribution into consideration when assessing works that may affect the contribution that a building makes to its local environment.

It will be necessary to set some criteria and establish a procedure for identifying these buildings. As the importance of these buildings is at a local level it would be appropriate to fully involve local communities in identifying these buildings.

A 'local list' would not have statutory status or protection and therefore it is important that these buildings be protected through supplementary planning guidance and to recognise the 'local list' when preparing the Local Development Plan.

#### **2.3.4 Archaeology / Scheduled Ancient Monuments (SAMs)**

Archaeological remains are a valuable and finite resource. Under the Ancient Monuments and Archaeological Areas Act 1979, the National Assembly for Wales is required to compile and maintain a schedule of ancient monuments of national importance. Monuments included in the schedule have statutory protection.

The term ancient monument is applied to a very wide range of archaeological sites. Some examples may be completely buried below ground, and may only be known through archaeological excavation. Others are far more prominent, and include the great standing ruins of well known medieval castles and abbeys.

The aim of scheduling is to ensure the long-term preservation of a site. Any proposal to carry out works at a scheduled ancient monument which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or covering up a monument must be the subject of an application for scheduled monument consent. Scheduled monument consent is administered by Cadw.

A safeguarding of archaeological sites (including scheduled monuments) is a material consideration when determining planning applications and Powys County Council has policies in its Unitary Development Plan which seek to protect archaeological sites from harm. Cadw and the Clywd-Powys Archaeological Trust provide advice regarding archaeological sites.

#### **2.3.5 Register of Historic Landscapes, Parks & Gardens in Wales**

Cadw, in collaboration with ICOMOS and the Countryside Council for Wales produced the Register of Landscapes, Parks & Gardens of Special Historic Interest in Wales in the 1990s and revised the Parks & Gardens Volume in 2007. The Register is in two parts. The first covers Historic Parks & Gardens and the second, Historic Landscapes. The Landscapes part comes in two volumes: for 'Outstanding' (1998) and 'Special' Landscapes (2001). The volumes recognise the

importance of the identified areas in local and national terms.

Wales is renowned for the beauty of its landscape and Powys contains some of the most dramatic and historically important landscapes, parks and gardens in the Country.

There are no statutory controls relating to these designations but Local Authorities are asked to take their designation into account when preparing development plans or determining planning applications. Planning Authorities are asked to consult Cadw on planning applications in respect of Grade I and II\* sites and the Garden History Society on all parks and gardens on the Register. There are opportunities for raising awareness of these special landscapes, parks and gardens and enabling the public to appreciate their history and special interest.

The ***Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL)*** is a detailed process for assessing, as objectively as possible, how much change a proposed development might bring to the fabric and appearance of the surrounding historic landscape. They are normally prepared as an integral part of the planning process, particularly where an Environmental Statement is required.

The system was developed as an assessment tool for larger-scale developments affecting the sixty or so Historic Landscapes appearing in the Register of Landscapes of Historic Interest in Wales, but increasingly they are being requested for similar developments in landscapes outside these areas. The published methodology for the **ASIDOHL** process and information about the treatment of historic landscapes can be found on the Clywd-Powys Archaeological Trust website.



## 3 Delivering the Vision and Meeting the Objectives

### 3.1 Delivery

The County Council has formally recognised the importance of built heritage by making the relevant officer posts permanent in the last few years. The permanency of the posts has enabled the Team to develop this Strategy to set out the work priorities for the short and medium term (over the next five years) and a Vision with Objectives for the long term.

The usual constraints of resources both in time and finances have had to be taken into consideration and the extreme geographical extent of Powys County should also be recognised. This is a new team that is working to establish its role within the wider Council and the wider world of heritage organisations and this is the first time a relevant Strategy has been prepared.

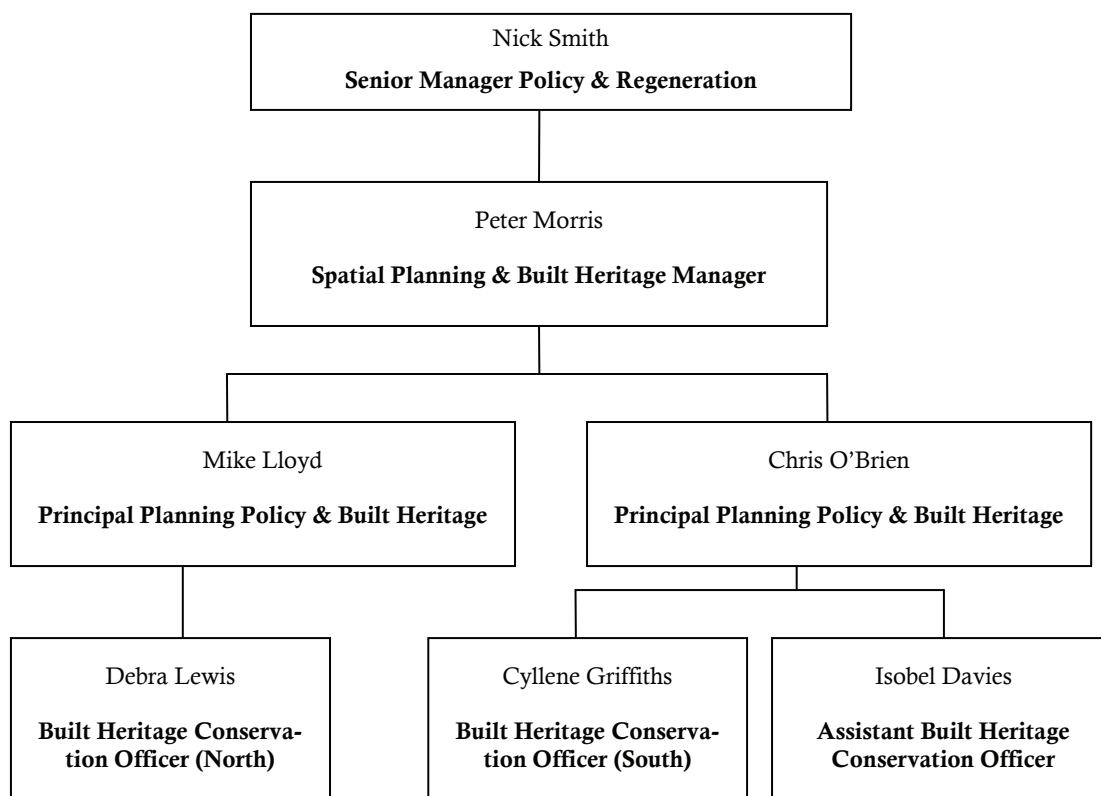
The Team will use a wide range of tools and partnerships to deliver the Strategy. Techniques and tools including: 'characterisation'; CoBRA; the Building @ Risk database; and; as they develop, new approaches for assessing significance, will underpin the team's work, especially in relation to information gathering and decision making.

The Built Heritage Team intends to deliver the service by:

- Fulfilling our statutory duties.
- Implementing advice and best practice guidance from peers and government.
- Providing an exemplary service to our customers, both internal and external.
- Proactively seeking new ways of protecting, enhancing and enjoying the historic environment.
- Working in partnership with owners, stakeholders, agencies and other bodies to achieve our vision.
- Keeping up to date on new developments and advice.
- Utilising additional resources as and when they become available.
- Providing funding assistance to help with physical regeneration.
- Advising on securing planning benefits.

### 3.1.1 Built Heritage Team

The Built Heritage Team sits within the Spatial Planning & Built Heritage Section, within the Regeneration & Development Service. The team consists of three full time dedicated built heritage employees, with additional Planning Policy / Built Heritage staff, who assist with the work of the section and have responsibility for line and senior management.



#### CASE STUDY:

##### PUBLICITY - ADVICE LEAFLETS, PUBLICATIONS AND THE WEBSITE

There are clear national and local policies and guidelines requiring us to increase access to heritage, both physically and intellectually as well as involving people with their local heritage to achieve complementary goals. Increased public understanding, appreciation and enjoyment of heritage and the value of heritage will assist in its conservation. Raising awareness of the Built Heritage service can only be of benefit when seeking funding or support. Interpretation and publicity can be a powerful tool for conservation professionals.

*“Protection through appreciation, appreciation through understanding, and understanding through interpretation.”*

Tilden, F. 1957. *Interpreting Our Heritage*

The Built Heritage website was originally developed as part of the Llandrindod Wells THI. This has been extended and developed and it is intended that the website will provide a useful and comprehensive resource relating to the built heritage of Powys. The provision of advice and information through websites is becoming an increasing popular tool for local authorities.

In addition a range of guidance leaflets is being developed. These will provide advice on specific aspects of technical conservation, procedures or features. They are aimed at audiences both within the Council, for example at Development management Officers, but also to our external customers – those who live or work in historic buildings or places, or even those who are simply interested in the heritage of Powys.

Press releases are regularly issued in relation to specific achievements or projects and are generally well received by the local press.

The involvement of local people in various aspects of our work is currently being explored. Current projects include workshops relating to urban characterisation and local heritage and actively involving people in undertaking conservation area appraisals.

### CASE STUDY: FUNDING

Under the Planning (Listed Building and Conservation Areas) Act 1990, the County Council is empowered to offer financial assistance towards the repair of historic buildings or structures, including private dwellings, churches, chapels and important boundary walls, whether listed or otherwise.

The County Council operates the Powys Built Heritage Fund (PBHF), which financially supports the restoration of historic buildings across Powys. The PBHF has brought together similar heritage led funding schemes which, before Powys became a Unitary Authority in 1996, were administered by the district and borough councils.

The Built Heritage Team actively seeks partners to boost the amount of money available through the various built heritage funding schemes although this is becoming more difficult to access. The Council is currently working in partnership with Cadw and the European Union as funding bodies on schemes in Powys as set out below. There is no guarantee that the County Council will always be able to maintain this funding however the works of these schemes is invaluable for the uplift in the character and appearance of towns and the physical improvements to buildings, in addition to the wider economic and social benefits.

The following Powys Built Heritage Fund schemes are currently being run by the County Council 10/11:

- Powys Historic Building Funding Scheme - PCC
- Llanfair Caereinion Conservation Area Heritage Scheme - PCC
- Machynlleth Town Scheme Partnership – PCC & Cadw
- Severn Valley Strategic Regeneration Programme - PCC, WAG & WEFO

The scope and procedures for these schemes are set out on the built heritage website ([www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)) and hard copy documentation is available on request.

Further schemes may be implemented as additional sources of funding and new partnerships are established. For example, the County Council is currently exploring the possibility of running a scheme in Talgarth in partnership with the Brecon Beacons National Park Authority. There are many options for the future allocation of available funds and it will be important to develop a strategy to ensure any funds are used in the most appropriate way to ensure the widest of benefits.

### **3.1.2 Priorities**

A wide range of work is identified within the action plan in this strategy. All actions can be considered to be vital to achieving our overall Vision but there are some clear priorities. For example, a priority would be where PCC is currently not fulfilling its statutory duty or where our action could prevent total loss of heritage assets. Such action could include using the Buildings @ Risk register, utilising particular LA powers such as repair notices or action through the planning system.

All priorities have been decided within the current resources of the Team. Each action has therefore been identified as low, medium or high priority. Priorities may be reviewed and changed as part of a monitoring and review process which will feed into the annual Service Strategy.

## **3.2 Action Plan**

In order to deliver the Built Heritage Strategy, an action plan has been developed as below. The actions are listed by service area showing some high, medium and low priority action points for each area. These service areas have been identified as:

- Conservation support within Powys County Council
- Conservation support for the Public / external customers



- Built Heritage Funding Schemes
- Heritage Projects
- Conservation Areas
- Listed Buildings at Risk
- Raising the Profile of Built Heritage
- Buildings of Local Architectural or Historic Interest

The following action points may in some instances need to be implemented as discrete projects in their own right. Some actions may require their own sub-strategy to be developed in line with achieving the overarching aims and vision of the heritage strategy.

In terms of timescales, the priority of each action point has been indicated through a High, Medium, Low system. This indicates which points should be addressed first by the Team (High) and therefore should be seen as occurring in the first year or two after the Strategy has been adopted. Action points with a Low priority can be considered to be more of a long term objective, although some Medium and Low action points may be achieved early through undertaking other, higher priority, actions.

In addition Primary Action Points have been identified which sets the overall priority for each service area and sets the service areas in some order of priority as well.



### 3.2.1 Action Plan Table

SERVICE AREA: Conservation Support within Powys County Council		
<b>PRIMARY</b> <i>Action Point 1</i>	<b>Provide support to other Council Sections and Departments in relation to heritage issues.</b>	<b>HIGH</b>
<i>Additional Action Point 1:</i>	To undertake a project to agree with DM the roles and responsibilities with regard to the provision of pre-application advice, enforcement, discharge of conditions, conservation area advice etc. (Linked to Additional Action Point 40)	<b>MEDIUM</b>
<i>Additional Action Point 2:</i>	Work with DM to develop a training programme for DM officers and to provide at least one training item to DM per year	<b>MEDIUM</b>
<i>Additional Action Point 3:</i>	Per year until all relevant sections completed – to work with one council department / section and develop relationships and / or projects and provide appropriate training in relation to their work with the historic environment.	<b>MEDIUM</b>
<i>Additional Action Point 4:</i>	To undertake a project which will assess the need, feasibility and desirability of using an existing group or setting up a group to enable the development of links with all sections of the Council to discuss Built Heritage issues.	<b>MEDIUM</b>
<i>Additional Action Point 5:</i>	Training sessions / information to Members as required, using Members Information Bulletin and other resources to deliver one event / bulletin per year.	<b>MEDIUM</b>
<i>Additional Action Point 6:</i>	Develop one guidance note / leaflet / DM briefing note for internal use per year until sufficient are provided.	<b>MEDIUM / LOW</b>
<i>Additional Action Point 7:</i>	To undertake a project which will assess the need, feasibility and desirability of setting up an Advisory Panel/s or liaison group or similar (perhaps with a wider remit than just conservation areas) to provide additional advice on conservation issues in relation to planning applications.	<b>LOW</b>
<i>Additional Action Point 8:</i>	To undertake a project which will assess the need, feasibility and desirability of setting up a liaison group to enable the development of links with all sections of the Council to discuss Built Heritage issues.	<b>LOW</b>

SERVICE AREA: Conservation Support for the Public / External Customers		
<b>PRIMARY</b> <i>Action Point 2:</i>	To provide a wide range of information and guidance in a range of accessible formats.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 9:</i>	To produce two guidance leaflets for external customers per year until a sufficient amount of information has been provided.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 10:</i>	Promote pre-application advice services to internal and external customers (see Additional Action Point 1 above)	<b>HIGH</b>
<i>Additional</i> <i>Action Point 11:</i>	Publish at least two news article per year (in relation to providing advice for the Public / customers)	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 12:</i>	One training session / talk to agents / owners in a three year period	<b>LOW</b>

SERVICE AREA: Built Heritage Funding Schemes		
<b>PRIMARY</b> <i>Action Point 3:</i>	Run, as appropriate, schemes which would help meet the vision and objectives as set out in the Heritage Strategy.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 13:</i>	Deliver the Severn Valley Built Heritage Scheme as part of the Severn Valley Strategic Regeneration Programme	<b>HIGH</b>
<i>Additional</i> <i>Action Point 14:</i>	To set up and agree a list of criteria for allocating funds on a transparent and equitable basis	<b>HIGH</b>

SERVICE AREA: Heritage Projects		
<b>PRIMARY</b> <i>Action Point 4:</i>	Run projects (e.g. enhancement or educational projects) relating to the historic environment in Powys as and when resources and opportunities occur that meet with the aims and vision of the Heritage Strategy.	<b>MEDIUM</b>

SERVICE AREA: Conservation Areas		
<b>PRIMARY</b> <i>Action Point 5:</i>	To produce at least one conservation area appraisal (with management plan) per year, looking to address the various aspects of managing conservation areas.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 9:</i>	To produce two guidance leaflets for external customers per year until a sufficient amount of information has been provided	<b>HIGH</b>
<i>Additional</i> <i>Action Point 1:</i>	To undertake a project which will assess the need, feasibility and desirability of setting up a SLA or informal agreement with DM (to include provision of pre-application advice, enforcement, discharge of conditions, conservation area advice etc). (Linked to Additional Action Point 40)	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point: 15</i>	To ensure, in conjunction with DM, that an appropriate service is provided in relation to trees in conservation areas as set out in Welsh Office Circular 61/96 paras 42-44.	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 16:</i>	Provide general advice regarding what it means to live in a conservation area on the website.	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 17:</i>	Provide downloadable and printable maps of all conservation areas on the website	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 18:</i>	Provide downloadable and printable maps of all Article (4) Directions	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 19:</i>	Provide general advice regarding what it means to live in an Article (4) Direction area (on website and as hard copy leaflet)	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 20:</i>	Use the website to help consult with local communities regarding appraisal work	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 21:</i>	Provide a downloadable copy of appraisal documents on the website as they become available	<b>MEDIUM</b>

<i>Additional Action Point 22:</i>	Update the website as necessary in relation to conservation area work / information	<b>MEDIUM</b>
<i>Additional Action Point 23:</i>	Resource permitting carry out two enhancement projects in conservation areas per year.	<b>MEDIUM</b>
<i>Additional Action Point 24:</i>	Assess and potentially designate new conservation areas to fulfil our statutory requirement.	<b>MEDIUM / LOW</b>
<i>Additional Action Point 7:</i>	To undertake a project which will assess the need, feasibility and desirability of setting up an Advisory Panel/s or liaison group or similar (with a wider remit than just conservation areas) to provide additional advice on conservation issues in relation to planning applications.	<b>LOW</b>
<i>Additional Action Point 25:</i>	To undertake a project to assess the need, feasibility and desirability of setting up advertising control schemes in conservation areas in conjunction with local businesses to address guidance set out in Welsh Office Circular 61/96 paras 36-41.	<b>LOW</b>

### SERVICE AREA: Listed Buildings at Risk

<b>PRIMARY</b> <i>Action Point 6:</i>	<p>Develop a strategy to target the most vulnerable Buildings @ Risk and use Council resources (and where feasible resources from elsewhere) to reduce their @ risk status. The strategy should address ways of reducing the numbers at risk and develop action points to prevent buildings from deteriorating to the @ risk status. It should also explore the different aspects of Buildings @ Risk as set out in the sections below:</p> <ul style="list-style-type: none"> <li>• The Buildings at Risk Survey</li> <li>• Built Heritage Funding Schemes</li> <li>• Direct Action</li> </ul>	<b>HIGH</b>
<i>Additional Action Point 26:</i>	To link the Building @ Risk survey with the GIS system to allow more efficient and widespread use of the survey throughout the Council	<b>MEDIUM</b>
<i>Additional Action Point 27:</i>	To provide training to other council departments as necessary to allow them to use the Building @ Risk survey to assist them with their work and provide support to the Built Heritage Team	<b>MEDIUM</b>
<i>Additional Action Point 28:</i>	To ensure the Building @ Risk survey is updated at least every five years and with every new designation	<b>MEDIUM</b>
<i>Additional</i>	Maximise existing Built Heritage Fund resources with match funding	<b>MEDIUM</b>

SERVICE AREA: Raising the Profile of Built Heritage		
<b>PRIMARY</b> <i>Action Point 7:</i>	To undertake projects that raise the profile of the Built Heritage Service both within the Council and externally with partners and customers.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 30:</i>	Publicise, disseminate and implement the Built Heritage Strategy.	<b>HIGH</b>
<i>Additional</i> <i>Action Point 31:</i>	Ensure the Heritage Strategy is taken into account when Business Plans, Departmental Strategies, Council priorities etc are drawn up	<b>HIGH</b>
<i>Additional</i> <i>Action Point 32:</i>	Consult with customers in relation to what information should be provided via the website	<b>HIGH</b>
<i>Additional</i> <i>Action Point 33:</i>	Formulate system to gauge customer satisfaction and carry out annually	<b>HIGH</b>
<i>Additional</i> <i>Action Point 34:</i>	Continue to measure performance on built heritage funding schemes through monitoring questionnaires	<b>HIGH</b>
<i>Additional</i> <i>Action Point 35:</i>	Research the desirability and feasibility of agreeing a joint strategy / SLA with the BBNP Built Heritage Team	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 36:</i>	Consider and evaluate options for producing a regular newsletter and/or other methods of keeping customers (both internal and external) informed and regularly updated about the historic environment of Powys, the Built Heritage Team and its work.	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 37:</i>	Provide / facilitate one public talk / training session in a three year period.	<b>MEDIUM</b>
<i>Additional</i> <i>Action Point 38:</i>	Produce at least two press releases per year to raise the profile of the Built Heritage Service.	<b>MEDIUM</b>



<i>Additional Action Point 39:</i>	Share examples of good practice within the authority relating to the historic environment and bring them to the attention of the relevant Members or officers.	<b>MEDIUM</b>
<i>Additional Action Point 3:</i>	Per year until all relevant sections completed - to work with one council department / section and develop relationships and / or projects and provide appropriate training in relation to their work with the historic environment to raise awareness of the Built Heritage Service.	<b>MEDIUM</b>
<i>Additional Action Point 40:</i>	Investigate the desirability and feasibility of achieving delegated responsibility from Cadw for deciding LBC applications (Linked to Additional Action Point 1)	<b>MEDIUM</b>
<i>Additional Action Point 41:</i>	Develop interpretative materials as part of achieving the action points as set out in the Heritage Strategy.	<b>MEDIUM / LOW</b>
<i>Additional Action Point 42:</i>	Develop a project to raise awareness of Landscapes, Parks and Gardens of Special Historic Interest	<b>MEDIUM / LOW</b>

### SERVICE AREA: Buildings of Local Architectural or Historic Interest

<b>PRIMARY</b> <i>Action Point 8:</i>	<b>Produce and adopt a List of Buildings of Local Architectural or Historic Interest as set out in Welsh Office Circular 61/96 para. 48.</b>	<b>LOW</b>
<i>Additional Action Point 43:</i>	Develop SPG or similar r.e. buildings of local architectural or historic interest.	<b>LOW</b>
<i>Additional Action Point 44:</i>	Produce advice / guidance for owners / occupiers r.e. buildings of local architectural or historic interest.	<b>LOW</b>
<i>Additional Action Point 45:</i>	Review 'local list' five years after adoption	<b>LOW</b>
<i>Additional Action Point 46:</i>	Re-issue advice and guidance to owners / occupiers at suitable intervals	<b>LOW</b>

A background paper showing the development of this action plan and the initial work which went into its development is held by the Built Heritage Team and is available as background information on request. It includes a more detailed explanation of how each action point fits with the different services provided by the Built Heritage Team. It also sets out how the work currently being undertaken by the team fits within the strategic framework, thereby putting it in context.



## 4 Appendix A: Powys Context

### 4.1 Powys Strategic Context

Powys County Council is a Welsh Unitary Authority. It is relatively young, having been first created as a County Council in 1974, and then merged with its constituent district councils to become a Unitary Authority in 1996. However, its roots are deep, with the three constituent shires - Brecknockshire, Montgomeryshire and Radnorshire - stretching back centuries.

As a Unitary Authority the Council is responsible for all local government services in the county, including education, social care services, roads and bridges, leisure services, tourism and planning. The Built Heritage Team must therefore recognise and capitalise on the opportunity to collaborate with other Council departments to achieve its priorities.

The Powys Community Strategy provides a framework for action within which the Council can focus its efforts and resources on the priorities identified by the people of Powys. All internal strategies developed within the Council must have regard to the Community Strategy and the Corporate Improvement Plan.

The Corporate Improvement Plan 2009/12 takes forward and builds upon the Powys Community Strategy. It communicates the priority and direction of the council so that services can plan, manage and co-ordinate effective service provision in support of the Corporate Improvement Plan. This Plan is revised annually but nevertheless its contents are important in setting out the Council's current Vision for Powys and how it will be delivered and for guiding the contents of this strategy.

The current long term Vision is:

#### **“Efficient Services for Powys - the Green Heart of Wales”**

To achieve the vision the council will focus on Four Improvement Priorities and Six Efficiency Priorities. The 10 priorities will make up the Aim High Programme and will be the core of the Corporate Improvement Plan. These priorities include the following which are directly relevant to this strategy:

***Regeneration*** (Improvement policy)

***Support Services*** (Efficiency policy)

***Assets*** (Efficiency policy)

Other priorities which can be seen as being linked into this strategy include:

***Learning in the Community*** (Improvement policy)

***Climate Change*** (Improvement policy)

***Processes*** (Efficiency policy)

***Workforce*** (Efficiency policy)

#### **4.1.1 Community Strategy**

In the section above it is shown how the Community Strategy feeds into the Corporate Improvement Plan. The Strategy sets out how key organisations will work together to meet the needs of local people.

The Vision set out in the Community Strategy is: ***of a place offering opportunity and services for all within thriving, sustainable, safe and healthy communities.***

Three core principles underpin the vision, themes and priorities for Powys: -

***Sustainability***

***Diversity***

***Bilingualism***

The Community Strategy requires that all the organisations and partnerships involved with the Powys Community Strategy will ensure that these principles are embedded in everything they do, this includes the County Council. Therefore we need to have regard to these principles in the Built Heritage Strategy and throughout all the identified action points.

Looking to the future, the Local Service Board (public sector partners in Powys) has agreed to form a project board to take forward the preparation of a "Single Delivery Plan" that will combine four existing plans: the Community Strategy; the Children & Young People's Plan; the Community Safety Plan; and the Health, Social Care and Well Being Strategy. This will then replace all four plans, and the aim is to produce the first one by April 2011.

## **4.2 Council Departments**

Powys County Council through the Unitary Development Plan (UDP) 2001-2016 recognises the wider role of heritage, particularly conservation areas and listed buildings that "[a]s well as adding to the quality of the environment for local people, ... are significant attractions for tourists and inward investors and ... are therefore valuable contributors to the local economy." This clearly shows that the Council

considers that the protection and enhancement of the built heritage of Powys has far reaching implications for many aspects of life within Powys and therefore for many other service areas.

#### **4.2.1 Regeneration and Development**

The Built Heritage Team sits within the Regeneration and Development Directorate and works closely with its colleagues in Planning Policy, Development management (DM) and Building Control (BC).

*“The planning system regulates the development and use of land in the public interest. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment, thereby contributing to sustainable development”*

Powys County Council is the Local Planning Authority for Powys outside the Brecon Beacons National Park. It is responsible for preparation of the Unitary Development Plan, which includes policies as set out below that directly relate to the historic environment. The authority also determines planning, listed building and conservation area consent applications under the Town and Country Planning Act. It undertakes enforcement of planning control where it is essential to protect the historic built environment.

There are opportunities within the Directorate to build closer links with colleagues in Building Control, Economic Regeneration, Policy & Research and to more tightly define the supporting role the Team offers to DM.

It is important for those not involved with planning to understand the Plan and policy structure within which the Built Heritage Team works. The Planning Policy Team has produced the development plan for Powys. This includes the Unitary Development Plan (UDP), which sets out proposed land use policies for Powys (excluding the Brecon Beacons National Park) up to 2016. The draft deposit UDP, as amended by the Proposed Modifications, November 2007 & May 2008, has been approved by the County Council for the purpose of determining planning applications. The UDP contains a number of policies that are specifically relevant to the historic environment:

UDP SP3 - Natural, Historic and Built Heritage

Policy GP3 – Design and Energy Conservation

Policy GP6 – Conversion of Buildings in the Countryside

Policy ENV10 – Conservation Area Enhancement & Town Schemes

Policy ENV11 – Development in Conservation Areas

Policy ENV12 – Permitted Development in Conservation Areas

Policy ENV13 – Demolition in Conservation Areas

Policy ENV14 – Listed Buildings

Policy ENV15 – Demolition of Listed Buildings

Policy ENV16 – Landscapes, parks and Gardens of Special Historic Interest

Policy ENV17 – Ancient Monuments & Archaeological Sites

Policy ENV18 – Development Proposals Affecting Archaeological Sites

The Planning & Compulsory Purchase Act 2004 requires Powys County Council as the Local Planning Authority to prepare a Local Development Plan for Powys (excluding the Brecon Beacons National Park) which, once adopted, will replace the Powys Unitary Development Plan. The Council consulted on a Draft Delivery Agreement for the Powys LDP in June 2008. Since this consultation, the Council has received a direction from the Welsh Assembly Government in relation to the Powys Unitary Development Plan. This has consequently delayed the preparation of the Powys Local Development Plan, which the Council hopes to progress in 2010.

#### **4.2.2 Schools and Inclusion**

The Minister for Heritage's Ambition Statement, as mentioned above, sets out the importance of linking with schools and the curriculum. Powys County Council's Schools and Inclusion service provides the education and learning services for the County, while the responsibility for the provision of all Adult Education within Powys lies with Coleg Powys.

The Built Heritage Team recognises the philosophy of the Heritage Education Trust (see below) and has the potential to work collectively with the Schools and Inclusion Section to develop a programme, resources and environment which will assist in achieving the Vision of this strategy and the Vision of the Schools and Inclusion Section, whilst reflecting national ambitions.

The Heritage Education Trust is a charity which aims to promote and recognise quality in, and concerning, heritage sites and historic properties to allow meaningful access and understanding for all. It has established definitive criteria for heritage education provision within the historic environment and is pro active in the promotion of heritage education initiatives.

Their website sets out their philosophy:

*"The Heritage Education Trust was founded in 1983 to encourage use of the historic environment for education. Its founding principles are based upon the experience*



*that the visits that are made as children to historic buildings can instil a lifelong appreciation of the history of our nation and its place in world events. The stories encountered within the historic environment are of value in a broad range of curriculum subjects and long remembered after the initial encounter. These encounters with the past help to put our role in society into a context that shows the value of the actions of an individual within a community can be used to enrich the life of all. There is a vast resource of heritage educational opportunities in the British Isles that individually and collectively offer children from all backgrounds the potential to learn about the common culture that we all share. It is from contact and study of this shared heritage that the citizens of tomorrow can draw upon experiences of our ancestors, for a better understanding of each other today. The Heritage Education Trust continues to encourage, recognise and promote quality education in and concerning the historic environment, from Iron Age archaeology to more modern instantly recognisable landmarks around us today."*

#### **4.2.3 Recreation, Culture and Countryside**

The historic environment undoubtedly plays an important role in many people's participation in recreation activities, culture and experience of the countryside. The Leisure and Recreation Section includes departments dedicated to, amongst others:

- Arts & Culture
- Countryside Services
- Health & Leisure
- Outdoor recreation
- Youth Service
- Libraries

Direct links with arts, culture and library services should mean that partnership working with these service areas should fit seamlessly into the role of the Built Heritage Team. Indeed the Team already liaises on occasion with services such as the museums, libraries and archives. For the Built Heritage Team there are areas of overlap with the other services in this Section and there is scope to improve these relationships, to provide more joined up services to the public and to increase awareness of the built heritage through these channels. Opportunities for awareness raising, interpretation and increasing involvement exist in these areas.

#### **4.2.3.1 Countryside Services**

Few landscapes are as impressive, varied and beautiful as those of Powys. The county features diverse and distinctive landscapes that support a great range of species and habitats, as well as being home to many sites of archaeological, historical and scientific importance. Opportunities therefore exist for partnership working between the Built Heritage Team and Countryside Services as well as options for providing training, guidance and assistance with managing and understanding the assets.

#### **4.2.3.2 Museums, Libraries, and Archives**

Libraries in the County provide quality resources and services that meet residents' needs for education, culture and leisure. Libraries provide space for exhibitions and for notices, posters and leaflets which support this purpose and could provide a useful place to distribute information, advice and guidance produced by the Built Heritage Team. There will also be instances where libraries and museums could host displays and exhibitions, while the archives provide the initial resource material essential for research purposes. The public customer often sees little difference between local heritage resources in museums, libraries and archives and the built heritage services provided by the Built Heritage Team. There are many opportunities for involving these services with projects undertaken by the Team in order to gain efficiencies, provide a better service and to increase awareness and impact of the projects.

#### **4.2.4 Local and Environmental Services**

The Council's built infrastructure and property portfolio includes an extensive number of heritage assets. In addition the contribution that streets, highways and transport hubs make to their local environment is high. The Council runs a number of council services and offices in historic buildings in addition to managing historic parks and even the occasional monument or milestone. The Asset Management team provides a wide range of property-related support to all Service Areas within the Council. In general, the Asset Management team's purpose is to provide strategic asset management support to the 13 Service Areas in order to ensure that the Council's land and building portfolio:

- is well maintained and fit for purpose
- supports the delivery of the Council's service objectives

The Powys County Farm Estate is the largest such estate in Wales, and the fifth largest in Great Britain. The Estate is managed for the council, let through 188 tenancies, and holdings range in size from 4 to 50 hectares from a total estate of over 5,000 hectares, so there are a large number of occupiers and land managers with whom the BHT could be working. The Estate also has supporting activities such as forestry, sporting lettings and industrial tenancies, all of which are likely to have some impact on the historic environment and undoubtedly the estate includes

a large number of historic assets. There are opportunities for partnership working with the Asset Management Team, occupiers and land managers and the provision of training, guidance and advice. Not least, as a priority, is understanding the extent and condition of assets currently contained within the estate.

#### **4.2.5 Information and Customer Services**

##### **4.2.5.1 Customer Services**

Customer Services are the front line services which most of our customers experience first. They provide a range of quality services and aim to get the right person, the right information, guidance or advice to the customer across the huge range of services that the Council provides. The Council is keen to change to provide even more efficient services that are easily accessible by all. Opportunities exist to provide training, guidance and web based information to enable the Customer Services teams to help customers with queries regarding the historic environment at the first point of contact, whether this is at the Customer Service Points, through the corporate contact centre team, or via the website.

##### **4.2.5.2 ICT Services**

Fundamental to the day to day working of the Built Heritage Team is the provision and reliability of IT equipment. In addition the Team has a useful and emerging website, which is due to be updated and expanded as a result of this Strategy. Other essential ICT support includes GIS mapping and Development management / planning software / systems.

The Built Heritage Team will seek to work with ICT Services to improve our customer service, reduce workload for the BHT and provide quicker access to a wider range of services for our customers.



## **5 Appendix B: Partnerships and Community Involvement**

### **5.1 External Bodies**

In addition to partnership working with Cadw and the RCAHMS as mentioned above, PCC works with a number of other external bodies, a number of which are discussed below.

#### **5.1.1 Brecon Beacons National Park**

The county of Powys includes a large part of the Brecon Beacons National Park (BBNP). The Park was designated in 1957. The BBNP has its own planning authority and Built Heritage Team and offers advice and some built heritage funding, in addition to processing any planning applications which are located within the National Park boundary. The Park has 1500 Listed Buildings and four conservation areas. The Built Heritage Teams have a good working partnership, working together on projects relating to the historic environment. It is important that a similar high quality built heritage service is delivered to all of Powys' residents and therefore partnership working with the BBNP Authority should be a priority for the Built Heritage Team.

#### **5.1.2 Clywd-Powys Archaeological Trust**

The Clywd-Powys Archaeological Trust is one of the four Welsh Archaeological Trusts working closely with other national, regional and local bodies, to help protect, record and interpret all aspects of the historic environment for the whole of Wales. They provide the archaeological service for the Powys area.

Most of CPAT's work is in the Clwyd-Powys area - the county of Powys and the local authority areas in the former county of Clwyd. The Trust's core activities include the provision of information and advice on the archaeological resource to local, regional and national enquirers, and fieldwork projects to survey, examine and assess that resource. They maintain the Sites and Monument Record which is a record of all known archaeological or heritage related sites in the Clwyd-Powys area, have an important educational and interpretative role and hold an extensive archive.

The Trust provides advice to Powys County Council regarding planning applications that may have an effect on the archaeological resource and provide strategic planning advice, particularly in relation to the development of the Unitary Development Plan. The Council also works closely with CPAT in relation to their management of the WAG's Tir Gofal scheme, which promotes whole farm conservation and management, including protecting archaeological sites, traditional farm buildings, field boundaries, and other historic features.

### **5.1.3 Countryside Council for Wales**

The Countryside Council for Wales is the Government's statutory advisor on sustaining natural beauty, wildlife and the opportunity for outdoor enjoyment in Wales and its inshore waters.

The Built Heritage Team often has to work alongside our colleagues who look after the natural world. Old buildings are often perfect roost sites for bats, while historic landscapes can be just as valuable for their flora and fauna. Working in partnership with agencies such as CCW can help us deal with common issues such as climate change or landscape characterisation.

### **5.1.4 Amenity Groups and Other Local Interest Groups**

There is a wide range of local groups with an interest in local history and heritage. A quick search identified over 20 local history groups, many of which have little or no communication with the Council's heritage team. In addition there are national bodies such as the amenity societies (Ancient Monuments Society, Council for British archaeology, Society for the Protection of Ancient Buildings, the Georgian Group, the Victorian Society and the Twentieth Century Society) and the Civic Trust for Wales, the Welsh Historic Gardens Trust, the National Trust etc. The Council has recently been involved with the Civic Trust for Wales in publicising its Open Doors Scheme. Various options for increasing the participation in Powys were discussed.

There is scope for further harnessing this interest in heritage and involving people in some aspects of the Built Heritage Team's work, such as the carrying out of conservation areas appraisals or giving talks and creating the list of buildings of local architectural or historic interest. In addition it would be appropriate to harness the great amount of expertise, knowledge and enthusiasm to be found in members of the national bodies and collaborative working should be encouraged.

### **5.1.5 Working With Other Service Providers**

There are many service providers within Wales including British Waterways, Dŵr Cymru Welsh Water, Severn Trent Water, Network Rail and of course agencies and institutions such as the Health Board, the Ministry of Defence, the Church in Wales, the Forestry Commission and so on. As with the national heritage interest groups mentioned above it is important that the BHT work closely with other service providers where the historic environment is concerned. Many of these bodies have their own heritage specialists and give reference to heritage in their corporate strategies. Whilst the Council's BHT work closely with all these bodies with regard to maintenance regimes, the need for Listed Building Consent and the planning process there still exist many opportunities for partnership working which would be worth exploring.

## 6 Appendix C: Contacts

### **Powys County Council Built Heritage Team** **[www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)**

**Debra Lewis, Built Heritage Conservation Officer (North Powys)**  
**Isobel Davies, Assistant Built Heritage Conservation Officer**

Planning Services  
Neuadd Maldwyn  
Severn Road  
Welshpool  
Powys  
SY21 7AS

**Tel:** Debra - 01938 551301 / Isobel - 01597 827288

**E-Mail:** [debra.lewis@powys.gov.uk](mailto:debra.lewis@powys.gov.uk) or [isobel.davies@powys.gov.uk](mailto:isobel.davies@powys.gov.uk)

**Cy Griffiths, Built Heritage Conservation Officer (South Powys)**  
**Isobel Davies, Assistant Built Heritage Conservation Officer**

Planning Services  
The Gwalia  
Ithon Road  
Llandrindod Wells  
Powys  
LD1 6AA

**Tel:** Cy - 01597 827393 / Isobel - 01597 827288

**E-Mail:** [cyllene.griffiths@powys.gov.uk](mailto:cyllene.griffiths@powys.gov.uk) or [isobel.davies@powys.gov.uk](mailto:isobel.davies@powys.gov.uk)

**Additional sources of information (for a more comprehensive list please see  
the built heritage website)**

**Cadw**, Welsh Assembly Government, Plas Carew, Unit 5/7 Cefn Coed, Parc  
Nantgarw, Cardiff, CF15 7QQ

**Tel:** 01443 336000

**Website:** [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

**E-mail:** [Cadw@Wales.gsi.gov.uk](mailto:Cadw@Wales.gsi.gov.uk)

**The Royal Commission on the Ancient and Historical Monuments of Wales**,  
Plas Crug, Aberystwyth, Ceredigion, SY23 1NJ

**Tel:** 01970 621200

**Website:** [www.rcahmw.gov.uk](http://www.rcahmw.gov.uk)



**Ancient Monuments Society**, St Ann's Vestry Hall, 2 Church Entry, London, EC4V 5HB.

Tel: 0171 236 3934

Website: [www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.org.uk)

**Council for British Archaeology (Wales)**, Crud y Ser, Church Meadow, Rhydymwyn, Mold, CH7 5HX

Tel: 01352 741476

Website: [www.britarch.ac.uk](http://www.britarch.ac.uk)

**Society for the Protection of Ancient Buildings (S.P.A.B.)**, 37 Spital Square, London, E1 6DY.

Tel: 020 7377 1644

Website: [www.spab.org.uk](http://www.spab.org.uk)

E-mail: [info@spab.org.uk](mailto:info@spab.org.uk)

**The Georgian Group**, 6 Fitzroy Square, London, W1P 6DX

Tel: 0171 387 1720

Website: [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

**The Victorian Society**, (Mid and North Wales Area), Environmental Institute, Greaves School, Bolton Road, Swinton, Manchester, M27 2UX

Tel: 0161 727 9611

Website: [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

**The Twentieth Century Society**, 70 Cowcross Street, London, EC1M 6BP

Tel: 0171 250 3857

Website: [www.c20society.org.uk](http://www.c20society.org.uk)

**English Heritage**, Customer Services Department, PO Box 569, Swindon, SN2 2YP

Tel: 0870 333 1181

Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

E-mail: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)

### **Powys County Council Planning Offices – Development Management**

<b>Brecknockshire Planning Services</b>  Neuadd Brycheiniog Cambrian Way Brecon LD3 7HR  <b>Tel:</b> 01874 624141	<b>Montgomeryshire Planning Services</b>  Neuadd Maldwyn Severn Road Welshpool SY21 7AS  <b>Tel:</b> 01938 552828	<b>Radnorshire Planning Services</b>  The Gwalia Ithon Road Llandrindod Wells LD1 6AA  <b>Tel:</b> 01597 823737
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***Portfolio Work 6.***

***Bronllys Hospital Site Conservation Statement***

2011

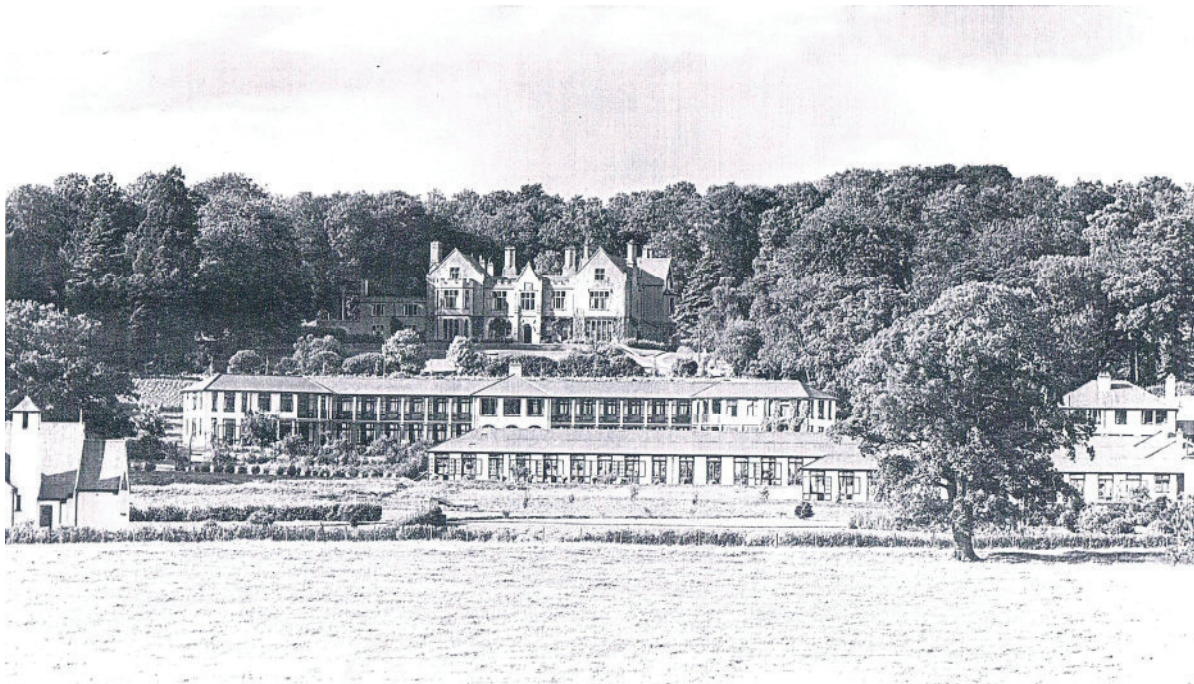
Author: Cyllene Griffiths

Available from on request from Powys County Council or Powys Local Health  
Board

# BRONLLYS HOSPITAL SITE

## Conservation Statement

*March 2011*



**Statement produced by:**

***Cy Griffiths***

Built Heritage Conservation Officer, Powys County Council.

**With grateful thanks to and contributions from:**

***Edward Holland***, The Prince's Regeneration Trust

***Judith Alfrey***, Cadw

***Donna Bale***, Powys Local Health Board

***George Pigden***, Powys Local Health Board

***Bruce Whitear***, Powys Local Health Board

***Staff at Bronllys Hospital***

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# 1 Introduction

## 1.1 Purpose of Statement

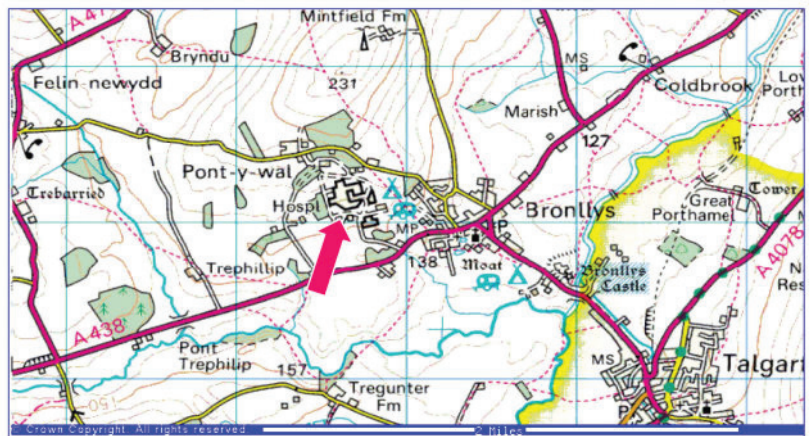
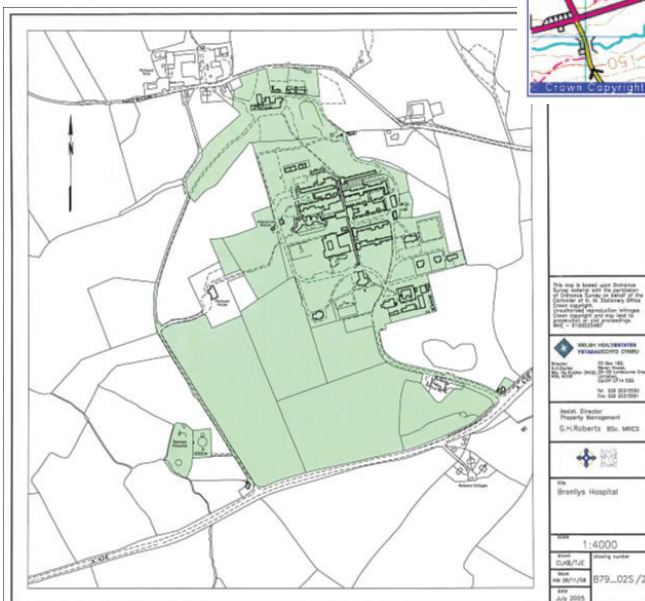
This Conservation Statement has been developed to provide a greater understanding of the significance and vulnerability of the built heritage asset at Bronllys's Hospital Site. It will inform the Enquiry by Design process which has been commissioned for the site by Powys Local Health Board and the Welsh Assembly Government and run by the Prince's Foundation for the Built Environment.

It was intended that this Statement could provide reference for the whole of the heritage asset, including the historic park, garden and landscape elements. While these have been mentioned in terms of their designations, no landscape analysis input has been provided for this report.

A Conservation Statement is produced using the information, and historic / archive material which is readily available. No additional research has been undertaken but where it is obvious that this would benefit an understanding of the site, it has been identified in the hope that it will be undertaken in the future.

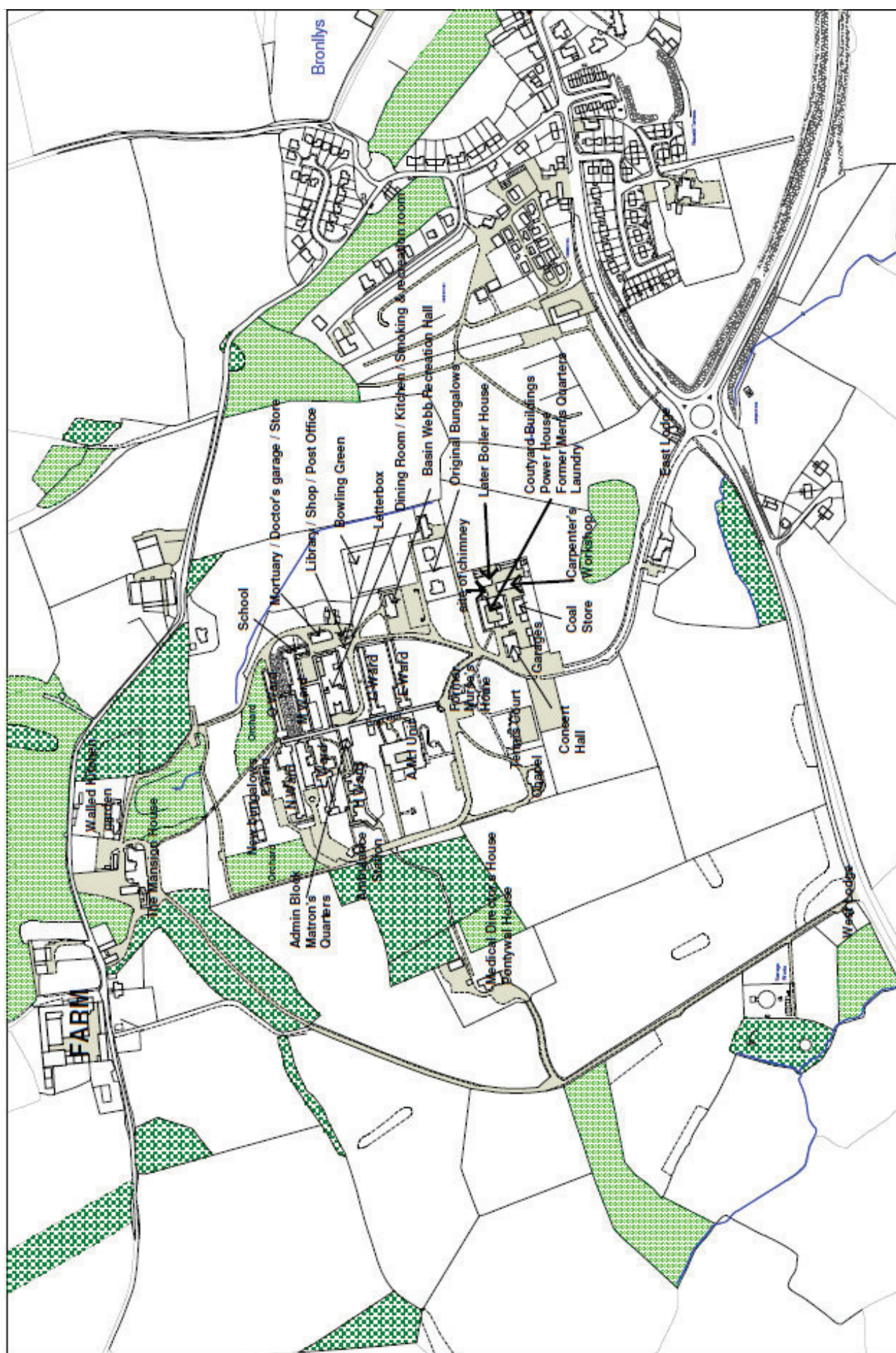
## 1.2 The Site – An Introduction

The hospital site which is the subject of this study is located just to the north-west of Bronllys village which is located in the Wye Valley, at the junction of the A479 and the A438. It lies approximately halfway between the major settlements of Brecon and Hay-on-Wye.



Map showing the extent of the site owned by Powys Local Health Board and the area to be covered by the Enquiry by Design process.

*For the sake of clarity the site plan on the following page has been marked up with references which are used throughout the text so individual buildings can easily be identified.*





## 2 Understanding the Asset

### 2.1 Early History

*“Nucleated settlements and large dispersed farms deriving from medieval English-held manors associated with extensive medieval open fields along the fertile Llynfi valley corridor.” CPAT. HLCA 1091. ‘The Middle Wye: Llynfi’*

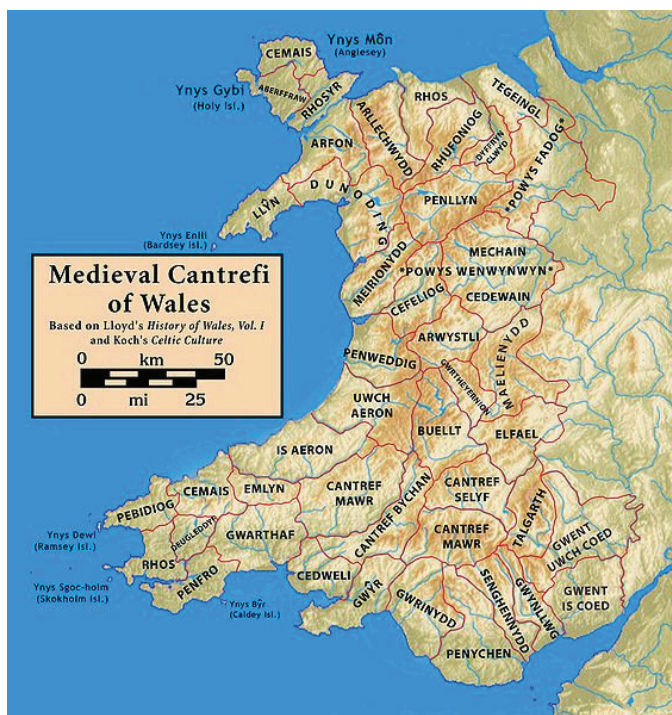
Pre-historic evidence in the area includes flintwork scatters, early tools, and a chambered tomb - archaeological evidence ranging from the Neolithic to the early Bronze Age.

Little is then known about the area until the 7<sup>th</sup> / 8<sup>th</sup> centuries when it is recorded as part of the early Welsh kingdom of Brycheiniog, ruled by the house of Brychan, whose court is thought to have been at Talgarth. There is some evidence to suggest that Bronllys developed as a separate but pre-conquest settlement on the other side of the river valley.

After the Norman conquest Bronllys came to form the administrative capital of Cantref Selyf, one of the three cantrefi (medieval land division and administrative unit) of the

marcher lordship of Brycheiniog. Cantrefi were particularly important for the administration of Welsh law - the court dealing with crimes, boundary and inheritance matters, and being made up of the major landowners in the area. The medieval moated site in Bronllys village may be associated with the Cantref.

Over time English-held manors were created within Brycheiniog, some of which were held in return for military duties – a link with the armed forces which would also be reflected later in the site’s history. Major manors were created at Bronllys and Talgarth, with lesser manors at several places including Pont-y-Wal.



[www.cpat.org.uk](http://www.cpat.org.uk)

Earth and timber castles were built at key points along the Llynfi river and in the C13<sup>th</sup> a stone keep at Bronllys with its subsequent opposite number, a stone tower, built at Talgarth a century or so later.

Extensive medieval field systems were created at the major manors, with smaller open field systems at the lesser manors. Bronllys and Talgarth grew into nucleated settlements and through the on-going merger of smaller farm units, individual local gentry farms had developed by the end of the medieval period.

Improvements to the road network lead to the growth of Bronllys and Talgarth in the late C18<sup>th</sup> to early C19<sup>th</sup>, with the built heritage legacy of workers' cottages and houses reflecting this.

## **2.2 A Wye Valley Estate**

### **2.2.1 The Eighteen Century Estate**

Little appears to be known about the eighteenth century estate and an initial search of the archive holdings shows little research material available. However, it is highly likely that much more could be discovered through more vigorous research techniques. In order to gain a better understanding of this period of development it is recommended that this research is undertaken and used to update this report.

The earliest reference appears to be of Evan Hughes who was High Sheriff of Breconshire and resided at Pontywal in 1759, so even at this early date the estate name is consistent. There is reference that the earlier house (on the same site as the existing) was built by Howel Harris (1714-1773), the eminent preacher, pioneer of Methodism and establisher of the Methodist college at Trefecca, but no information has been found to support this. There is also a brief mention of an even earlier house, perhaps medieval?

Elements of the designed estate landscape from this period appear to survive despite later alterations to the estate. Some trees on site are thought to be c.200 years old and perhaps remnants of this earlier landscape, the carriage drive to the west and some areas of woodland copse planting could also be part of the earlier estate. It would be useful to positively identify these and other elements.

### **2.2.2 Pont-y-Wal Estate**

The nineteenth century Pont-y-Wal mansion house still survives on the site, although it has been much altered. The crest and motto above the door is that of the Ralston family, who owned the house between approx. 1870-1900, which together with the OS map of 1888, which shows the house, may mean the construction date was between 1870 and 1888. During this period the mansion house became surrounded by formal gardens, depicted on the 1888 and 1904 Ordnance Survey maps, superimposed on the earlier estate landscape. At this period the site had a kitchen garden, pond, aviary, and was fronted by earthwork terracing with a ha-ha. There was a farmyard with adjacent feeder pond, the whole set in agricultural land with woodland and rides to the north, picturesque paths and shrubberies and trees around the residential areas. A lake lay in the south west corner of the estate. This did not change significantly in 1904, though the east pond by that time had silted up and glasshouses had been added to the north wall of the kitchen garden.

Extensive and widespread orchards are indicated on maps of the area in the mid 19th century around Bronllys and it is possible that these may be the origins of the orchards at the hospital site although it is more likely that they were planted as part of the self-supporting TB hospital.

## **2.3 The Tuberculosis Hospital (Pont-y-Wal Sanatorium/ Bronllys Hospital/ South Wales Sanatorium)**

### **2.3.1 History**

Bronllys village underwent rapid expansion in the 19th and 20th centuries and little appears to remain of its medieval origins.

The position of both Talgarth and Bronllys with good communications in stunning Welsh countryside combined with the availability of large areas of building land lead to the construction of two large scale hospital sites in the early twentieth century. Talgarth Hospital was built on the Chancefield Estate to the south-east of the town in the early years of the 20th century as a psychiatric hospital. It included a detached chapel, workers' houses and cottages and other ancillary buildings. Bronllys Hospital, with its recreation hall, chapel and other buildings, was built as a tuberculosis sanatorium during the early C20th in the former parkland of Pont-y-Wal Mansion to the north-west of Bronllys.

In 1910 a National conference considered the question of a Welsh memorial to the late King Edward VII. It was decided the memorial should take the form of a national campaign to eradicate tuberculosis. The King Edward VII Welsh National Memorial Association was formed on 17<sup>th</sup> May 1912 by Royal Charter, with the purpose of providing Sanatoria and other institutions for the treatment and prevention of tuberculosis. Financial contributions were received throughout the country from numerous bodies, including the Treasury.

*“so commodious and skilfully-planned an institution”*  
(King George V. 1920)

In 1910 the Pontywal estate was owned by the Powell family, who in 1913 sold it to the Crown for the erection of a Sanatorium for the sum of £15,600. The estate included a Mansion House, 373 acres, a farm and buildings and cottages. The First World War held up building works but the Mansion House was used from 1913 for the treatment of patients. The South Wales Sanatorium Building Committee appointed architects Edwin T. Hall and Stanley Hall, who designed and built the Sanatorium between c.1913-1920. Since the turn of the century the specialist design of Sanatoria for Tuberculosis were heralded as a significant advancement in the treatment of the sick, “where the importance of rest, relaxation, fresh air and light were incorporated into the buildings and surroundings as these were seen as equally important to the treatment of patients as the medical intervention” (City & Country Group. 2010). The Sanatorium was officially opened on 17<sup>th</sup> July 1920 by King George V, accompanied by Queen Mary and their

daughter. To mark the visit a gift of £5,000 was received from Mr H. Seymour Berry and Mr D.R. Llewellyn to provide a chapel. Their wives provided the organ.

1920 – 304 beds including 48 for boys

1932 – boys transferred to Llandrindod Wells

1932 – 1959 – the Sanatorium treated male adults only

1946 – The development of Streptomycin revolutionised TB treatment

1959 June – women and children transferred from Adelina Patti Hospital, Craig-y-Nos

1959 Pontywal school reopened on the site

### 2.3.2 The Hospital Site

The main part of the hospital site consists of a range of mostly single storey hospital wings set out in a 'ladder' formation against the south facing slope. Some of these wings were part of the original tuberculosis hospital. Although we do not have a definitive map of the original site we do have an undated scale plan drawn by Shenton & Easdale, Civil Engineers. The London Gazette, 11<sup>th</sup> October 1921, records that the Shenton & Easdale partnership had been dissolved on the 30<sup>th</sup> September, so logically we can date the map to prior 30<sup>th</sup> Sept 1921 which gives us the earliest and best map of the site when it was built. The faint blue line on the map may show the extent of the estate when it was bought and includes fields to the north, west and south of the site, the farm, the lodges and several small areas of woodland.

The site was designed as a fully functioning independent unit. Tuberculosis was so contagious that the patients needed to be kept isolated from other communities. It was also considered that a combination of medication, fresh air and exercise (when fit enough) was the best clinical support for sufferers. One patient from 1937/38 recalls that if one was sent to O or N ward then it was probably bad news, you were either sent home from there or you died. He recalls the mortality rate being very high. If you were moved to G block you knew you were on the road to recovery and the doctors decided when you were fit enough to do some exercise. Exercise was in the form of grades:

1<sup>st</sup> grade = half a mile

2<sup>nd</sup> grade = 1 mile

3<sup>rd</sup> grade = 2 miles

4<sup>th</sup> grade = 3 miles

Measured walks were provided around the estate. After the grades the patients helped on the farm, planting fields and growing crops. Crops were also grown in the spaces between the buildings and are shown on early photographs. Evidence from early photographs, documents and anecdotal evidence from staff members recall the following resources on site:

Mansion House

Hospital wards with single chalets, shared wards and recreation rooms

Concert Hall

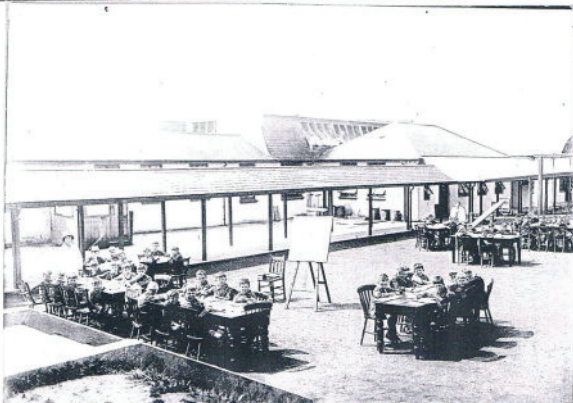
Power House / boiler room



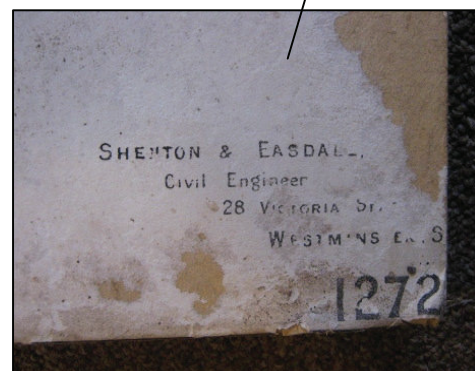
Men's living quarters  
Carpenter's shop  
Chapel  
Recreation Hall  
Dining Hall and adjoining smoking room / recreational room  
Nurses' Home  
Children's ward (Ward M) with School  
Kitchen  
Laundry  
Library  
Shop  
Post Office / post box  
Doctor's garage  
Mortuary  
Dispensary  
Operating theatre  
Medical Director's house  
Two bungalows for staff (Doctors?)  
Administration block with Matron's accommodation  
Farm and associated buildings  
Vegetable plots  
Orchards  
Bowling green  
Tennis court  
Cricket facilities  
Various measured walks and formal gardens  
Walled kitchen garden with green/hothouses



Patients were encouraged to keep themselves occupied and we have evidence of them both at work outside and inside, enjoying recreational pastimes such as snooker and we even have a ward 'newsletter' publication with cartoons, poetry, articles and jokes.



These early photos show the carpenter's shop and children in the school being taught outside in the sunshine.



The Shenton & Easdale map  
of Pant-y-wal Sanatorium  
pre-dates 1921



The hospital was developed according to a coherent plan, and was associated with landscaping and gardens, superimposed on part of the earlier designed landscape. Its buildings are grouped together away from the existing mansion house and farm complex, leaving a substantial part of the existing parkland intact and untouched. It seems that only lack of maintenance of the estate features has led to their current condition.

The wards were designed in six rows across the hill side to take advantage of the south facing slopes with verandas and large opening windows to make the best use of the situation and ensure the light and airy character of the accommodation. Most of the wards were kept to single storey so they didn't block light from the ward behind and did not become institutional architecture but kept its domestic characteristics. The wards were designed in pairs across a central spinal walkway (formally open, now an enclosed corridor) with P ward as a separate (perhaps isolation unit?) to the north forming a smaller seventh row without a partner and not connected to the spinal corridor. The wards were painted brickwork with slate pitched and hipped roofs, plenty of generous small paned 'Georgian' windows and French doors opening out onto verandas. Detailing of red clay tiles and red rubbed brick defined key points such as doors or windows. The design is simple but attractive and was probably pragmatically designed to be easy and economical to maintain as well as providing the ideal situation for tuberculosis patients. The Arts & Crafts influence is clear to see. The central H ward departed from the 'normal' design being a much grander butterfly winged two storey building connected to the two storey hospital administration building which housed Matron's quarters upstairs. It is not clear why this wing was designed differently but this departure from the standard design is complemented by the high roof and interesting design of the dining room which is housed in the adjacent wing across the central spine. The fenestration on this block is worth remarking on and demonstrates the sympathetic nature of the design to the Basil Webb Hall close by. M ward housed the children when they came to the site and a separate school building (now attached) was provided at the eastern end of M ward.

There have since been additional wards constructed and some original ward blocks have been replaced or extended, some with more architectural success than others. Two wards at the southern end of the site have been demolished. There has also been replacement of doors and windows and a render (insulating?) covering on some buildings as well as other minor alterations, but little which could not be reversed in a sympathetic manner. However, the essential characteristics of the main hospital ward block have been retained, although the original designed layout has been somewhat altered and is in danger of losing its integrity if further compromises are required. At the micro level and internally none of the surviving ward areas reflect the original layout of open rooms with French doors and airflow as can be seen in the original photographs – the gaps have been filled in so there is little if anything of this original built design and specific detailing. However, it may be possible to reinstate much of this design if desired, certainly the infilling of the openings on the front of ward H are reversible. A certain amount of change is unavoidable in a practical working hospital but from a conservation viewpoint

it is considered that the essential character and quality of the original design can be clearly read and understood and that the buildings retain their sense of place.

The supporting facility buildings and other resources were housed in individually designed and detached but complementary buildings around the site. To the south east corner of the hospital site are the 'courtyard' buildings or Power House, which appear to have been designed to echo the style of an estate stable yard with materials and detailing similar to that on the rest of the site. As well as being the power house these buildings were used as stores and male accommodation. A weigh bridge (dated 1915) and hoist indicate the large amounts of coal which were needed to supply the power house. A brick chimney was located to the east, only remaining now as a circle of bricks flush with the ground. Later the main boiler was located in a newer building, which survives in a poor condition to the east of this chimney. Garages and a coal store were located to the south of the courtyard with the wooden Carpenter's shop just to the south east. The original concert hall was located on the same footprint as the existing concert hall (which dates from the 1970s) to the south west of the courtyard, making up a coherent group of buildings in this area.

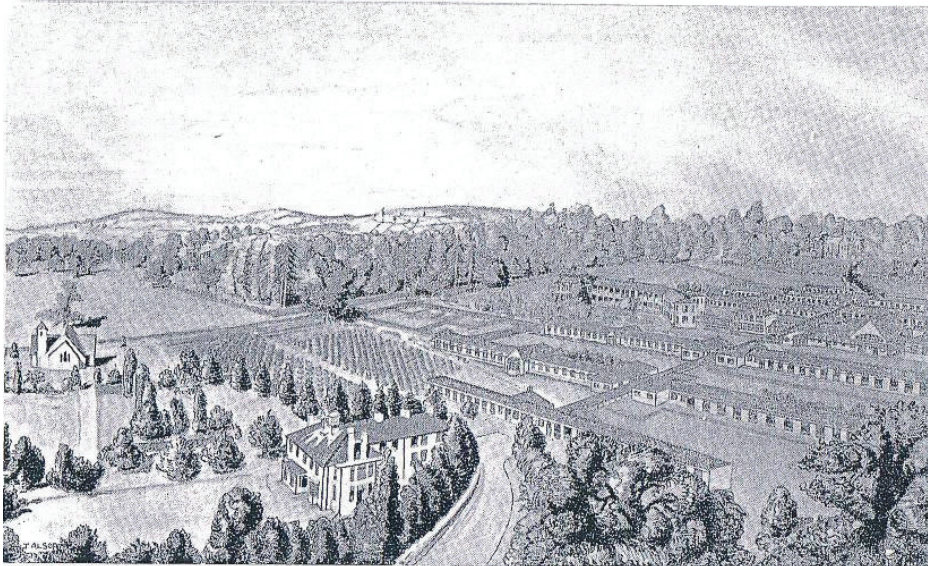
The Chapel is located to the south west of the hospital site and could be said to mirror the location of the courtyard group if a line were taken along the central corridor spine. The Chapel is a pleasing mixture of the Arts & Crafts style (evocative of Voysey, Lethaby etc) with modernist influences - it has a strongly expressive plan, simple rendered walls, a bold roof and strong high quality detailing. The interior is simple, of high quality, but unremarkable except for the organ. It is listed Grade II.

Between these two areas and aligned on the central spinal corridor is the detached ex-nurse's home. This is a grand detached two storey 'T' shaped building of a domestic design much in the style of a small county house. It has a pitched and hipped slated roof, large amounts of the small paned 'Georgian' style glazing and details including bay windows, a first floor veranda, clock tower (with lead detailing which echoes the detailing on the Talgarth hospital) and adjoining formal gardens. The familiar red clay tile window cills, render and French doors confirm its place within the overall design. It appears to have undergone some changes with the loss of its interesting chimneys and perhaps some alterations to the southern elevation.

To the north east of the courtyard complex lie two detached bungalows, shown on the original Shenton & Easdale plan. They are set within their own individual garden plots with spectacular views out towards the Black Mountains. They appear to have been built as an identical pair of painted brick with hipped roofs, small paned windows and detailing matching the rest of the early hospital buildings. A 'blocky' detached building of similar scale to the bungalows but flat roofed lies to the east and has much less refined detailing and quality – it is a later addition to the site.

Immediately to the north of the bungalows is the Basil Webb Recreational Hall, Listed Grade II. Lieut/Col Sir Henry Webb gave £5,000 to provide a memorial for his son Tom Henry Basil Webb who died in the war. The Hall has many of the stylistic hallmarks of its period and of the rest of the site – use of roughcast render and slate-hanging, deeply

oversailing roof, small-paned windows, and a clearly articulated plan. The fenestration can be compared with that of the dining block and it is clear that this is a building of quality designed as part of the whole. It has a simple but practical interior, designed for purpose as a multi-function hall space with some good detailing of fireplaces, internal doors and roof timbers remaining despite the introduction of partitions and a false ceiling.



An early postcard showing the TB hospital in its early days, with its distinctive 'wing' wards and outlying buildings.

SOUTH WALES SANATORIUM, TALGARTH.

Other smaller and less architecturally interesting buildings which survive are also shown on the Shenton & Easdale plan. These are similar in architectural style and detailing to the buildings mentioned above and despite their size are perhaps no less significant in their function and overall place in the design. These buildings include the former shop, post office and library, which retain some of their internal fittings including timber paneling in the library and the shelving in the shop. The old school building is now attached to ward M and is in a poor condition. The doctor's garage, store and mortuary building are located to the north of the library / shop, both of which are north of the Basil Webb building and at the eastern end of the dining room wing – easily located for patients' convenience. An early postbox of a design first introduced in 1879 and with the initials V.R. (used up to 1901) is also located here. It seems likely that this was relocated to the site from its original location but adds depth and interest to the overall group. The small ambulance station building to the far west of the site and closest to ward H, the butterfly wing, is of similar materials and detailing but its original use has not been discovered. The Medical Director's house (now confusingly also known as Pontywal House) to the far west, appears to be of the same detailing and quality of design and is a large two storey detached domestic residence. It is, however, now private property and not part of this study.

All buildings on the site provide a supporting role for each other in order to achieve the greater aim of providing a comprehensive treatment for patients. Occupational therapy

such as arts & crafts, recreational pastimes, healthy outdoor exercise and spiritual healing was as important as the medical treatments on offer.

*“Occupations that employ restfully the hands and mind fill an important place in the service of healing”*

(Leighton Baldwin Cox & Co. 1946)

The Mansion House belongs to the earlier Victorian estate, but has a history which is now linked with the use of the site as a hospital, having housed the first TB patients in 1913. The house lost its east wing in a fire and has had this replaced with a flat roofed extension which does not retain the original architectural balance of the building. Unsympathetic modern rear extensions have also damaged its integrity. The mansion house has no architectural similarity to the rest of the TB hospital buildings but plays an important iconic role in its position within the landscape, overlooking the rest of the site and reportedly on the site of the earlier mansion house.

## **2.4 The NHS Hospital**

Bronllys Hospital is run by the NHS Powys Local Health Board, whose Headquarters are also based here.

NHS Wales was originally formed as part of the public health system for England and Wales created by the National Health Service Act 1946. Responsibility for NHS Wales was passed to the Welsh Assembly and Executive under devolution in 1999.

New models of healthcare for people with mental health problems and learning disabilities resulted in the winding down and ultimate closure of the Mid-Wales Hospital in Talgarth during the 1990's. As patients' needs were met within their communities the need for large scale regional hospitals reduced and the hospital closed in 1999. Some facilities for local people transferred to Bronllys Hospital in new or refurbished buildings. There have been further reductions in the need for accommodation at Bronllys as the average length of stay for hospital care has reduced, improved treatment techniques have required transfer of care to general hospitals, and strengthened community services enable more people to be cared for in other environments. Thus over time the Talgarth and Bronllys hospitals have shifted from being a regional healthcare resource, to one providing a very local service to a small local population.

In 2005 Bronllys was the first NHS hospital to generate electricity from sunlight using photovoltaic panels. Being an expensive site to run, an alternative power source was needed. The site is ideally situated for this type of microgeneration with all the hospital wards having a long pitched roof facing due south.

In April 2008, a paper proposed that the NHS in Wales be restructured to dissolve Local Health Boards and NHS Trusts to form unified health bodies. Consequently, the new Powys teaching Health Board (tHB) was established as a statutory body on 1 June 2009



and became operational on the 1 October 2009. A key priority for the tHB is taking forward proposals to integrate service delivery with those of Powys County Council.

The hospital site at Bronllys is currently the headquarters of the Board and provides office accommodation for around 200 staff that support this role, including an education and training facility, library and occupational health services.

The clinical services now provided at the hospital comprise:

- Llewellyn ward – a 16 bed ward for consultant physician and general practitioner patients
- Day Hospital – a 8 place unit providing services three days per week
- Chronic Pain Unit – an 8 place residential unit that runs 3 week courses 4-6 times per year
- Adult Mental Health Unit with 20 beds
- Outpatient department running a limited range of outpatient services

The site also accommodates teams that support the above functions, and provide services in the community including occupational therapy, physiotherapy, speech and language and chiropody.

## **2.5 Comparative Sites**

A full research programme into comparative sites has not been undertaken but would certainly be informative, particularly in Wales, for understanding and assessing the overall significance of this site on a national or even global level. The following case studies are provided to somewhat set the scene for assessing the overall significance of the site and to indicate the interesting history which surrounds the development of TB hospitals nationally. They indicate that TB hospitals in general were well designed and often became local landmarks, frequently falling out of use and needing to find alternative uses to survive. Many of these hospitals are examples of grand architecture, which are not comparative with the simplicity and functionality of Bronllys with its almost utilitarian character. As such Bronllys appears to stand apart and perhaps could be considered to be a unique example?

*King Edward VII Hospital Estate, Chichester, England – a “well-loved local landmark”*  
“The King’s Sanatorium” was founded in 1901 to care for those suffering from tuberculosis and was officially opened on the 13th June 1906 by His Majesty King Edward VII. The hospital was designed by Charles Holden and Percy Adams and is comprised of a group of Grade II and Grade II \* Listed Buildings. The hospital was highly acclaimed in the architectural press when completed. It was said to be ‘one of the three finest of the time’ in the Royal Commission survey of English Hospitals: 1660 to 1948, and was highly praised by Pevsner. The Gertrude Jekyll gardens are also of considerable importance. The landscape surrounding the site has high ecological importance and the hospital site itself is within an Area of Outstanding Natural Beauty, and is due to become part of a new National Park. Since liquidation in 2002 the hospital

site and estate has had an unfortunate history and has seen much deterioration. Following repossession, the bank now seeks a development partner to find and deliver a long term and viable solution for this challenging and complex site.

*Mount Vernon Hospital for Tuberculosis and Diseases of the Lungs, London, England*  
The North London (later Mount Vernon) Hospital for Consumption and Diseases of the Chest was founded in 1860 in Fitzroy Square (St. Pancras), but moved to an old house at Mount Vernon, Hampstead, in 1864. Apart from two private beds, the hospital took only patients who could not pay for treatment. From 1898 it received grants from the later King Edward's Fund. A building, designed by T. Roger Smith in 17th-century French Renaissance style, was built at Mount Vernon; with a total of 80 beds for the sum of £25,000. The new Hospital was described as 'the most beautiful hospital in London'. A temporary extension was built in 1900 and the eastern block was completed in 1903, making a total of 140 beds. Mount Vernon House was leased as a nurses' home. In 1904 a new Mount Vernon hospital was opened at Northwood, where by 1913 it was decided to concentrate its work. The Hampstead building was taken over by the Medical Research Council in 1914 to establish a National Institute for Medical Research. It remained in the Mount Vernon Hospital buildings until 1980. It was Listed Grade II in 1990. The Mount Vernon Hospital buildings have now been converted into luxury apartments.

*Sully Hospital, near Penarth, Wales*

The classical and elegant Art Deco structure was completed between 1932 and 1936 by the firm of William Pite, Son and Fairweathers who had won a 1931 open competition to design the new building. It was opened in 1936 by King Edward VII as a local 'cottage' general hospital. The new hospital facility specialised in treatment of tuberculosis, together with heart and lung ailments but also had general surgery wards and its own maternity unit. It is listed Grade II\* and is exceptional in its design and layout. Pevsner describes the hospital as "An outstanding example of inter-war architecture, which has survived almost unaltered" and is considered to be the finest representation of Modernist sanatoriums in Britain and one of the last great Modernist landmarks remaining in the whole of Wales. Some of the first trials for drugs that were to go on to cure TB were carried out at Sully. Sully Hospital was last used as a psychiatric unit and closed in 2000. Sully has since been converted into upmarket apartments.

*Craig-y-Nos Hospital, Swansea Valley, Wales*

This example of a tuberculosis hospital is included because of its proximity to Bronllys. It is not in the same category as the above hospitals, not being purpose designed as a TB hospital, it is however, Listed Grade II with the Patti theatre listed Grade I. Craig-y-Nos Castle and grounds were once the estate of the celebrated opera diva Adelina Patti who during her lifetime became one of the worlds most famous and highly rewarded entertainers. It was built around 1842-43 by Rice Davies Powell, and sold to Morgan Morgan and he sold it to Madame Patti who enlarged it, including a private theatre, opened in 1891. Following her death in 1919 the castle and the grounds were sold to the Welsh National Memorial Trust in 1921. It was called the 'Adelina Patti' Hospital and became a Children's Tuberculosis Sanatorium for almost 40 years (1922-1959). By 1976 most of the grounds surrounding the castle had been transferred to the care of the Brecon

Beacons National Park Authority, creating the Craig-y-Nos Country Park but the castle continued to be used as a hospital for the next 10 years. In the early 1980's a modern community hospital was built at Ystradgynlais, signaling the closure of the hospital at Craig-y-Nos in 1986. After a local public outcry and a series of owners, with much dereliction of the fabric, it has now been converted into a successful hotel and wedding venue.

#### *Mundesley TB Hospital, Norfolk, England*

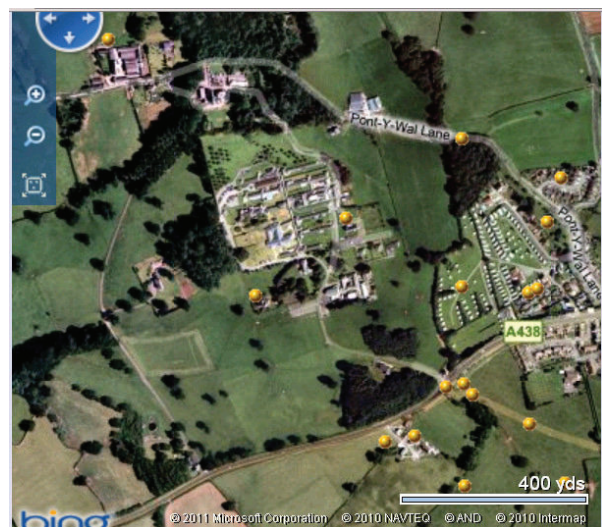
Built in 1898/9 by the firm of Boulton and Paul of Norwich for Dr F W Burton-Fanning it opened in 1899 as a sanatorium for well-off patients and was extended c. 1923. It was one of the first private TB sanatoria and the first large one to be built in England. It is a rare surviving example of a timber-framed prefabricated hospital building, which was a model for a standardised design developed and marketed by Boulton and Paul. The hospital is Listed Grade II. Modeled on similar hospitals in Germany and Switzerland, where open-air treatment had been pioneered, a number of movable wooden huts were constructed in the hospital grounds, some of which still survive, each provided for by a wooden toilet hut built in a similar style. Here patients could spend time in the open air sheltered from the wind and rain.

The hospital was transferred to the NHS in 1957 and gradually fell into disrepair. After being purchased by an independent company in the 1990s, the complex underwent a major refurbishment and was used as a drug and alcohol rehabilitation unit that was re-named the "Diana, Princess of Wales Treatment Centre". The centre was hailed as Europe's largest drug and alcohol clinic when it was set up in 1997 but administrators were called in during 2008 and the site was finally closed in 2009.

Architecturally, this site has more similarity to Bronllys than any of the other examples above with its light and airy spaces, dedicated recreation areas, verandas, axial corridor and generous small paned windows. Further comparative study could therefore look towards the European models and other Boulton & Paul survivors.

## **2.6 Archaeology**

According to the Clywd Powys Archaeological Trust (1993) the medieval field systems surrounding the village of Bronllys are particularly extensive and should be recorded by aerial survey. The aerial view (left) and table (below) have been produced from the Clywd Powys Archaeological Trust's Historic Environment Record for the site and immediate surrounding area. They demonstrate the archaeological potential. Each yellow dot on the map correlates to a record.



*Bronllys Hospital Site  
Conservation Statement*

Primary Reference Number	Period	Name	Type	Community	Legal Protection	Relevance
31072	Modern	Bronllys Hospital, chapel	Chapel	Bronllys	listed building	32
32905	Modern	Bronllys Hospital	Hospital	Bronllys	listed building	32
32906	Post-Medieval	Bronllys Hospital, garden	Garden	Bronllys	registered parks and gardens	32
34349	Post-Medieval	Bronllys ridge and furrow II	Ridge and furrow	Bronllys		30
34353	Post-Medieval	Bronllys well	Well	Bronllys		30
38614	Post-Medieval	Bronllys Bypass, house platform	House platform	Bronllys		30
17242	Post-Medieval	Pontywal, Bronllysse Barn	House	Bronllys		30
2996	Post-Medieval	Bronllys, terraced orchards	Orchard	Bronllys		30
34350	Post-Medieval	Bronllys field boundary	Bank (earthwork)	Bronllys		30
34347	Medieval	Bronllys field bank	Bank (earthwork)	Bronllys		30
36224	Modern	Bronllys Hospital, Basil Webb Hall	House	Bronllys	listed building	30
78706	Post-Medieval	Bronllys orchard II	Orchard	Bronllys		30
78704	Post-Medieval	Bronllys Hospital gravel pit	Gravel pit	Bronllys		30
34348	Post-Medieval	Bronllys ridge and furrow I	Ridge and furrow	Bronllys		30
78705	Post-Medieval	Bronllys orchard I	Orchard	Bronllys		30
79331	Medieval	Maes derw placename	Open field	Bronllys		22
9254	Post-Medieval	Maes Bach	Field system	Bronllys		22
79330	Medieval	Maes Waldish placename	Open field	Bronllys		22
309530	Modern	Bronllys field boundary, field visit 1996	Field visit	Bronllys		12
309532	Modern	Bronllys Bypass, house platform, field visit 1996	Field visit	Bronllys		12
309527	Modern	Bronllys field bank, field visit 1996	Field visit	Bronllys		12
309529	Modern	Bronllys ridge and furrow II, field visit 1996	Field visit	Bronllys		12
303069	Modern	Bronllys, terraced orchards, field visit 1992	Field visit	Bronllys		12
319053	Modern	Bronllys Bypass, house platform, field visit 1995	Field visit	Bronllys		12
309528	Modern	Bronllys ridge and furrow I, field visit 1996	Field visit	Bronllys		12
87464	Modern	Bronllys Bypass, assessment 1997	Assessment project	Bronllys		12
34352	Modern	Bronllys Bypass, house platform, evaluation 1997	Evaluation	Bronllys		10

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Clwyd Powys Archaeological Trust, Curatorial Section, 7a Church Street, Welshpool, Powys SY21 7DL  
tel (01938) 553670, fax (01938) 552179, email [her@cpat.org.uk](mailto:her@cpat.org.uk), website [www.cpat.org.uk](http://www.cpat.org.uk)

## **2.7 Landscape Features, Gardens and Ecology**

There are essentially three components of the registered park and garden: the eighteenth/nineteenth century park, the gardens associated with the late nineteenth century house, and the landscaping and gardens associated with the TB hospital, including both formal and informal features (formal gardens, yew-hedges, orchards, belts of shrubs, tree-planting). The key elements of these are set out in the entry for the Register (Appendix A). Points to note include the provision of an 'Essential setting' for the park / garden and significant views.

It has been stated there is a colony of bats in the main house and it is likely that there will be other significant habitats in the woodland and around the pond area.

Matters covered under this heading are likely to have a significant impact on any development works and further research into these areas should be undertaken by suitably qualified professionals.

## **2.8 Ownership, Management and Local Involvement**

The hospital complex always has been in a single ownership with the function of operating originally as a Tuberculosis Hospital and later as an NHS hospital with only relevantly recent changes including the selling off of the Medical Director's house (confusingly also known as Pontywal House), Old (West) Lodge and the earlier separation of the farm complex.

The site is currently owned and managed by the Powys Local Health Board. There is significant local interest in the site both in terms of the provision of jobs and health care and in its historic interest. The communities of both Talgarth and Bronllys are active in their involvement in local issues and it will be vital to ensure their views are taken into consideration.



### **3 Statutory Designations and Policies**

Local, regional or national designations and policies will have implications for the use and development of the site.

#### **1.1 Listed Buildings**

There are two Listed Buildings on the Bronllys Hospital Site:

- The Chapel – Grade II
- The Basil Webb Hall – Grade II

A 'listed building' is one which is included on the statutory lists of buildings of 'special architectural or historic interest' which are issued by Cadw. Buildings or structures are listed in their entirety. The listing of the building, or structure, applies to, and protects, all of the exterior and all of the interior. In addition to the above, any object or structure fixed to a listed building is also protected by the listing status. Furthermore, any (freestanding) object or structure (such as boundary walls, fences, gates, railings, gateposts, outbuildings etc) within the curtilage of the listed building, and which were constructed prior to 1st July 1948, are also protected.

The protection of 'listing' does not mean that a building is fossilized in time but that any changes must respect the character and special interest of the building and its setting.

##### **3.1.1 Legislation & Policies**

Listed Buildings are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Assembly for Wales published policy guidance sets out the planning framework (Welsh Office Circulars 61/96 and 1/98) and the local planning authority (Powys County Council) has the primary responsibility for much of the work relating to Listed Buildings.

It is necessary to apply for Listed Building Consent (LBC) for any works that affect the character or special interest of a Listed Building either internally or externally, in addition to the usual requirements for planning permission etc. The requirement for LBC may include minor works as well as more major alterations. LBC may also be required for works affecting buildings within the curtilage of the Listed Building or affecting any fixtures or fittings. It is a criminal offence to undertake works without consent.



The relevant policies in the Council's Unitary Development Plan are:

**UDP SP 3 - NATURAL, HISTORIC AND BUILT HERITAGE**

- B. PROPOSALS FOR DEVELOPMENT SHOULD SEEK TO PROTECT, CONSERVE AND WHEREVER POSSIBLE ENHANCE SITES AND FEATURES OF HISTORIC AND BUILT HERITAGE IMPORTANCE INCLUDING THOSE OF ARCHAEOLOGICAL, ARCHITECTURAL, HERITAGE CONSERVATION AND HISTORIC INTEREST.

**POLICY ENV 14 - LISTED BUILDINGS**

PROPOSALS FOR DEVELOPMENT UNACCEPTABLY ADVERSELY AFFECTING A LISTED BUILDING OR ITS SETTING WILL BE REFUSED. IN CONSIDERING PROPOSALS FOR DEVELOPMENT AFFECTING A LISTED BUILDING AND ITS SETTING, ACCOUNT WILL BE TAKEN OF THE FOLLOWING:

1. THE DESIRABILITY OF PRESERVING THE LISTED BUILDING AND ITS SETTING;
2. THE IMPORTANCE OF THE BUILDING, ITS INTRINSIC ARCHITECTURAL AND HISTORIC INTEREST AND RARITY;
3. THE EFFECT OF THE PROPOSALS ON ANY PARTICULAR FEATURES OF THE BUILDING WHICH JUSTIFIED ITS LISTING;
4. THE BUILDING'S CONTRIBUTION TO THE LOCAL SCENE AND ITS ROLE AS PART OF AN ARCHITECTURAL COMPOSITION;
5. THE CONDITION OF THE BUILDING AND THE BENEFIT THAT THE PROPOSALS WOULD HAVE TO ITS STATE OF REPAIR;
6. THE MERITS OF THE PROPOSALS IN SECURING AN APPROPRIATE ALTERNATIVE USE OF THE BUILDING; AND
7. THE NEED FOR PROPOSALS TO BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS AND TO BE OF HIGH QUALITY DESIGN, USING MATERIALS IN KEEPING WITH THE EXISTING BUILDING.

**POLICY ENV 15 - DEMOLITION OF LISTED BUILDINGS**

PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT INVOLVING THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING UNLESS OVERRIDING ENVIRONMENTAL, ECONOMIC OR PRACTICAL REASONS EXIST IN FAVOUR OF DEMOLITION AND EVERY POSSIBLE EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE ALTERNATIVE USE FOR THE BUILDING. THE DEMOLITION OF A GRADE I OR II\* LISTED BUILDING WILL ONLY BE PERMITTED IN WHOLLY EXCEPTIONAL CASES WHERE THE STRONGEST JUSTIFICATION HAS BEEN PROVIDED.

Other UDP policies may be relevant dependant on the exact nature of the development proposals.

## **1.2 Register of Landscapes Parks and Gardens of Special Historic Interest in Wales. Part 1: Parks and Gardens**

Historic parks and gardens and their landscape settings are sensitive to development proposals. Parks and gardens thought to be of national importance have been included in Part 1 of the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. Although the register does not afford the degree of statutory protection and control given to conservation areas or listed buildings, it recognises the importance of the historic landscapes, parks and gardens in local and national terms.

In choosing sites for the Register many factors are taken into account: the date of the site; its state of preservation; whether it is a good example of its type; whether it was worked on by known designers; whether it is associated with persons of note and whether it is unusual or rare in any way. Many sites are multi-period with a variety of features, styles and historical layers.

Bronllys Hospital Site is included in the Register at Grade II. A copy of the Registry entry is included in Appendix A. It is described as a: *“Purpose-built tuberculosis hospital, with associated landscaping, set within earlier eighteenth and nineteenth century parkland.”* The entry includes a plan of the site showing the boundary, the site’s essential setting and significant views. It should also be noted that views of and into the site from across the valley are important.

### **3.1.2 Legislation & Policies**

As mentioned above, parks and gardens included on the Register are not protected by statutory means but statutory consultation (with the Garden History Society and Cadw) on planning applications affecting sites on the Register is being introduced. Meanwhile this consultation is undertaken on a voluntary basis by the Local Planning Authorities.

Cadw can help with the protection of historic parks and gardens through advice to local planning authorities on planning applications affecting registered sites. The aim is to prevent damage to significant features of the sites, such as historic layout, structure, built features and planted elements. As with any heritage asset the intention is not to preserve everything as it is, however, it is important not to let insensitive development harm the historic and visual character of historic parks and gardens.

The importance of the parks and gardens which are currently included within Part 1 of the Register is given some consideration within the planning process through Unitary Development Plan Policy:

## **POLICY ENV 16 - LANDSCAPES, PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST**

DEVELOPMENT PROPOSALS WHICH WOULD UNACCEPTABLY ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF HISTORIC PARKS AND GARDENS AND THEIR SETTING WILL BE OPPOSED. DURING CONSIDERATION OF DEVELOPMENT PROPOSALS, THE PROTECTION OF THE SPECIAL HISTORIC INTEREST OF HISTORIC LANDSCAPES INCLUDED IN PART 2 OF THE REGISTER OF LANDSCAPES, PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST IN WALES WILL BE SOUGHT.

### **3.2 Register of Landscapes of Outstanding Historic Interest in Wales**

Part 2 of the Cadw/ICOMOS Register is concerned with Landscapes of Historic Interest. Part 2.1: 'Landscapes of OUTSTANDING Historic Interest' includes the entry for the Middle Wye Valley, which covers the Bronllys site. The contents and significance of the area is described as follows:

*“A river valley and dissected foothills situated on the north side of the Black Mountains, containing diverse archaeological remains and historic interests spanning the prehistoric to recent periods. The area includes: Neolithic chambered tombs, a Roman fort; medieval monastic and Anglo-Norman settlements; recent historic religious and literary associations.”*

A copy of the registry entry is included in Appendix A.

#### **3.2.1 Legislation & Policies**

The legislation for these landscapes is as described for the Parks & Gardens above and the landscapes are protected through the same planning Policy.

### **3.3 Archaeology**

Archaeological remains are statutorily protected through various pieces of legislation including the *Ancient Monuments and Archaeological Areas Act* (1979) and *The Treasure Act 1996: Code of Practice* (England and Wales), (Department of National Heritage, 1997).

Archaeological remains are also a finite and non-renewable resource, and in many cases, highly fragile and vulnerable to damage and destruction. Appropriate protection and management is therefore essential to ensure that the archaeology survives in good condition and care is taken to see it is not needlessly destroyed. The preservation of this heritage, above and below ground, as evidence of Powys's distinctive past, is of national and international importance.

In some instances, development proposals will affect sites which it is believed may be of archaeological interest but where the extent and importance of that interest is unclear. Archaeological field evaluations will be required in these circumstances to ascertain the significance of the site. Whilst the preservation of archaeological remains in-situ is the preferred solution, it is acknowledged that it will not be feasible in all cases.

The Clywd Powys Archaeological Trust provides the Council with archaeological services and advice.

### **3.3.1 Legislation & Policies**

Welsh Office Circular 60/96 - Planning and the Historic Environment: Archaeology - provides advice on the handling of archaeological matters within the planning system. It supplements guidance at paragraphs 134-140 in Planning Guidance (Wales): Planning Policy 1996.

The relevant policy in the Council's Unitary Development Plan is:

#### **POLICY ENV 18 - DEVELOPMENT PROPOSALS AFFECTING ARCHAEOLOGICAL SITES**

1. WHERE IT APPEARS THAT A PROPOSED DEVELOPMENT MAY AFFECT A SITE POTENTIALLY CONTAINING IMPORTANT ARCHAEOLOGICAL REMAINS, THE APPLICANT WILL BE REQUESTED TO UNDERTAKE AN ARCHAEOLOGICAL FIELD EVALUATION BEFORE DETERMINING ANY PLANNING APPLICATION.
2. IN INSTANCES WHERE ARCHAEOLOGICAL REMAINS OF IMPORTANCE ARE REVEALED ON DEVELOPMENT SITES, THEIR PRESERVATION IN-SITU SHOULD BE CARRIED OUT WHEREVER POSSIBLE.
3. WHERE PRESERVATION IN-SITU IS NOT POSSIBLE BUT THE COUNCIL IS CONVINCED THAT THE MERITS OF THE PROPOSAL MEAN THAT DEVELOPMENT SHOULD PROCEED, THEY WILL IMPOSE CONDITIONS ON ANY PLANNING CONSENT OR SEEK PLANNING OBLIGATIONS TO FACILITATE ARCHAEOLOGICAL MITIGATION THROUGH SUCH MEANS AS A SITE EXCAVATION, SURVEY OR A WATCHING BRIEF DURING THE DEVELOPMENT AND THE OBSERVATION AND/OR RECORDING OF REMAINS OF ARCHAEOLOGICAL INTEREST.

### **3.4 Ecology**

#### **3.4.1 Legislation & Policies**

The Wildlife & Countryside Act 1981 (WCA) provides protection for all bats and their roosts in England, Scotland and Wales. They are also protected through the 1992 European Union's Council Directive on The Conservation of Natural Habitats of Wild Fauna and Flora (better known as the Habitats Directive).

All UK bats and their roosts are protected by law. It is a criminal offence to:

1. Deliberately capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost

Licences to permit illegal activities relating to bats and their roost sites can be issued for specific purposes and by specific licensing authorities. Work affecting bats or roosts carried out without a licence is illegal.

There are several relevant policies in the Council's Unitary Development Plan, with the principle Policies being:

**POLICY ENV3 - SAFEGUARDING BIODIVERSITY AND NATURAL HABITATS**

THE NEED TO MAINTAIN BIODIVERSITY AND THE NATURE CONSERVATION AND AMENITY VALUE OF HABITATS AND FEATURES THAT ARE OF IMPORTANCE FOR WILD FLORA AND FAUNA IS RECOGNISED. WHEREVER POSSIBLE, THOSE INTERESTS WILL BE PROTECTED AGAINST ADVERSE FORMS OF DEVELOPMENT AND THEY WILL BE MAINTAINED WITHIN DEVELOPMENT PROPOSALS.

**POLICY ENV7 - PROTECTED SPECIES**

1. DEVELOPMENTS WHICH CONTRAVENE THE PROTECTION AFFORDED TO EUROPEAN PROTECTED SPECIES WILL ONLY BE PERMITTED WHERE THEY ARE NECESSARY IN THE INTERESTS OF PUBLIC HEALTH OR SAFETY, OR FOR OTHER IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST, INCLUDING THOSE OF A SOCIAL OR ECONOMIC NATURE AND BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE FOR THE ENVIRONMENT. EVIDENCE WILL BE REQUIRED TO INDICATE THAT A DEVELOPER HAS CONSIDERED ALTERNATIVE SITES FOR THE DEVELOPMENT BUT THAT THESE HAVE NOT PROVED SUITABLE.

## 4 Assessment of Significance

### 4.1 Criteria

In order to establish conservation management aims and policies for the Bronllys Hospital Site and to aid the Enquiry by Design process, it is first necessary to establish the significance and value of the site, and where possible, of individual elements.

Significance is measured and quantified in a variety of ways, most often through a system of grading (e.g. Listed Buildings, Register of Parks & Gardens) and frequently in Conservation Plans / Statements through a grading system A to E, 1 to 5 or internally significant to intrusive. While seeing the merits of such an approach, these grading systems can be potentially misleading for users of such reports and damaging to the heritage assets. Using a system such as these can cause certain elements graded as low or of lesser significance to be regarded as dispensable and in effect marked for removal or unsympathetic alteration. This is equally dangerous where identifying capacity for change. Nevertheless, it is recognized that this Statement has been developed to assist with the regeneration of the Bronllys Hospital Site and some indications regarding levels of significance and capacities for change are useful. A system has been devised to indicate this, as set out in the table below, and where an element is negative or intrusive this is also stated, where it is possible and appropriate this value judgment has been applied.

<b><i>Outstanding</i></b>	Where features contribute to a wider agenda or have a greater relevance than any of the criteria mentioned below.
<b><i>Exceptional</i></b>	For example features of National significance, where they are important at a national level (e.g. Listed Buildings). They should demonstrate specific or unique relevance to Welsh history, culture, architecture, ecology, economics, industrial or social heritage.
<b><i>Considerable</i></b>	For example features of regional relevance and fulfilling several criteria at this level. Demonstrating a value or relevance at a regional or County level. (Powys, Brecon Beacons, South Wales).
<b><i>Reasonable</i></b>	Of more limited or narrow cultural, economic or social significance, demonstrating a lower or more limited relevance, but capable of enhancement. Local significance or value (Bronllys, Talgarth and the immediate area).
<b><i>Negative or Intrusive</i></b>	Features, condition or situation which detracts from or adversely affects the value of the site, its context, setting or a particular feature.



In assessing significance this Statement states in what way an aspect of the site is significant (i.e. the type of significance) and substantiates it with a short explanation. A certain type of significance cannot automatically be regarded as being 'superior' to another. The following types of significance or value have been considered to be appropriate for this site:

- Aesthetic
- Archaeological / historical / evidential
- Associational
- Community / Social / Cultural
- Economic
- Educational / Interpretative
- Environmental / ecological
- Group Value
- Landscape
- Negative / Intrusive

#### *Aesthetic*

This relates to the visual appearance of a building, landscape or feature. It is linked to the character or sense of place and to the overall character and context of the site. It also relates to visual (as opposed to technical) architectural value. It is an important part of group value and adds to the experience of the visitor. It can also relate to vernacular or locally important building traditions, materials or features where they are particularly characteristic or particularly contribute to the overall appearance or character of the site or feature.

#### *Archaeological / historical / evidential*

Archaeological or historical value applies to those features which provide evidence of the past and may need to be interpreted by an archaeologist or historian to reveal their full potential. The physical remains may have relevance to our understanding of the past and man's influence on the site and landscape. This value may also be applied to those features which are important in the course of history, such as an event or innovation or simply demonstrative of a particular historical theme.

#### *Associational*

When a feature or site can be directly related to events, culture, traditions, beliefs, people or artistic / literary works etc which are of value or interest at a certain level, e.g. locally, regionally, nationally.

#### *Community / Social / Cultural*

Elements of the site which are of value or play a considerable part in making the site of value to the community (local, regional, national or beyond) for a variety of reasons, currently or historically. Refers to the social and cultural value that a community (local, regional or national) places on the site or feature. Can indicate the contribution that the site / feature makes or made to, or how it is evidential of, the social and cultural life of a community or local, regional, national or wider social and cultural history, change and development.

*Economic*

Relating to the economic impact or benefits that have, are or may be generated by the site.

*Educational / Interpretative*

Any part of the site could be important as an interpretative or educational resource relating to aspects of the site and its wider historical relevance. Education in its widest sense incorporates not only schools but also Life Long Learning, adult education, intellectual access, increasing understanding etc. Much of this type of significance relates to evidential value but it can also relate to research potential and the potential value of the feature or site in relation to other studies or reports.

*Environmental / ecological*

Including the geological, natural and ecological values of the site at various levels. This may be assessed by established methods of designation or through more esoteric assessment criteria, such as 'attractiveness?'. Aspects of landscape and setting can be included in this type of value.

*Group Value*

All the criteria mentioned here can contribute to the overall group value of a site. In addition a particular feature or area or type of characteristic can add considerably to the group value of the site. A feature could also be part of a smaller and distinct group within the site, or even a group of characteristics or features outside the site. Group value could be considered to incorporate all the other criteria for significance mentioned here.

*Landscape*

Where features of the site contributes to the character or understanding of the immediate or wider landscape. This also applies to features which provide evidential value of existing or earlier landscapes or landscape features or characteristics. Demonstrative of a particular landscape feature or type. Contribution to valuable multi-period landscapes.

*Negative / Intrusive*

Where a feature or part of the site is identified as negative or intrusive this indicates that there is potential for enhancement of the site and heritage asset and therefore the overall significance of the site. Negative or intrusive features could have this value because of condition or management issues and may not relate to the potential underlying value of a feature. Where possible and desirable the reason for a feature being assessed as negative or intrusive has been provided.

## 4.2 Overall Statement of Significance

Bronllys Hospital is a potentially unique example of an architect designed Edwardian Tuberculosis Hospital surviving with examples of all of its component parts, superimposed on an earlier eighteenth and nineteenth century estate landscape and set within and contributing to an outstanding multi-period wider landscape setting.

***Outstanding Group Value.***

- *Aesthetic* – EXCEPTIONAL. The site plays an important part within the multi-period Middle Wye Valley landscape, adding a 20<sup>th</sup> century social and medical history dimension not provided by any other site within the designated area. It is located in a stunning location with views out of and into the site being of particular importance. Much of the estate parklands survive almost untouched by later development providing a rural idyllic setting for the hospital site. The design of the hospital appears to be unique. As an architectural example of the architects' work it is an interesting comparison with their other and more famous sites. It also has a role to play within the Arts & Crafts and Modernist movements.
- *Archaeological / historical / evidential* – EXCEPTIONAL. The evidential value of the site as a designed TB hospital is important on a national basis and possibly on a global scale. The physical evidence which survives deserves greater investigation to establish exactly how much survives and where changes have taken place, why and what these can tell us about the history of 20<sup>th</sup> century medicine and health provision. As more of these sites are altered, converted or lost the significance of the remaining sites increases. The overlying layers of landscape provide evidence of historic and social changes and there is potential for below ground archaeology. The earlier landscape elements require further investigation to fully establish their significance. The photographic, documentary and oral history evidence which survives are important social history resources, providing evidence of the economic, social and cultural state of the nation at this time, how they lived and dealt with serious health care issues. The areas of the study of social history to which the site could contribute are too many to list here but range from leisure pursuits to fashion and technology.
- *Associational* – EXCEPTIONAL. The association with the Royal family and the National Memorial Associations' aims give this site its associational value. Regionally and nationally significant people personally contributed to the development of the site. As one of a group of TB hospitals designed and built at around this period, not just in Wales but also in the UK, comparative study may reveal further associational significance.
- *Community / Social / Cultural* – CONSIDERABLE. The patients came to this Sanatorium came from all over South Wales and their memories of the site make remarkable reading. It was clearly an important and well loved hospital providing

an essential service for the people of South Wales. It plays an important role in the social history of health care and treatment of Tuberculosis. Today the site continues to provide an important health care role and the site is highly valued by the local community of Bronllys / Talgarth for many reasons. As an example of the architect's work it is an interesting comparison with their more famous sites. The significance of the photographic, documentary and oral history evidence has been mentioned above but also contribute to the sites' community, social and cultural value as a potential archival resource.

- *Economic – REASONABLE.* With the potential to become **CONSIDERABLE**. The site provided and still provides jobs and services to a range of local people and trades. The loss of the Talgarth hospital was felt very hard locally and the economic value locally of Bronllys should not be lightly dismissed. There are opportunities here to provide much greater economic impact, through careful and sustainable heritage led regeneration. Historically, patients learnt new skills and produced items and products on site for use and for sale. Historically, the site was virtually self sustaining in certain aspects and today it is still following this precedent by producing its own electricity.
- *Educational / Interpretative – EXCEPTIONAL.* Linking with the evidential value above it is clear that this site has a huge potential for providing hands on evidence of major historical events and social aspects of various parts of the last three centuries. The photographic, documentary and oral history evidence supports this function. There are opportunities for local, regional and even national interpretative projects to exploit this potential.
- *Environmental / ecological – EXCEPTIONAL.* The presence of protected species on site gives this site its value. This aspect of the significance of the site needs further investigation but it is clearly a part which cannot be ignored in considering regeneration of the site. Aspects of the landscape value mentioned above also contribute here.
- *Group Value – OUTSTANDING.* The survival of examples of all the component parts of the hospital site give this site a potentially unique significance on a greater than national level. Combined with the 'layers' of history seen in the landscape, this group value is increased and given greater depth. As a designed hospital site with strong overall themes in terms of functionality, scale, materials, layout and detailing it gains group value architecturally. As part of the international Arts & Crafts and Modernist movement architectural resource, it again gains further group value. This is a classic case of where the value of the site as whole is greater than the sum of its parts. Taken individually few of the features and buildings have more than a 'reasonable' level of significance (apart from the listed buildings). However as a group they gain considerably in value as being able to demonstrate and contribute to our understanding of substantial elements of our social and cultural history, with a far wider aspect than Bronllys,

Powys, South Wales or even nationally. The site has a coherent sense of place and a definite character which is enriched by the underlying landscape.

- *Landscape* – EXCEPTIONAL. The inclusion of this site within the designated landscape of the Middle Wye Valley and the Register of Parks & Gardens shows that it is considered to be at least of national significance. As it is unique within the Middle Wye Valley and adds a layer of cultural and social history not provided for elsewhere it can be considered that its significance is exceptional.
- *Negative / Intrusive*. There are elements of the site which can be considered to be negative or intrusive. This includes the uncertainty for the future of the site. Without a use for the site, the buildings and structures and landscape will be unmanaged and without regular maintenance they will quickly deteriorate and lose their significance and value. In addition an empty site can encourage anti-social behaviour and with that bring additional problems for the local area and further deterioration and loss of fabric. In the short term this uncertainty also means that elements of the site are not perhaps being as well maintained as they might have been. The service provision on site has necessitated the construction of some relatively unsympathetic structures and the siting of ‘temporary’ structures in inappropriate locations. Fortunately these aspects are reversible and whilst they currently affect the aesthetic and landscape value of the site, this effect can be reversed. Unsympathetic alterations have also been made to many of the structures on site including the mansion house and the wards and main hospital block. While these do not negate the overall value of the site they do affect the individual elements and the overall value of the site could be improved by careful and considerate changes. A lack of full understanding of the earlier eighteenth and nineteenth century landscapes and features leaves them vulnerable to inappropriate change. It is vital that this aspect of the historic environment is fully understood before any plans for changes or development are resolved.

### **4.3 Significance of Key Elements**

#### **4.3.1 Built Structures**

##### *Farm, Medical Director’s House (Pontywal House) and West Lodge*

Beyond the scope of this study, however, any proposals for these buildings could impact on the group value of the site and the value of the landscape.

##### *Mansion House*

The value of this structure has been severely impacted by the unsympathetic extensions and loss of the wing. In addition its setting has been compromised due to lack of maintenance of the gardens. As the first part of the hospital used for treatment of patients, it has some historic value, further investigation of its fabric may yield further evidential or archaeological value. Its location as the site of the former estate mansion and its presence as an iconic structure ‘overlooking’ the site are important. Its architecture is



pleasant but not outstanding. It could be argued it has some economic and social value as a place of work but its group value is compromised by its different style of architecture and loss of its setting. Its association with the former nineteenth century estate landscape and gardens is of interest. The presence of bats gives it ecological value, which needs to be investigated to establish the nature of the roost / presence. Negative elements such as its setting and loss of garden features could be greatly improved through management of the landscape and gardens and further research.

- |   |  |
|---|--|
| • Aesthetic - REASONABLE                                | • Economic- REASONABLE                     |
| • Archaeological / historical / evidential - REASONABLE | • Educational / Interpretative- REASONABLE |
| • Associational - REASONABLE                            | • Environmental / ecological - EXCEPTIONAL |
| • Community / Social / cultural - REASONABLE            | • Group Value - REASONABLE                 |
|   | • Negative / Intrusive - ALTERATION        |

#### *Chapel, Basil Webb Recreation Hall and original hospital buildings*

The Listed Buildings have been recognized as being of national significance. The other original hospital buildings: main hospital wards, spinal corridor, nurses' home, courtyard building, the two early bungalows, the library / shop, doctor's garage / mortuary, ambulance station, school, lodges, post box and carpenter's shop are inextricably linked with the ownership and function of the hospital site as a whole. As a group it provides a physical link to gaining an understanding of how the early hospital functioned and its philosophy for caring for its patients. It is a remarkable example of social and medical history, giving later generations an insight to how a national threat was approached. Some of the associated original hospital buildings have been altered and extended, some successfully but others less so. Some of the buildings are empty and not being maintained, this will accelerate their decay. Some of the setting and context has been compromised by the location of new structures or 'temporary' buildings. There is not space in this study to consider each of the buildings individually, this can be done at a later date if required. Therefore the assessment of significance applies to the buildings as a group and in many ways reflects that of the site as a whole but without the contribution of the landscape and other features.

- |  |   |
|--|---|
| • Aesthetic - EXCEPTIONAL                                | • Economic - REASONABLE                                   |
| • Archaeological / historical / evidential - EXCEPTIONAL | • Educational / Interpretative - EXCEPTIONAL              |
| • Associational - EXCEPTIONAL                            | • Group Value - EXCEPTIONAL                               |
| • Community / Social / cultural - CONSIDERABLE           | • Negative / Intrusive – ALTERATION, SETTING, LACK OF USE |

#### *Later hospital and ancillary buildings in PLHB ownership and included within the site*

These building such as the stores behind the Carpenter's shop, the garages, the block to the east of the original bungalows, the porta-cabins etc, while being of practical use while the site is operating, are of little architectural or historic interest and do not contribute to the overall heritage significance of the site.

#### 4.3.2 Archaeology

According to the Clywd Powys Archaeological trust the medieval field systems surrounding the village of Bronllys are particularly extensive and should be recorded by aerial survey. As has been indicated above the archaeological potential of the site and surrounding area is substantial. The above ground features of the landscape and garden could be classed as archaeological evidence and what are buildings but standing archaeology. Archaeological recording of the site would be an interesting and potentially illuminating undertaking. The potential for involving the local community with archaeological projects is good. As with any below ground features it is impossible to assess their significance prior to their uncovering and destruction. The following is therefore a guide:

- Archaeological / historical / evidential - EXCEPTIONAL
- Community / Social / Cultural - REASONABLE
- Educational / Interpretative – EXCEPTIONAL (Potential)
- Group Value - EXCEPTIONAL
- Landscape - EXCEPTIONAL

#### 4.3.3 Landscape Features, Gardens and Ecology

The park and garden have particularly important evidential value.

The development of the hospital left a significant area of the earlier parkland substantially intact, together with the setting of the late nineteenth century house, overlooking the park. The hospital development was accommodated in the northern part of the park, leaving much of the garden area associated with Pont-y-Wal to the north and the southern part of the park remarkably unaffected by twentieth century development. Thus the walled kitchen garden enclosure has survived, as well as elements of a formal terraced garden associated with the house. The house was designed to look out over open parkland to the south, the original layout of the park remaining substantially unchanged.

The landscaping associated with the development of the hospital in the 1920s and 30s is an important aspect of the design and intended functioning of the hospital, in which encouragement to exercise and fresh-air was important. Also the landscaping specifically complements the two listed buildings both functionally (for example the bowling green), and aesthetically (for example the arts and crafts character of the formal garden).

The layers of estate and garden significantly add to the overall value of the site. They provide evidence of social and historic changes not only in this region of Wales but are also indicative of national changes, trends and desires. The individual features such as ponds, woodlands and terraces etc are of interest in their own right but as a thorough survey and assessment has not been completed for these they will be included in an overall assessment. It is easy to recognize the aesthetic qualities of the park and garden and their potential for archaeological and historical evidence while unknown is likely to be significant. The association with the locally and regionally important people who commissioned them gives them some value as does the potential for demonstrating features of a traditional 'Romantic' landscape and Victorian formal gardens in a wider historical context. The community value is limited at present but could be enhanced, as could the potential for educational or interpretative opportunities. If bats are present in the house it is likely they use the grounds as foraging areas and it is possible the grounds could support other important species. The significance of the landscape layers has been impacted by the previous and existing management regimes which appear to basically tend the site while not undertaking any positive management solutions. Intrusive elements therefore include the overgrown vegetation on the ha-ha which is probably damaging the structure and restricts views from the Mansion. The eastern pond system could be brought back into use and could provide a valuable habitat while a woodland management scheme would ensure that essential new planting is undertaken in an appropriate manner. The kitchen garden could be much improved by the removal of the porta-cabins and management of the vegetation together with some conservation or restoration of its structures.

Until a full survey has been completed all assessments are PROVISIONAL.

- Aesthetic - CONSIDERABLE
- Archaeological / historical / evidential - EXCEPTIONAL
- Associational - CONSIDERABLE
- Community / Social / Cultural - REASONABLE
- Educational / Interpretative – CONSIDERABLE (potential)
- Environmental / ecological – EXCEPTIONAL (potential)
- Group Value - EXCEPTIONAL
- Landscape - EXCEPTIONAL
- Negative / Intrusive – LACK OF MANAGEMENT PLAN, LOST FEATURES

## **5 Risks, Issues and Capacity for Change**

### **5.1 General**

- *Lack of resources for maintenance and repair*
- *Inappropriate development, reconstruction or alteration*
- *Intellectual access*
- *Lack of recording*
- *Lack of understanding*
- *Cumulative loss - Loss of group value*
- *Vision for the future?*
- *Lack of archive / future for collections*
- *Contaminated land?*
- *Planning constraints*
- *Loss of 'on site knowledge'*

### **5.2 Built Structures**

- *Insensitive repair and alteration*
- *Natural erosion*
- *Lack of understanding – inadvertent damage*
- *Cumulative loss*
- *Inappropriate re-use*
- *Loss of or compromised context and setting*
- *Statutory protection*

### **5.3 Archaeology**

- *Lack of understanding – inadvertent damage*
- *Lack of recording*
- *Loss of earlier deposits*
- *Insensitive development*
- *Statutory protection*

### **5.4 Landscape Features, Gardens and Ecology**

- *Inappropriate landscaping or habitat creation*
- *Loss of or compromised context and setting*
- *Natural erosion*
- *Lack of understanding – inadvertent damage*
- *Insensitive restoration*
- *Cumulative loss*
- *Non-statutory protection*

### **5.5 Management and Local Involvement**

- *Inappropriate re-use*

- *Loss of community support / alienation*
- *Raising awareness and creating 'pride of place'*
- *Anti-social behaviour*
- *Loss of health care provision*
- *Split ownership of site / further split in ownership*
- *Stakeholder support*

## 5.6 Capacity for Change

While not typically included within a Conservation Statement, in this instance, it has been considered helpful and informative for the Enquiry by Design process to include some indication of the capacity a feature could have for change without harming the significance of the feature or the site. Indeed in some instances change could have the potential to increase the significance or value and be desirable. This is a difficult area to supply information in great detail, as each assessment of change would normally be assessed in its own right following a full understanding of the exact change through the planning process. However, some indication of the desirability and possibility of different types of change have been assessed.

### 5.6.1 Overall Site: Assessment of Capacity for Change<sup>1</sup>

TYPE OF CHANGE	COMMENTS
<b>Change of use</b>	Desirable if existing use is not to continue. Should be 'heritage-led'. PP may be required.
<b>'Upgrading' or 'modernisation'</b>	Possible and potentially desirable providing sympathetic materials and techniques are utilized. LBC may be required.
<b>Alteration / extension</b>	Possible and potentially desirable if unsympathetic elements could be removed. Each case assessed on its own merits. Difficult to see how alteration or extension of the entire site could be achieved without harming the significance of the site. LBC & PP may be required.
<b>New build / development</b>	Possible on a small scale and if done sensitively. Need to assess impact of proposals on overall significance of site. PP may be required.
<b>Demolition</b>	Possible and potentially desirable if unsympathetic elements could be removed. Desirable to retain elements of heritage significance. LBC may be required.

<sup>1</sup> PP: Planning Permission. LBC: Listed Building Consent



## 5.6.2 Built Structures

### *Farm, Medical Director's House (Pontywal House) and West Lodge*

Beyond the scope of this study, however, any proposals for these buildings could need to be assessed for impact on the setting and landscape.

### *Mansion House*

TYPE OF CHANGE	COMMENTS
<b>Change of use</b>	Desirable if existing use is not to continue. PP may be required.
<b>'Upgrading' or 'modernisation'</b>	Possible and potentially desirable providing sympathetic materials and techniques are utilized.
<b>Alteration / extension</b>	PP may be required. Possible and potentially desirable if unsympathetic elements could be removed. Each case assessed on its own merits.
<b>New build / development</b>	Possible if done in sympathy with the overall site. Need to assess impact of proposals on landscape, setting of buildings and overall site. PP may be required.
<b>Demolition</b>	Possible and potentially desirable if unsympathetic elements could be removed. Full demolition possible but desirable to retain an iconic building in this location.

### *Chapel, Basil Webb Recreation Hall and other original TB hospital buildings (as described above in 4.3.1)*

TYPE OF CHANGE	COMMENTS
<b>Change of use</b>	Desirable if existing use is not to continue and desirable for structures not in use. PP may be required.
<b>'Upgrading' or 'modernisation'</b>	Possible and potentially desirable providing sympathetic materials and techniques are utilized. LBC may be required.
<b>Alteration / extension</b>	Would need to be assessed in each individual case against the character and special interest of each structure. LBC & PP may be required. Possible and potentially desirable if unsympathetic elements could be removed. Each case assessed on its own merits.
<b>New build / development</b>	Possible on a small scale and if done sensitively. Need to assess impact of proposals on landscape, setting of buildings and significance of overall site. PP may be required.
<b>Demolition</b>	Possible and potentially desirable for unsympathetic extensions etc. Desirable to retain structures of heritage significance. LBC required.

*Later hospital and ancillary buildings in PLHB ownership and included within the site*

TYPE OF CHANGE	COMMENTS
<b>Change of use</b>	PP may be required.
<b>‘Upgrading’ or ‘modernisation’</b>	Possible and potentially desirable. PP may be required.
<b>Alteration / extension</b>	PP may be required. Each case assessed on its own merits.
<b>New build / development</b>	Possible on a small scale and if done sensitively. Need to assess impact of proposals on landscape, setting of buildings and significance of overall site. PP may be required.
<b>Demolition</b>	Possible and potentially desirable for unsympathetic buildings.

### 5.6.3 Archaeology

Not relevant. The archaeological resource is unique, once destroyed it can never be recovered.

### 5.6.4 Landscape Features, Gardens and Ecology

TYPE OF CHANGE	COMMENTS
<b>Change of use</b>	Possible and potentially desirable to increase public and intellectual access. Possible impact on ecology, landscape etc
<b>‘Upgrading’ or ‘modernisation’</b>	Possible and potentially desirable to increase public and intellectual access. Improved management desirable. Use of appropriate materials and mitigation techniques. Coordinated management plan.
<b>Alteration / extension</b>	Difficult to see how this could be achieved without harming the significance of the estate. Careful mitigation of impacts.
<b>New build / development</b>	Possible on a small scale and if done sensitively. Need to assess impact of proposals on landscape, setting of buildings and significance of overall site. PP may be required.
<b>Demolition</b>	Possible and potentially desirable for unsympathetic buildings / structures in the landscape. Any elements that positively contribute to the gardens, landscape or habitat should be retained.

### 5.6.5 Management and Local Involvement

Given the significance of the group value of the site and the part which each elements plays in this it is desirable that the single ownership of as much of the site as possible is retained. This should also allow for the development of a coordinated management plan for the landscape and grounds and heritage-led regeneration of the built environment.

It is desirable to retain and increase local involvement and support. This is essential if any new use is to be successful and sustainable. It would be desirable to retain an element of health care provision if possible and to provide opportunities for employment and potentially other local services.

## **6 Conservation Management Aims & Policies**

### **6.1 Aims and Objectives:**

- To maintain and enhance the architectural, historical, cultural, social, economic, ecological and environmental significance of the site
- To obtain as full an understanding of the resource as possible in order to be able to decide on an appropriate course of action
- To limit the degree of intervention to the historic resource to the minimum necessary to produce the desired effect and to use non-reversible change only as last resort
- To improve intellectual access to the site and its history without diminishing its significance
- To maintain a site which is an important component of a wider multi-period landscape
- To provide a site that enhances the economy and well-being of the local and wider community
- To provide a 21<sup>st</sup> century 'layer' that preserves and enhances the previous historic layers of the site

### **6.2 Policies**

POLICY 01: To use this Conservation Statement to guide the Enquiry by Design process.

POLICY 02: Adopt a heritage-led regeneration approach to the site to ensure that the significance and values of the site are retained and enhanced where possible.

POLICY 03: Current and future owners to adopt this Conservation Statement, carry out additional research where necessary and update it as required.

POLICY 04: Current and future owners to develop an Interpretation, Education, Access and Outreach strategies.

POLICY 05: Carry out a regular programme of inspection, maintenance and repair and develop sensitive and appropriate management plans

POLICY 06: All repair, alteration and development will be sensitive to the authenticity, historic fabric, special interest and character of the buildings, structures, site and locality.

POLICY 07: Find an appropriate and sustainable use for the site in the long term. New uses will be encouraged only where they respect the significance and special interest of the site.

POLICY 08: Carry out further survey work regarding ecological issues and in plotting surviving man-made features of the historic landscape park and garden

POLICY 09: Intrusive works to landscape and garden elements including woodland will not be undertaken until sufficient survey work has been carried out.

POLICY 10: All necessary consents, permissions and licences will be obtained prior to carrying out of any works. (Every care will be taken throughout the site to ensure that no bats are disturbed without first obtaining a licence.)

POLICY 11: To continue to utilize the skills of heritage, landscape and ecological specialists and professionals to help guide proposals for the site

POLICY 12: To continue to consult with and involve the local and wider community with regeneration proposals for the site.

POLICY 13: To ensure that all artefacts, documents and other objects related to the history of the site are given due consideration for their future storage, cataloging and access.

## **7 Implementation and Review**

In accordance with the Policies above this document should be used to inform and guide the Enquiry by Design process.

It would be beneficial to develop this document to include further analysis and understanding of the historic park, garden and landscape. This study could be developed into a full Conservation Management Plan which would be of considerable use in the development process. A document such as this should be a 'living' document and it is recommended that this study is reviewed at least every five years and certainly prior to and after any development works.

### **7.1 Further Research**

Part of a Conservation Statement should identify where gaps in knowledge or understanding exist and suggest where areas of further research are necessary. In order to fully understand the historic asset it is recommended that the following are undertaken. It should be noted that this is not an exhaustive list and further areas of research may become apparent as work progresses.

- Condition assessment
- Landscape analysis and understanding of significance
- Further survey work needs to be carried out on ecological issues and in plotting surviving man-made features of the historic landscape park and garden
- Further research regarding the earlier eighteenth century estate
- Further research regarding the nineteenth century Pont-y-Wal estate
- It should be investigated where this work could fit into current research agendas
- Further research regarding comparative sites
- Recording of the asset



## **8 Appendix A: Statutory & Non-Statutory Designations**

### ***8.1 Listed Building Descriptions***

#### **8.1.1 The Chapel**

Chapel at Bronllys Hospital

Street Name and Number: A438,

Listed Building Reference: 7494

Grade: II

Date Listed: 21/06/1988

Date Amended: 15/12/1995

Co-ordinates: 313588,234987

Locality: Bronllys

Community: Bronllys

Council: Powys

National Park: No

#### **Location**

Situated in open ground to the west of Bronllys; the chapel lies to the south of the widely spaced pavilions making up the former tuberculosis sanatorium.

#### **History**

Originally planned as the King Edward VII Welsh National Memorial Sanatorium, the hospital, for 256 adults and 48 boys, was designed by Edwin T Hall and Stanley Hall, specialist hospital architects of London, and built in 1920, the chapel was erected with a gift of £5000 from Sir David R. Llewellyn Bt and H.Seymour Berry (later Lord Buckland of Bwlch) and dedicated in July 1920. Arts and Crafts style with Modern Movement influences.

#### **Interior**

Open roof formed of trusses to each bay and across the three sides of the crossing, the laminated timber trusses consisting of principal rafters, scissor rafters, collars and struts to the upper purlin, mostly doubled and forming an attractive network effect. Pulpit part-octagonal and symmetrical with reading desk, both accessed from sanctuary steps. Round arch opening to sanctuary. Parquet floor.

#### **Exterior**

Exterior: Rendered and painted with Westmorland slate roof. The building is of cruciform plan with 2 bay nave, short raised chancel with square apse raised on a plinth and lower roof. Transepts, the S containing the organ chamber, with vestry and heating chamber below. W door is studded, with square lights, under a stone arch, the tympanum filled with herringbone masonry. Slightly battered buttresses with stone corbel heads form bays containing the triple light windows, iron frames, margin leaded, with sills of 3 courses of slate. North transept and E window are stepped triple lights with round stone arches. Boarded and studded doors also to E side of N transept. Tapered bell tower with a small pyramidal roof, the bell opening in the form of vertical slots. Oculus in the S

transept gable.

#### Reason for Listing

Included as an impressive and well detailed building in a contemporary style for its period.

#### References

The Builder: 12th June 1914 20th April 1923 (obituary of architect). p.635 21st June 1940 (Obituary), p.735; Haslam, R. 'Buildings of Wales' Powys. (1979), 303; Brief History of South Wales Sanatorium (unpublished).

### 8.1.2 The Basil Webb Hall

Basil Webb Hall, at Bronllys Hospital

Street Name and Number: A438,

Listed Building Reference: 16605

Grade: II

Date Listed: 15/12/1995

Date Amended: 15/12/1995

Co-ordinates: 313768,235136

Locality: Bronllys

Community: Bronllys

Council: Powys

National Park: No

#### Location

Situated on the campus of the King Edward VII Welsh National Tuberculosis Hospital, to the E of the main hospital buildings.

#### History

The building is a recreation hall, given as a memorial for Tom Henry Basil Webb, 1914-1918, by Lieut/Col Sir Henry Webb, Bt. of Llwynarth, Monmouthshire. The cost was £5,000. The sanatorium was opened on July 17th 1920 by King George V and Queen Mary. The hall is now the Finance Department of the Hospital.

#### Interior

Now converted to offices.

#### Exterior

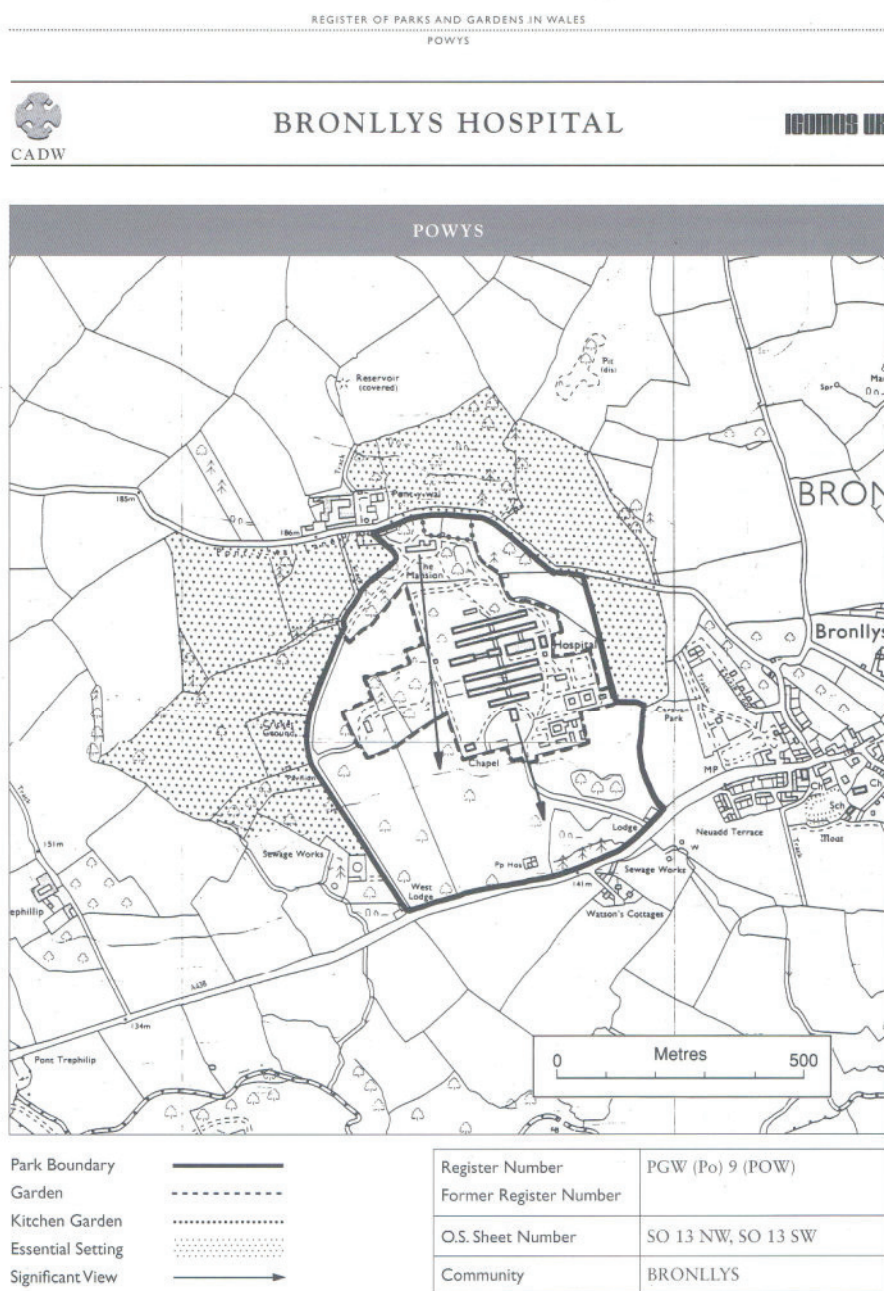
Pebbledashed brickwork with a sprocketed slate roof. One storey, 8 bays divided by deep buttresses. Main doors in projecting bay on N side. Glazed door in 1st and 7th bays on S side. Multi-paned windows. On the 6th bay, a 5-sided bay with a hipped roof, and a dormer with deep eaves over the 2nd bay. The eaves return for 1 bay over the buttresses at the end, with gable windows extending up to collar level in the main roof. The gable is slate hung.

## Reason for Listing

Included as a well designed and well preserved building typical of the type of light and airy buildings required for the treatment of tuberculosis in sanatoria. Of group value with the Chapel of Bronllys Hospital.

## References

### 8.2 Entry from the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales.





# SUMMARY

Ref number	PGW (Po) 9 (POW)
OS Map	161
Grid ref	SO 135354
Former county	Powys
District	Brecknock
Unitary authority	Powys
Community Council	Bronllys
Designations	Listed Building: Chapel Grade II, Basil Webb Hall Grade II.
Site Evaluation	Grade II
Primary reasons for grading	Purpose-built tuberculosis hospital, with associated landscaping, set within earlier eighteenth- and nineteenth-century parkland.
Type of Site	Early twentieth-century hospital set in eighteenth-/nineteenth-century grounds.
Main phases of construction	Park and mansion from at least late nineteenth century. Hospital 1913–20.

## Site description

The original house at Bronllys Hospital, Pont-y-Wal, is a three gabled, two-storeyed late nineteenth-century house, built of local stone. The house is situated on the brow of a gentle hill and faces south, looking over sloping parkland with extensive views of the Brecon Beacons. A 3m high, walled service court lies to rear west of house. The stable block lies to the north of the site boundary, Pont-y-Wal Lane, in the vicinity of Pont-y-Wal farm. This house replaced an earlier house built on the same site by Howel Harris in 1759 which was recorded on the Ordnance Survey map of 1809–36. By 1910 the estate was owned by the Powell family and it is believed that they sold the estate in 1913 when it was bought by the Crown Estates as a hospital site. The house is enclosed to the west and east by woodland. It is now the offices of the Dyfed/Powys Health Authority.

The hospital is arranged on a widely spaced pavilion-system plan. It was built by Edwin T. Hall and Stanley Hall in c. 1913–20, on open land descending to the south. Built as a TB sanatorium, many of the south-facing sides of the wards open on to verandas. A central corridor, running north–south, links the wards. The central western pavilion is notable in being built on a butterfly plan. The hospital remains in general use but is no longer a sanatorium.

A sophisticated Arts and Crafts chapel with modernist influences lies in its own grounds some 50m south-west of the main hospital. It was built in c. 1920, following a £3,000 gift from Sir David R. Llewellyn and H. Seymour Berry (Lord Buckland of Bwlch) and was dedicated in July 1920. It is not in use at present.

The Basil Webb Hall was a recreation hall, a memorial to Tom Henry Basil Webb, funded by Lieutenant Colonel Sir Henry Webb at a cost of £5,000. It was opened by King George V and Queen Mary on 17 July 1920. A similarly styled building to the chapel, with a slate hung gable, it lies 50m to the east of the main hospital. A croquet/bowls lawn lies immediately adjacent to and above it on the east. This building is now the Finance Department of the Powys Health Trust.

The park at Bronllys descends south across rolling parkland to the southern boundary, the A438. On the 1888 Ordnance

Survey map the park was recorded as being semicircular in shape and of approximately 200 acres (81 ha). Woodland plantations surrounded the house to the west, enclosing the drive, and to the east. A lake lay in the south-west corner. Within the parkland, to the south of the house, a square plantation lay centre-west. The drive reached the site from the south-west, a lodge lying at the junction of drive and road. Near the house unidentified buildings lay on the edge of the park, south of a plantation which enclosed the drive. The appearance of the park in 1888 suggests an early nineteenth-century landscape which could be the remains of a park planted around the first recorded house of 1759. Indeed the 1809 25 in. Ordnance Survey map appears to record the plantations around the lake in the south-east corner of the estate. Certain mature trees still on site, with respect of their size, girth and condition, could be about 200 years old which may make them the relic planting of this first park.

A tithe map of 1809 also recorded a 'Gardener's Meadow' within the park along the eastern boundary of the site, but the full implication of this description is unknown.

The rebuilding of the house in the late nineteenth century seems to have had more of an influence on the gardens than on the parkland. The addition of larch and other conifers in the belt plantations and as features around the site (the group of three larch south-east of the Estate Office) could be late nineteenth-century additions but the 1903 Ordnance Survey map records no major changes since 1888. A photograph, dating from about 1910, records a stone ha-ha, which appears to have been entirely lost, separating the park from the garden along the line of the southern most garden terrace.

Major changes to the park came with the building of the hospital following the sale of the estate in 1913. The centre parkland was lost to development, the lake filled in and the new east drive established, changing the orientation of the estate. Small orchard areas were established to the north of the hospital and east of the new Estate Office. Before 1913 a cricket pitch had already been established in the western area of the park, to the west of the drive.

Since 1920 little new woodland planting seems to have taken place and the woodlands, and isolated trees seem to look after themselves. Natural regeneration, windblow, fallen limbs and lying dead wood were all noted in and around the woodland areas on site during the course of the survey.

The pleasure grounds and gardens at Bronllys are composed of a series of historic overlays. No obvious evidence remains of any eighteenth century pleasure grounds unless the woodlands immediately to the west and east of the house are included. An unidentified feature, possibly a pond, also lay to the east of the house. This is recorded on both the 1888 and 1904 Ordnance Survey maps but could be earlier.

In front of the Victorian house there is a level, asphalt terrace/carriage turn, approximately 8m wide. This is bordered on the south by at least two, steep ornamental grass terraces which descend the hill side. There is no evidence of flower beds or planting on the terraces apart from a group of mature rhododendrons, which may cover a third terrace below. While the 1888 Ordnance Survey map does record a slope in this area it is not until the 1904 Ordnance Survey map that the actual form of the terraces is recorded. The date of their construction is unknown but it seems that they were certainly remodelled, if not created, after 1888.

The 1888 Ordnance Survey map records what seems to be a walled kitchen garden in the woodland to the north-east of the



house and an aviary south-west of terraces below the house end of the drive, which had disappeared by 1904. Neither of the early maps record any rides or walks in the woodlands near to the house, or within the park.

On the east side of the house a set of concrete, utilitarian steps descend to the south-east on to a narrow path which descends towards the north side of the hospital. Immediately to the east of this path and bordering a woodland is a mature yew hedge of indefinite age.

The path towards the hospital descends through the northern section of the park in which there are two small orchards of approximately 1/4 acre each (0.1 ha), to the north east and west of the hospital. They appear to date from around 1920. Photographs of this area during construction, from 1920, record cabbages being grown in what would become the orchard site. The north-west orchard is bordered to the north by a 2m wide path, which runs from the east edge of the western wood, to the south-west of the house to intercept the path mentioned above. At a central point along the west-east path is a small raised seating area, with a modern seat, looking south towards the Brecon Beacons. This path appears to be on, or near, the site of the ha-ha. The southerly path, on its immediate approach to the hospital, is bordered on either side by shrubs including lilac and viburnum planted in about 1920.

Photographs in the main north-south hospital corridor record the building of the hospital and suggest that no contemporary 'garden' was created around the site until well after the opening. The level of design in the terraces between the wards is low and there is little indication that it was ever sophisticated. Several terraces are planted with rows of mature shrubs, which from their size suggest that they could date from about 1930. More ornamental planting, low shrub hedges and simple flower beds are found around the ambulance access, centre east, and the main access at the south end of the corridor. Whether these areas date, in design, from 1920/30 is unknown.

The areas south and west of the main hospital, around the hospital service buildings are ornamented with hedges, laurel, *Lonicera nitida*, various conifers, sorbus and prunus trees and some rose beds. There does not appear to be any definite overall design.

The chapel area is defined by a rectangular yew hedge, approximately 1.5m high, in each corner of which is a standard Irish yew. East of the chapel a tennis court is surrounded by a small area of woodland, containing walnut, yew and Lawson cypress, around a small, raised brick seating dais overlooking the court. A formal garden lies centre west of the main hospital where a rectangle of yew hedges, with abandoned narrow, cross paths converge on a rectangular fishpond, containing fish and water lilies, approximately 1.5 x 3m.

A croquet/bowls lawn lies adjacent and above the Basil Webb Hall. This area, a level rectangular lawn of approximately 1/4 acre (0.1 ha), is bordered on all sides by a raised asphalt path, 0.5m wide. A slide has been recently been incorporated into the north-east corner, a small pond into the south-east and a ruined wooden shed stands centre north. However, the area is now abandoned. The date of all the formal features above are unknown but it is believed that they are contemporary with the opening of the Hospital.

The Estate Office is surrounded to the south and east by a fine example of a 1920s garden. French windows on the east of the house lead out on to a narrow 'crazy paving' terrace, which

continues along the east side, connecting with the large, south patio. Below this terrace is a large 8 x 15m sunk lawn, possibly the site of a sunk flower garden. At its eastern extent a wooden wicket gate leads to a fruit orchard of about 1/4 acre (0.1 ha). Several of the fruit trees remain. The south front of the house is ornamented by a large, paved patio which descends on to a level lawn, which slopes to the south. The southern boundary of the garden is a mixed hedge, in the south-east corner of which are three parkland larches. In the south-west corner a mature copper beech overhangs what appears to be an abandoned wild or pool garden of about 2 x 4m. Steps descend on the west side, down into undergrowth, rocks are scattered around. Ferns, small azaleas and Solomon's Seal were recorded.

A walled kitchen garden was recorded to the north-east of the house on both the 1888 and 1904 Ordnance Survey maps. All that survives of this feature is a length of red brick skin along the south face of the northern stone boundary wall. The area is now a staff car-park and store area.

The 1913 Sale Catalogue recorded the kitchen garden as having walls and a greenhouse. The 1888 Ordnance Survey map shows internal cruciform paths within the garden and an enclosed orchard immediately to the east. By 1904 the internal paths/divisions had been lost and the orchard appears to have been depleted.

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1809-36 6 in. Ordnance Survey map: The National Library of Wales.

Postcard of south front of Pont-y-Wal, undated: Royal Commission on Ancient and Historical Monuments in Wales. Photographs of the construction of the hospital c. 1920, displayed at hospital.

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### 8.3 Entry from the Register of Landscapes of Outstanding Historic Interest in Wales

CANOL DYFFRYN GWY  
MIDDLE WYE VALLEY

## CANOL DYFFRYN GWY MIDDLE WYE VALLEY

Y Gelli.  
Hay-on-Wye.



Hawlfraint y Goron: CBHC / Crown Copyright: RCAHWW.

#### Disgrifiad o'r tirwedd

Mae'r tirwedd hwn sydd mor nodweddiadol o Bowys yn gorwedd i'r de orllewin o'r Gelli yng nghysgod y Mynyddoedd Du, ac mae'n rhedeg o Hay Bluff yn y pen gogleddol i Fynydd Troed yn y de. Mae'r tirwedd hwn yn cynnwys gorlifdir a llethrau serth ymyl dyffryn yr Afon Gwy, a'r llwyfandir ysgythrog dan sgarp gogleddol y Mynyddoedd Du.

Mae'r rhan arbennig hon o ddyffryn Gwy yn debyg mewn llawer agwedd i ddyffryn Wysg ymhellach i'r de orllewin, o gwmpas Aberhonddu, a nodweddir gan gaeau o dir amaethyddol cyfoethog wedi'u hamgáu gan wrychoedd ar lawr y dyffryn rhwng 80 a 100m uwchben SO. I'r de ddwyrain mae'r tir yn codi'n serth i'r Mynyddoedd Du, sy'n cyrraedd hyd at 700m uwchben SO, gydag olion o ddatblygiad amaethyddol ar hyd y llethrau isaf yn codi i weundir agored y tu draw. Mae i'r ardal hanes cyfoethog ac amrywiol a chysylltiadau diwylliannol pwysig.

#### Landscape description

This distinctive Powys landscape lies to the south west of Hay-on-Wye in the shadow of the Black Mountains, and runs from Hay Bluff at its north end to Mynydd Troed in the south. The landscape identified includes the flood plain and steeply sloped northern edge of the Wye valley, and the deeply incised plateau beneath the north scarp of the Black Mountains.

This particular region of the Wye valley is in many ways similar to the Usk valley further to the south west, around Brecon, typified by small hedged fields enclosing the rich agricultural land on the valley floor between about 80 to 100m above OD. To the south east the land rises steeply onto the Black Mountains, which reach up to 700m above OD, with evidence of agrarian encroachment along the lower slopes, rising onto the open moorland beyond. The area has a rich and varied history with important cultural associations.

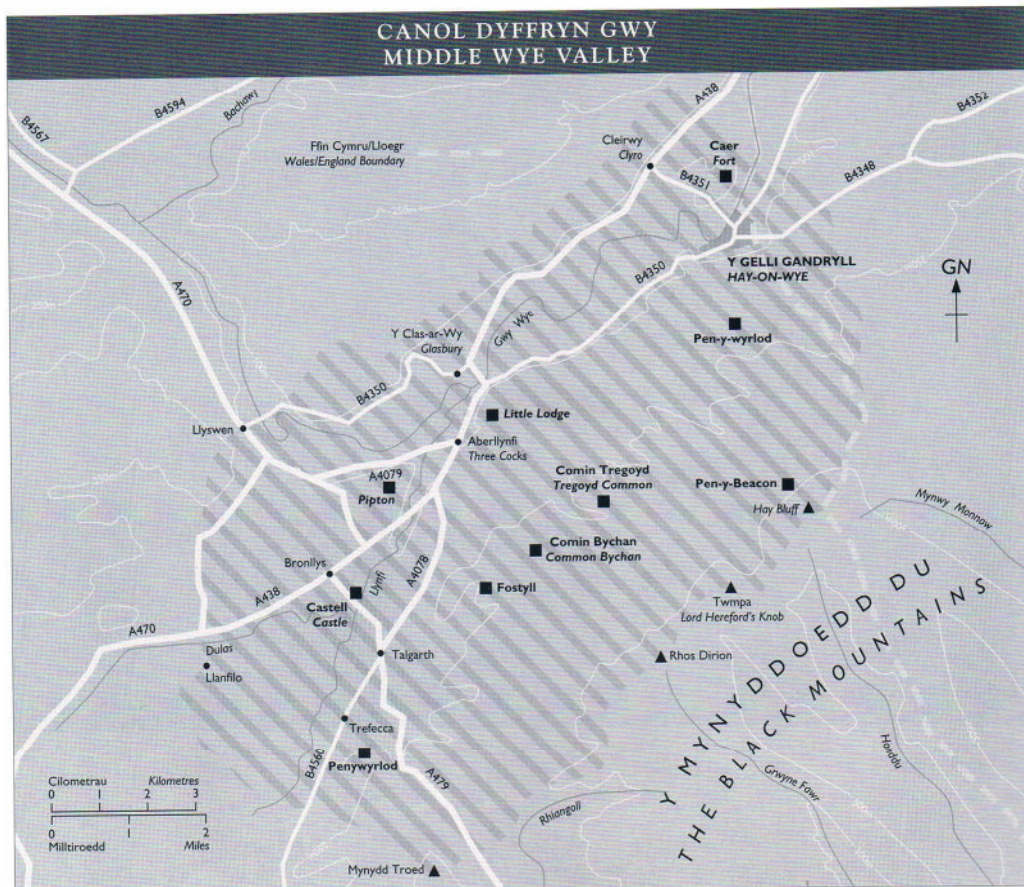


Er mai dylanwadau Eingl-Normanaidd a ffurfiodd wedd yr **mael**, yn bennaf mae tystiolaeth sylweddol o aneddiad cynhenid **mael**. **Tybir** mai sefydliad clas oedd y Clas-ar Wy ar y cychwyn (canolfan weinyddol uned fynachaidd yn y Canol Oesoedd), ac mae cofnod hefyd ei bod yn safle Brwydr Clasbirig yn 1095 rhwng y Sacsoniaid a'r Cymry. Dywedir fod Llyswen yn ganolfan clas eglwys arall, a sefydlwyd yn y 6ed ganrif, ac mae tystiolaeth ddogfennol o safle crefyddol yn cael ei roi i Esgobaeth Llandaf tua AD 650.

Along the southern side of the valley, on the edges of the upland, lie a series of important Neolithic funerary monuments of a type known , because of their distinctive form and plan, as Severn-Cotswold tombs. These tombs were in recurrent use as communal repositories for the remains of the dead during the later half of the fourth millennium BC. There are impressive tomb sites surviving at Pen-y-wyrld (Llanigan), Little Lodge, Pipton, Fostyll and Penwyrld (Talgarth). Among the other impressive prehistoric monuments in the area is the Pen-y-Beacon Bronze Age stone circle on the edge of the Black Mountains.

Although much of the area owes its appearance to Anglo-Norman influences, there is significant evidence for native Welsh settlement. Glasbury is thought to have originally been a clas foundation (the administrative centre of a monastic unit of settlement in medieval times), and it is also recorded as being the site of the Battle of Clasbirig in 1095 between the Saxons and the Welsh. Llyswen is reputedly focussed on another clas church, founded during the 6th century, and there is documentary evidence for a religious site being given to the See of Llandaff in about AD 650.

The Anglo-Norman settlement is most clearly seen at Hay-on-Wye, which still retains its medieval street plan, with remnants of the castle and town defences. Today, the town is best known for its book shops and the annual festival of literature. Across the Wye from Hay lies the site of the Roman fort alongside the





CANOL DYFFRYN GWY  
MIDDLE WYE VALLEY



Cadw: Welsh Historic Monuments.

*Castell Bronllys.*  
*Bronllys Castle.*



yn y 1870au. Er bod nifer o'r mannau ddisgrifiwyd gan Kilvert ar hyn o bryd y tu allan i'r ardal a ddisgrifir yma, mae'r cofnod byw y mae wedi'i adael o'r mannau a'r bobl yr oedd yn eu hadnabod, wedi achosi i'r rhanbarth o amgylch Cleirwy gael ei alw'n Wlad Kilvert, a dod yn fan o bererindod llenyddol. Mae aneddiadau canoloesol pwysig eraill yn cynnwys Talgarth a Bronllys, y ddau ohonynt gyda cyfundrefnau caeau â'r agored helaeth hyd at ganol y 19fed ganrif; gyda'r un ym Mronllys ddim ond wedi ei amgáu ym 1863. Mae amryw o'r pentrefi bach hefyd, fe gredir, yn hannu o'r un cyfnod canoloesol a rhai ohonynt, megis Llanfilo, yn cynnwys adeiladwaith cloddio a oedd yn perthyn i'w cyfnod canoloesol.

Mae Trefecca yn enwog am Goleg Trefecca, a sefydlwyd yng nghanol y 18fed ganrif gan Howell Harris, a oedd yn enwog am sefydlu seiciadau cynnar y Methodistiaid Cymreig, gan gasglu cymdeithas o ryw 100 o'i ddilynwyr yn ei gartref, Trefecca Fach, yn 1752. Yr oedd y gymdeithas yn ddylanwadol iawn mewn argraffu llyfrau crefyddol ac hefyd mewn gwelliannau amaethyddol.

Ar hyd ochr ogleddol y Mynyddoedd Du ceir amryw o diroedd comin, megis Comin Tregoyd a Chomin Bach, sydd wedi cadw eu cyfundrefnau caeau ôl-ganoloesol. Mae'r tirwedd yn y fan hon yn wrthgyferbyniad llwyr i'r gweundir yn y de a thirwedd gwrychoedd llawr y dyffryn.

river, and beyond it, Clyro, made famous by the diary of the Reverend Francis Kilvert, who lived in the village in the 1870s. Although many of the places described by Kilvert are currently outside the area described here, the lifelike account he has left of the places and people he knew, has caused the region centred upon Clyro to become known as Kilvert Country, and to become a place of literary pilgrimage. Other important medieval settlements include Talgarth and Bronllys, both of which had extensive open arable field systems surviving up to the middle of the 19th century; that of Bronllys having been only enclosed in 1863. Many of the small villages are also thought to have had early medieval origins and some, such as Llanfilo, display important earthwork remains relating to their former medieval extents.

Trefecca is famous for Trefecca College founded in the mid-18th century by Howell Harris, who was well-known for founding early Welsh Methodist societies, assembling a community of about 100 followers at his home, Trefecca Fach, in 1752. The community was influential in printing religious books and also for agricultural improvement.

Along the northern slopes of the Black Mountains lie several commons, such as Tregoyd Common and Common Bychan, which preserve their post-medieval field systems. The landscape here contrasts strongly with the moors to the south east and the hedged landscape of the valley floor.

## CRYNODEB

Rbif cyf	HLW (P) 3
Rbif map mynegai	36
Map AO	Landranger 161
Sir flaenorol	Powys (Strydd Henffordd a Caerwrangon)
Awdurdod unedol	Powys (De Strydd Henffordd)
Prif ddynodiadau helaeth	Mae'r rhan fwyaf o'r ardal o fewn Parc Cenedlaethol Bannau Brycheiniog. Mae'r rhan ogledd orllewinol yn Ardal Amgylchedd Arbennig Maesfedyd. Mae'r ardal yn cynnwys: Safle o Ddiddordeb Gwyddonol Arbennig Afon Gury; Safle Gwarchodaeth Castell Bronllys; Ardaloedd Cadwraeth y Clas-ar-Wy, y Gelli, Cleirwy a Thalgarth.
Meini prawf	3, 5
Cynnwys ac arwyddocâd	Dyffryn afon a godrefryniau rhanedig ar ochr ogleddol y Mynyddoedd Du, yn cynnwys amrywiaeth o olion archeolegol a diddordebau hanesyddol yn ymestyn o'r cyfnod cynhaesyddol i'r cyfnod diweddar. Mae'r ardal yn cynnwys: siambrau claddu Neolithig; caer Rufeinig; aneddiadau mynachaid ac Eingl-Normanaidd o'r Canol Oesoedd; cysylltiadau hanesyddol crefyddol a llenyddol diweddar.

## SUMMARY

Ref number	HLW (P) 3
Index map no.	36
OS map	Landranger 161
Former county	Powys (Hereford and Worcester)
Unitary authority	Powys (South Herefordshire)
Principal area designations	The greater part of the area is within the Brecon Beacons National Park. The north western part is within the Radnor Environmentally Sensitive Area. The area includes: the River Wye Site of Special Scientific Interest; Bronllys Castle Guardianship Site; Hay-on-Wye, Clyro, Glasbury and Talgarth Conservation Areas.
Criteria	3, 5
Contents and significance	A river valley and dissected foothills situated on the north side of the Black Mountains, containing diverse archaeological remains and historic interests spanning the prehistoric to recent periods. The area includes: Neolithic chambered tombs; a Roman fort; medieval monastic and Anglo-Norman settlements; recent historic religious and literary associations.

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***Portfolio Work 7.***

***Llanwrtyd Wells: A Potential Conservation Area - Appraisal  
& Management Proposals: Consultation Draft.***

2011

Author: Cyllene Griffiths

Available from on request from Powys County Council or Llanwrtyd Wells  
Town Council

# Llanwrtyd Wells

## A Potential Conservation Area



First Edition Ordnance Survey 1833

*"...Llanwrtyd, a place which, on account of its mineral waters, delightfully romantic scenery, and pure, invigorating air, is rapidly gaining repute among its visitors..."*

(Lawrence. (Mid C19th to Early C20th))

## Appraisal & Management Proposals: Consultation Draft

*August 2011*

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### OS mapping

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## 1 Introduction

*"...a little bit of heaven on earth"<sup>1</sup>*

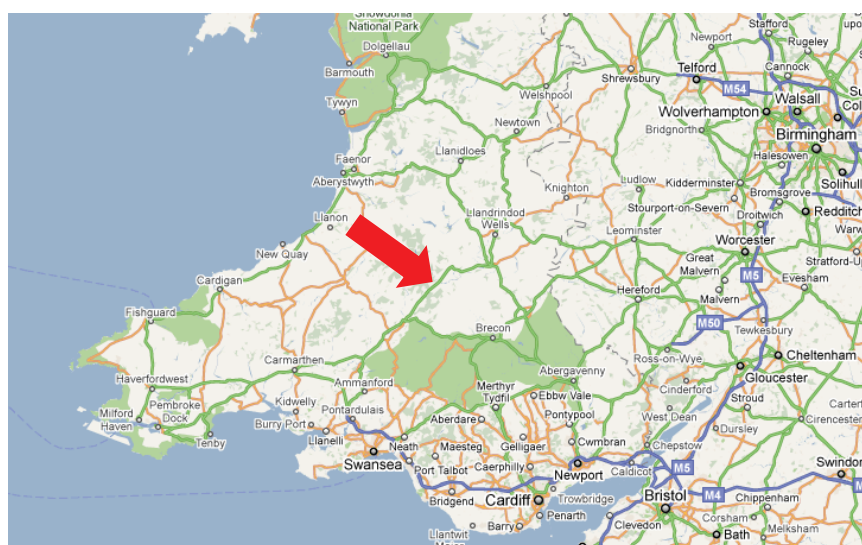
Llanwrtyd Wells Town Council asked the Powys County Council Built Heritage Team to consider whether a conservation area could be designated at Llanwrtyd Wells. An extensive programme of consultation and analysis has been undertaken in order to produce this draft appraisal document.

A separate Consultation Document which summarizes the appraisal and explains the impact of conservation area designation will be circulated to every property in the local area. It contains a response form with a number of direct questions and provides an opportunity for public response. The full appraisal document will be available for public consultation in a number of public venues and available for download on our website. Supporting events including a drop in session with Council Officers will also be held.

The recommendation of this document is that a conservation area should be designated at Llanwrtyd Wells. The proposed boundary is shown in section 5 and we would encourage a wide response to the proposals.

This appraisal document does not provide a full and comprehensive history of the town but seeks to provide enough information to allow its development and character to be understood. Nor is this appraisal meant to be the definitive urban characterization document, like those recently produced by Cadw for Dolgellau etc. It is simply the result of substantial consultation and research which attempts to define the character of Llanwrtyd Wells in order to set out a convincing argument for its designation as a conservation area and some proposals for its future management.

### 1.1 Location



© Google Maps. 2011

**Fig 1. Location of Llanwrtyd Wells**

<sup>1</sup> Llanwrtyd Tourist Information Centre. (2010).



Llanwrtyd Wells, the “Smallest Town in Britain”<sup>2</sup>, is located in a stunning rural area on the western edge of Powys in mid Wales, at the edge of the Cambrian Mountains. The town lies on the A483 between Llandovery and Builth Wells.

The town is situated astride the River Irfon. The picturesque Irfon Valley leads northwards from Llanwrtyd Wells to the tiny hamlet of Abergwesyn and from there the road leads over the Cambrian mountains to Tregaron. Mynydd Epynt lies to the south - an upland area, home to an extensive MOD training site.

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<sup>2</sup> Ball (1987).

## **2 The Planning Policy Context**

*“there are no slums – there is no poor quarter, there are no narrow streets”<sup>3</sup>*

### **2.1 Conservation Areas**

A conservation area is an area of “special architectural or historic interest, the character of which it is desirable to preserve or enhance”<sup>4</sup>. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features which give a conservation area its distinctive character.

The first conservation areas were created in 1967, and there are now over 519 conservation areas in Wales.

Currently, primary legislation relating to conservation areas is shared with England, in the form of the Planning (Listed Building and Conservation Areas) Act 1990.

### **2.2 Designation and Review**

Local Planning Authorities decide which areas become conservation areas and have controls to help them keep the places special. This means they can control development and demolition within conservation areas as well as setting up projects to make them better places. The Council employs a person, called a Conservation Officer, who has special responsibility for looking after these areas. There are also special controls over trees in conservation areas.

Under the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Powys County Council as the Local Planning Authority must review, from time to time, its conservation area designations and consider any new areas. It must also formulate and publish proposals for the preservation and enhancement of these areas. These reviews take the form of appraisals with management plans and they often include short histories of each conservation area to aid understanding of its development and help safeguard them into the future.

### **2.3 The Local Planning Policy Context**

Powys has 55 conservation areas, which are very diverse in character and size. They vary from isolated hamlets to bustling market town centres, all with their own discrete character.

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<sup>3</sup> Sayce (n.d.)

<sup>4</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

The development plan for Powys (excluding the Brecon Beacons National Park (BBNP)) is The Powys Unitary Development Plan - Adopted 1st March 2010. The Powys UDP includes policies relating to development within and adjacent to conservation areas. The relevant policies are: *ENV10: Conservation Area Enhancement and Town Schemes*; *ENV11: Development in Conservation Areas*; *ENV12: Permitted Development in Conservation Areas*, and; *ENV13: Demolition in Conservation Areas*. Other Policies within the UDP may also be relevant, as will any relevant Supplementary Planning Guidance.

The PCC Planning Policy team are currently working on the Local Development Plan which will eventually replace the UDP and which will also contain policies relevant to conservation areas.

## ***2.4 The National Planning Policy Context***

The Welsh Government's current guidance for the historic environment is given in Planning Policy Wales, specifically Chapter 6. The Government has also published additional policy guidance in the form of Welsh Office Circulars 1/98 and 61/96.

Additional relevant guidance can also be found in the Welsh Government's Technical Advice Note (TAN) 12: Design, TAN 22: Sustainable Building Standards and TAN 8: Renewable Energy. Cadw, as the heritage branch of the Welsh Government, has also published a number of more specific guidance notes and technical publications which are considered as part of the planning process.

### 3 Summary of Special Interest

*"The Matlock of Wales"<sup>5</sup>*

*The comprehensive remains of a distinct period of social and economic development, which reflects the spa history of mid Wales and resulted in a unique example of a Mid Wales spa town in an outstanding landscape location.*

#### **Exceptional Group Value.**

The spa towns in Powys were one of the great building projects and products of the Victorian / Edwardian period in Wales. The spa towns in Mid Wales are dramatic survivals of this period and crucial evidence of a key period of historical, social and economic development with substantial physical remains. An attractive and functional place for both residents and tourists, Llanwrtyd also remains an invaluable educational and cultural resource both through its history and physical remains.

At its centre, Llanwrtyd Wells contains a dense concentration of buildings with a scattering of important open spaces and 'key linking' features. Towards its outskirts the density of development lessens until there is a definite boundary with the outlying fields and agricultural lands. Natural features such as the landscape context and the river have had and still have a key influence on the character of the town.

Much of the character of the town stems from its road layout and plan form, probably dating back to the medieval period. Layered over this are perhaps three characteristic layers of built heritage: the buildings of the later spa years; those from the early spa years; and the sparser eighteenth century built heritage. There are also the distinctive 'satellite' buildings forming a star or 'fan' like formation around the town and linking in physically, economically and historically. The twentieth century has also left its own architectural legacy around the peripheries of the town. This leaves us with a town that has a distinct group value, having responded to all the major expansions and developments in its history with a representative built environment, which survives in pretty much its original form today.

While the town has a definite architectural character, to define what makes it different from other Victorian / Edwardian towns is sometimes difficult to see from architectural and historic evidence alone. The work carried out with the local community has given us strong indications of those aspects of its character which cannot be picked up from historic research, characterization or building analysis. The strength of the local community has its origins in its history but continues to ensure the town is loved and that its future is considered. The agricultural influence is still strong today in its culture and its relationship with the outlying farming communities, while the influence of the Welsh language and culture is still robustly championed.

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<sup>5</sup> Owen. (1911)

Many of the buildings types and styles can be found elsewhere in Wales and further afield, but it is the comprehensive survival at Llanwrtyd Wells which gives it its special interest. A virtually complete range of the types of buildings and facilities which developed and grew up at Llanwrtyd to become the 'spa product' survive. Boarding houses, inns, shops, hotels, pumping houses, wells, recreational spaces, residential houses, chapels, recreational and community halls, as well as the street plan and the outlying satellite buildings around the 'wells', the station and the school all survive in recognisable condition. This 'group value' and condition of survival, without the oft found compromise caused by later development, sets Llanwrtyd apart from other spa towns in Mid Wales or Victorian towns further afield.

The close historical connection with Llandrindod Wells, Builth Wells and Llangammarch Wells and the understanding this gives us about the development of mid Wales in this period also provides another level of significance. The evidential value of the social and economic growth in this period is an important and irreplaceable tangible resource, of use not just to academics but to all residents and visitors. Their wider associational significance in relation to the study of spas and the development / spread of the health and leisure industry over the UK and even within Europe is not yet fully understood.

At a more local level the aesthetic value of Llanwrtyd and its location can not be overstated. Aesthetically the town and its location provide both social and economic value, both currently and historically, as an important place to live, work and visit. The cultural and community ties with this place are inextricable, strong and long founded.

There is little doubt that having undertaken this appraisal process that Llanwrtyd Wells has the required 'special interest' for a conservation area to be designated. However, without public support, it is unlikely that a conservation area would be successful or reach its full potential. Over a period of time the Built Heritage Team has endeavoured to engage with local people to explore the character, history and architectural interest of the town. The Team hopes that the support expressed throughout this process will be given to the designation.

We would request that people respond to our Consultation Document using the response sheet or via our website. Responses should be received by the 30th October 2011.

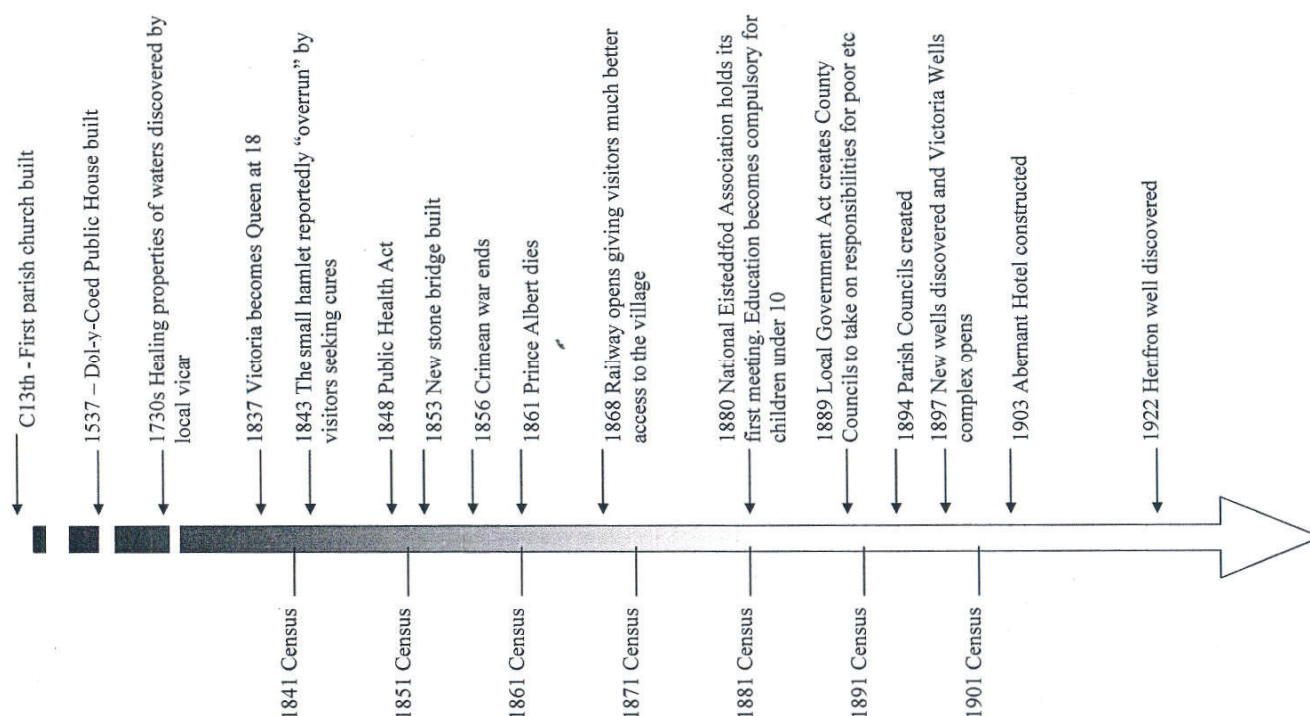


## 4 Assessment of Special Interest

*"Llanwrtyd's chief importance, however, attaches to its mineral springs"*<sup>6</sup>

### 4.1 Historic Development and Archaeology

The selective timeline below endeavours to set key developments at Llanwrtyd Wells within their national context.



**Fig. 2 Simple Timeline**

#### 4.1.1 Origins and Historic Development

In an area of peat bogs, the site of the town of Llanwrtyd Wells today was originally a small hamlet known as Pontrhydyfferau. This is generally translated as 'the bridge over the ankle deep ford'<sup>7</sup> and undoubtedly refers to an early bridge over the River Irfon. The current stone road bridge dates from the 1853 and was built to replace an earlier unsafe wooden bridge. The crossing point is still the central focus of the town.

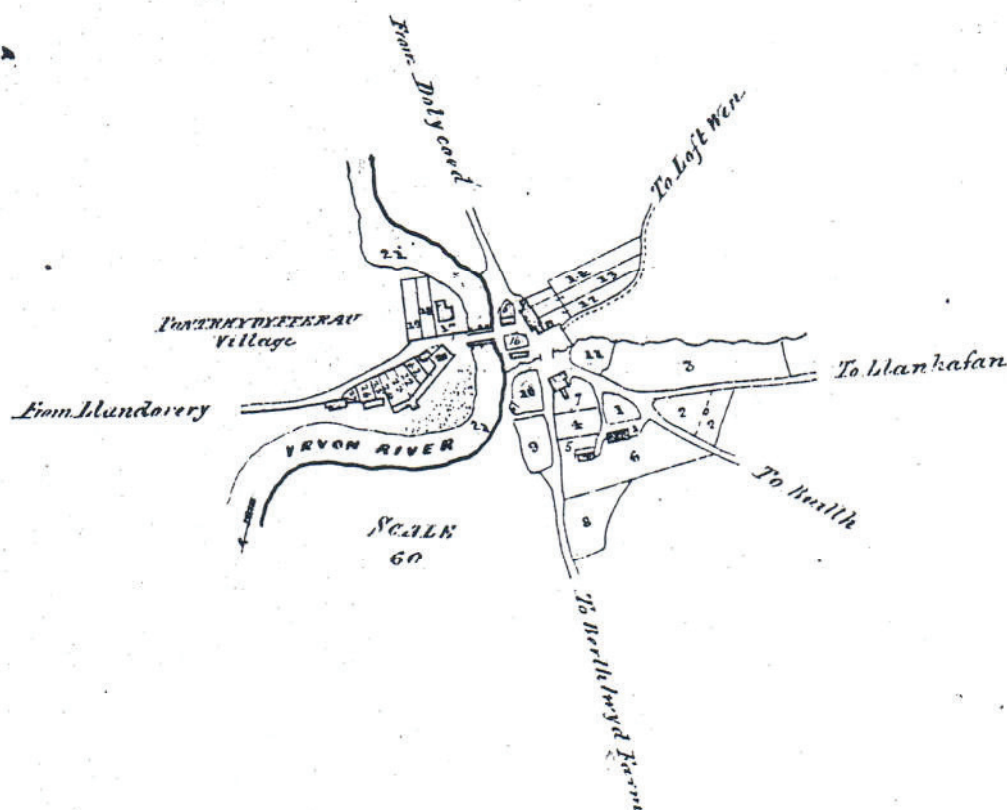
<sup>6</sup> Sayce (n.d.)

<sup>7</sup> <http://www.llanwrtyd.org.uk> and *The History of Victoria Wells 1485 to 1985*. (2007).

Llanwrtyd, now known as Old Llanwrtyd, was further up the valley, by the church of St David. The earliest reference to this site was *Llanworted* in 1543. A church dating from the 14<sup>th</sup> / 15<sup>th</sup> century still survives on this site and is probably on the site of an even more ancient church, thought to have been founded in the 6<sup>th</sup> century<sup>8</sup>. This was the parish church until St James was built in Llanwrtyd Wells in 1896.

In 1732 the Rev. Theophilus Evans discovered that the local mineral spring, already well known to locals, produced such an improvement to his scurvy that he proceeded to publish its properties in many well known London publications, causing an influx of new visitors to 'take the waters'. Over time word spread about the healing properties of these waters and gradually the town developed.

The census return from 1841 records four households in Pontrhydyfferau with a total of 27 people, 9 of which were 11 years old or younger. The professions recorded are 2 agricultural labourers, 2 smiths, 3 colliers and 2 shoemakers. The Tithe map from the 1846 shows the extent of the hamlet five years later and shows a few more buildings, including the Neuadd Arms and Bethesda Chapel. It also appears to show the remnants of a medieval street pattern with a possible market place in front of what is now the Neuadd Arms Hotel.

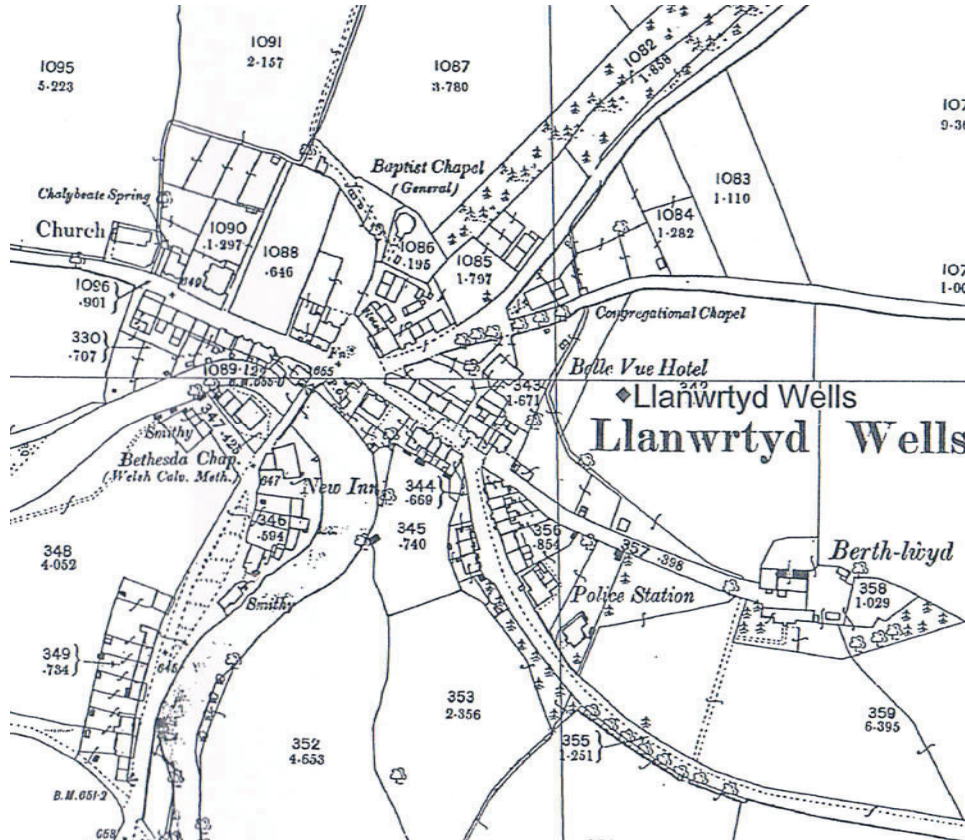


**Fig. 3. Tithe Map 1846**

<sup>8</sup> CPAT. (2010)

The road layout today closely follows that already laid out in 1846, although with differences in emphasis – the modern road to Builth Wells was then the road to Llanafan, for example. There is an interesting difference in the layout of land parcels in the south eastern quarter of the village, these being much rounder and less regular in shape and of varying sizes in contrast to the more formal linear strips of land to the west and north east. It has been suggested that these plots could have initially been a series of cattle enclosures, relating back to the settlement's location on a bridging point and a drovers route<sup>9</sup>. Later development has unfortunately meant that any archaeological evidence which could prove or expand upon this idea has not survived.

By the 1851 census the village boundary has been slightly redefined with additional properties being included in what is now known as Llanwrtyd Village. The census records show seven households with a total of 31 people, not many more than ten years before, but the dynamic has changed with several servants being recorded and three inns / lodging houses. The change of the next twenty years must have been startling to the people of Llanwrtyd Village, with the town we know today really beginning to take shape. Many new names appear on the 1871 census and coming from a wider area, the railway (opened 1868) has clearly opened up the town with many people recorded as visitors. The local community has also started to develop, with supply industries and many more and varied businesses and shops. With easy transport and plenty of accommodation the spa is clearly starting to take off. The Ordnance Survey map of 1888 shows a substantial physical expansion of the village.



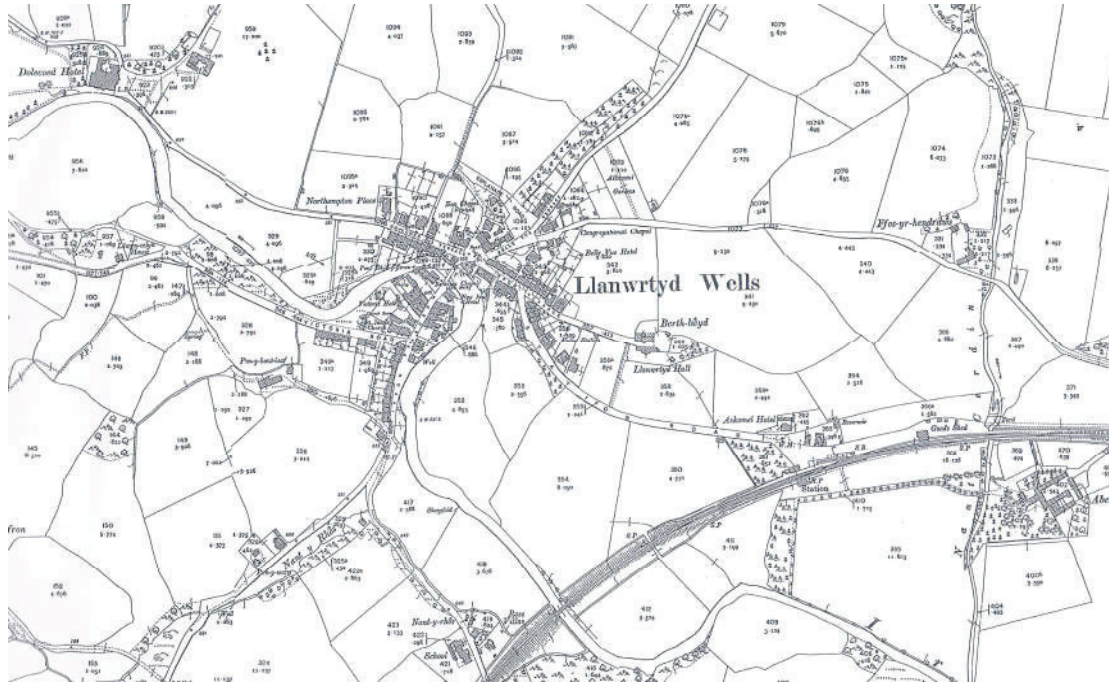
**Fig. 4.**  
**1888**  
**Ordnance**  
**Survey**  
**Map**

<sup>9</sup> Alfrey, J. (2010)



The original core of buildings and the road layout are still clearly seen but the amount of development and change in character of the village in just over 45 years must have been overwhelming for any original residents.

The census of 1901 and the Ordnance Survey map of 1905 show a Llanwrtyd town that would probably be entirely recognisable today. The historic core of the town and associated outlying or 'satellite' properties are substantially complete. It is really only the later twentieth century development which completes the map of Llanwrtyd Wells today.

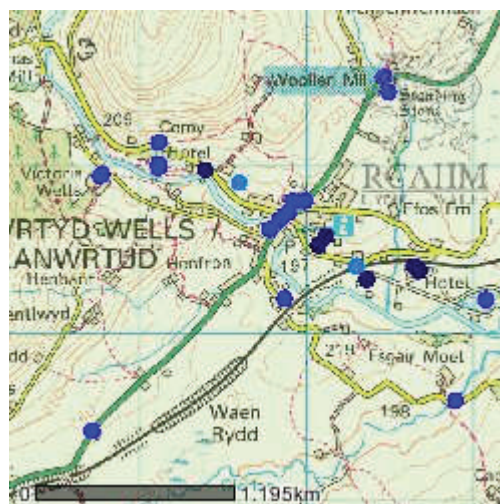


**Fig. 5. 1905 Ordnance Survey Map**

While having existed for a considerable period the outlying buildings with close associations with the town, took on a stronger role in the later spa years. Despite having been able to successfully operate as a place to 'take the waters' for a number of years, the Dol-y-Coed Hotel built a new spa complex in 1893. This, the opening of the new Victoria Wells complex in 1897, and the discovery of a Lithia Saline well in 1908 helped fuel the later years of expansion in the town (between 1888 and 1905). Infill development in the town occurred and new resources were built such as the luxury Abernant Hotel, with its own lake, which opened in 1903. The final Henfron well was not discovered until 1922.

The introduction of a public health system for England and Wales, introduced by the National Health Service Act 1946, vastly reduced the demand for treatments such as the spas. Therefore, the fortunes of the town declined and it has had to find new avenues for attracting visitors whilst becoming a desirable place to live in its own right with a number of services and an administrative role.

A search of the National Monuments Record (Coflein<sup>10</sup>) held by the Royal Commission for the Ancient and Historic Monuments of Wales for the area of Llanwrtyd Wells produced 256 historic environment records including many diverse records such as Listed Buildings, adits, sheep folds, hut platforms and quarries. A more focussed map based search on the town and immediate surroundings produced 26 results which are shown on the map here with the full Coflein report reproduced in Appendix B. Thirteen of these records directly relate to the spa town with a further five being chapels.



**Fig. 6. NMR Entries**

## 4.2 Location and Setting

#### 4.2.1 Geology and Landscape Setting

The town, as well as having good communications for Mid Wales, being situated on one of the main East – West roads across the country, is also situated amongst some of the most spectacular scenery in the Country.

The fresh air, healthy countryside and natural beauty around the town was used to attract spa visitors to the area and must have been a great attraction to those miners and industrial workers from the Welsh Valleys, to the south.

The underlying geology is the fine sedimentary rock dating back to the Silurian period (over 417 million years ago) which is comprised of various types of limestone, sandstone, mudstone and shale. This central Welsh sequence corresponds with sequences along the Welsh border and in the Lake District, which now appear as upland areas with a distinct craggy character. The term Silurian stems from the name of a Welsh hill tribe, the *Silures*, who lived in part of the Welsh Borderland during the Roman period. The Silurian period is especially important because this is when massive earlier continents moved, fusing the two halves of what is now the UK (Scotland / Northern Ireland and England / Wales / Southern Ireland) together to become virtually the land formation we know today and essentially creating these upland areas. Therefore the geological evidence found in the Silurian areas of the UK is of major importance as evidence of an important phase of earth's history.<sup>11</sup>

The Irfon Valley was formed by river erosion and ice movement. The hills above Llanwrtyd are typical examples of the upland habitats in this part of the country. Much of the area is now the wooded remnant of the ancient oak

<sup>10</sup> [www.coflein.gov.uk](http://www.coflein.gov.uk)

<sup>11</sup> Palmer et al. (2000)



forest, with frequent rock exposures which support a wide range of important lichens and mosses<sup>12</sup>. Today the vast expanses of Forestry Commission conifer development can also be seen clothing the slopes of the upland areas and these are the location of many of the walks and rides which continue to draw visitors to this area.

These upland areas are extremely important for their natural habitats, wildlife and scientific interest, especially in relation to the ornithological value of these areas. There are many environmental designations covering these areas.

#### **4.2.2 General Character and Plan Form**

The town continues, as it did historically, to be centred around the crossing over the river Lrfon. Its general plan form, as can be seen from the historic maps earlier in this section, has changed little since the mid nineteenth century. It is unsurprising, perhaps, that an accessible crossing point on a major river crossed by a drovers route should be the main 'cross road' in this area. It is this typical type of location which has been the reason for the development of many of the smaller towns in mid Wales and they are known in geographic terms as bridging point developments.

Llanwrtyd Wells differs from traditional bridging point developments in a number of ways and perhaps also has something in common with the nucleated settlement pattern, where buildings are clustered around a particular point. Development has also occurred along the roads leading out of town in a ribbon development format, although the whole town cannot be defined as such. None of these typologies take account of the outlying 'satellite' buildings. It does not conveniently fit into any of these formats or models.

Llanwrtyd's development was obviously later assisted by the development and popularity of the spas, whilst the development of other small towns was often earlier due to their role as administrative centres or markets, or both. Llanwrtyd appears to be different in this respect in that there is little evidence of a major market or administrative centre here but only the possibility of a small market square. Although of course as a town with facilities and resources some official business was conducted here, it never appears to have had this prominence or character. There is also no continuous town presence since the medieval period (it appears to have been just a small hamlet) as is the case for many of the defensive border towns. These last two points are research questions that should be borne in mind during an archaeological work in the town centre.

The majority of the town has a distinctly Victorian / Edwardian character; the legacy, of course, of the spa years. Late twentieth century development on the peripheries is a common feature of many towns but from the public consultation and research undertaken it is clear that this is considered to add little which is positive to the character. In the built heritage there are just a few

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<sup>12</sup> Countryside Council for Wales (2010)

hints of the settlement before the spa years including the Neuadd Arms Hotel, The White House and the buildings shown on the Tithe map above, although these are quite major buildings and there is little to show of the small vernacular dwellings which must have been located here, although in small numbers. This past has virtually been swept away by the relentless building of the Victorian entrepreneurs, shop keepers, and lodging housekeepers. But nevertheless the character is intimate and friendly, with most buildings on a domestic scale and none of the arrogant grandeur of Llandrindod Wells' spa hotels.

The centre of town has a high density, with few detached buildings and many of three stories. The density decreases along the roads which head out of the town and the stories and scale of properties decreases. There is a distinct break with the open countryside beyond in all directions.

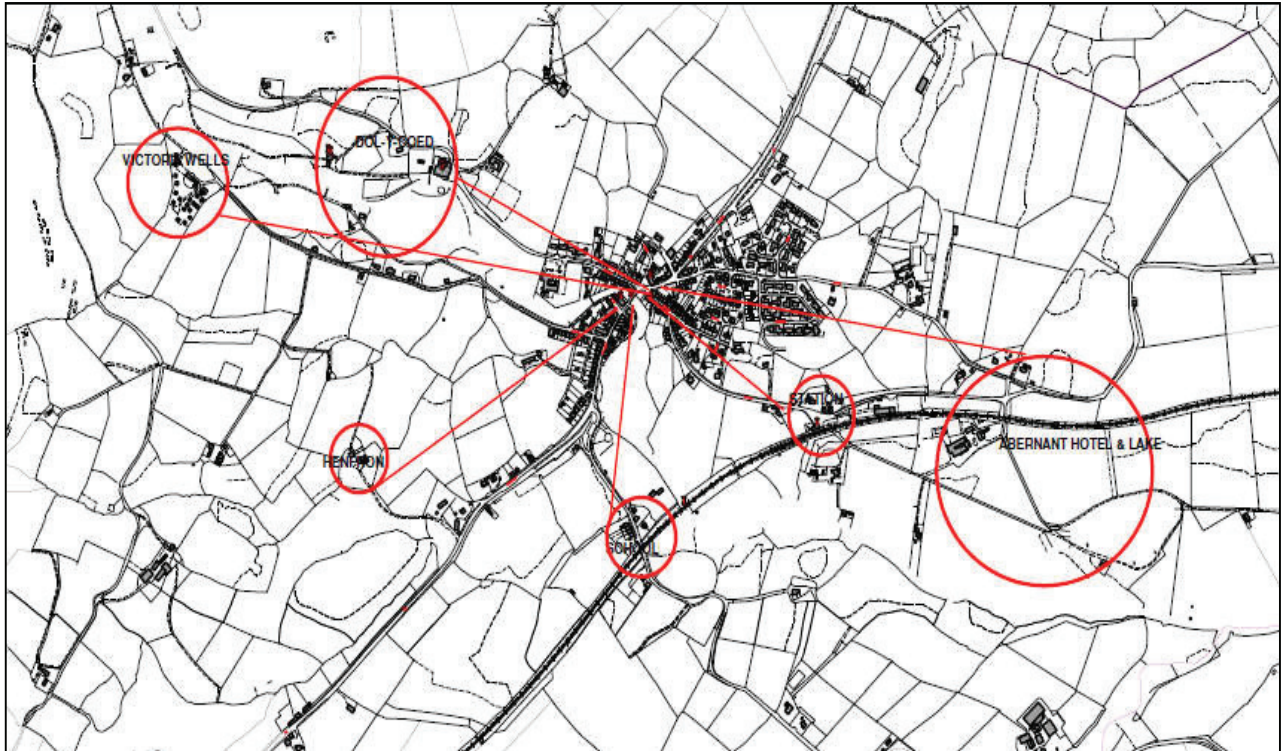
There are several properties and small groups of buildings outside of and, spatially, completely separate from the town which have developed in conjunction with and because of the development of the town. These are important to its history and character because of their connection with the spa town and the social and economic development of the area. All three major spa accommodations are located outside the town: Dol-y-Coed, Victoria Wells and the Abernant Hotel, as well as the later Henfron. There are also several other properties which were previously, and in some case continue to be, guest houses and other accommodation providers. These include the Askomel Hotel, now a private house, which is part of the group around the station. The former school to the south has another small group of buildings around it and the usual dispersed and secluded outlying farms complete the context. These outlying 'satellite' connections give Llanwrtyd a distinct character different from traditional nucleated settlement developments, especially as its major *raison d'être*, i.e. the natural springs, lie outside the town.

### **4.3 Spatial Analysis**

#### **4.3.1 Character and Interrelationship of Spaces**

There is virtually no escaping the landscape location in which Llanwrtyd Wells is situated. Views or glimpses of the surrounding hills can be seen from virtually every point within the town. This green theme is continued in the centre of town through front gardens, the river corridor, trees and the small public space next to the bridge as well as the abundance of hanging baskets and flower troughs which cheerfully adorn the outsides of many buildings. The loss of many front gardens to hard standing or other uses has been highlighted as detrimental to the character of the town, further indicating the value given to the landscape, and green aspects of the settlement. Other open spaces such as the recreation ground and the current school grounds have been noted as important to the area and contribute to the lower density of development towards the outskirts of the town.

The outlying 'satellite' buildings and areas which are specifically connected with the spa town and its growth period as mentioned above give a distinct character when analysed spatially. The relationship of these and other outlying places has not been further analysed as not felt to be relevant to this study, but would provide an interesting spatial research project, especially when looked at both through function and historical connections. I.e. economic ties (Cambrian Mill, Hotels, station etc), social / cultural ties (St David's church, School, etc), administrative and geographical ties (outlying farms, hamlets etc). This satellite characteristic is another example of how Llanwrtyd connects with its landscape context.



**Fig. 7. Outlying 'Satellite' Buildings and Areas**

The high density of development along the five roads which lead into the centre of the town gives each road the appearance of ribbon development. Where the density increases as one travels along a road (e.g. approaching along the A483 from the south along Lrfon Crescent) this in turn creates a slightly oppressive tunnel like feeling once one reaches the three storey buildings opposite Victoria Road at the north end of Lrfon Crescent but this is counteracted by the open spacious character of the river crossing and public space at the main cross roads. One also gains a feeling that one is entering a much larger settlement and this is also the case as one approaches along the other roads leading into the town. This is due to the increasing density and height of development along these roads and the fact that there is no clear view into, through or out of the town.

Within the town there are several small intimate spaces where although one may be adjacent to the traffic on the main road the character is more calm and personal. These spaces include: the square in front of Victoria Hall; the public space on the site of the old post office now housing the red kite statue;



Riverside Lane; and the small road linking Victoria Road to the car park together with the footbridge over the Irfon to the Stonecroft Inn. These give a depth of character and added dimension to the town. Interestingly these are all linking spaces, whilst they may feel safe and inviting, away from the traffic, they provide key links between important parts of the town and a way of negotiating the town other than along the main road.

The river is a key component of the town as it meanders its way through. There are several areas where the river can be viewed close up or provides a background or setting for development. Of course, it also contributes in a significant way to the major open space at the bridge over the river crossing.

#### 4.3.2 Key Views and Vistas

As mentioned above there are no clear views through the town but all of the main roads into the town have an important view, which is particularly characteristic of that area. These views were recognised and captured many years ago on the historic (late Victorian and Edwardian) postcards which are so frequently used in discussing the history of Llanwrtyd.



*Irfon Terrace (view into town centre)*



*Station Road (looking towards town)*



*Dolycoed Road (looking towards the town centre)*



*(Irfon Crescent) Llandovery Road (looking towards the town centre)*

#### **Fig. 8. Historic Postcards Showing Views Within Llanwrtyd Wells**

The views above have changed little since and it is interesting to note the way the views are channelled by the building line and generally terminate in a single building. The gently curving nature of the roads encourages exploration.

The views and glimpses of the hills surrounding Llanwrtyd which can be found throughout the town are particularly important as they root the town in its context and setting. The views up and down the river are also significant in understanding the character of the town.

## **4.4 Character Analysis**

### **4.4.1 Activity and Prevailing / Former Uses**

As has been mentioned above Llanwrtyd Wells essentially developed as a tourism destination with the health giving benefits of the natural spring waters and the spas which developed around the springs being the focus for visitors. The attractive location and fresh clean air enhanced the attraction of Llanwrtyd and it rapidly became a popular place to visit. As documented above the tourism aspect of the modern town has had to change due to the decline of the spa industry. The location and surrounding countryside continue to draw in visitors from all over the UK and beyond. The town is now renowned for its quirky events and festivals many of which take advantage of its spectacular setting and the local natural environment.

Because there is still a strong tourism product the activity and uses prevalent in the town are a reflection of its Victorian roots. There are a number of small shops and service providers, with residential accommodation of all types being readily available. There are many leisure and educational provisions in the form of the library and the programme at Victoria Hall, as well as the recreation ground and all the activities the local environment can offer such as hill walking, mountain biking, horse riding, fishing etc.

During the public consultation workshops, the key characteristics of activity in the town (drawn from a study of the historic census returns) also reflect the general character of the town in its Victorian days. It could be said these points are equally relevant now:

- the 'welshness' of the village and longevity of early families contrasting with the later fashion for English first names and houses named after English spas;
- the social status of inhabitants and development of wealth;
- Llanwrtyd as a centre providing work for immigrants from nearby areas of Wales and visitors from all over the UK;
- the development of service / supply industries and change in community structure;
- the continuing influence of an agricultural society

There are of course major differences from the Victorian peak which only subtly show up in the historic record. For example, the number of shops and lodging houses has now vastly reduced. Modern lives place a different demand on the facilities which the town needs to supply. For example, forms of entertainment have, of course, changed and thankfully these have been adequately catered for in ways which have preserved the essential character



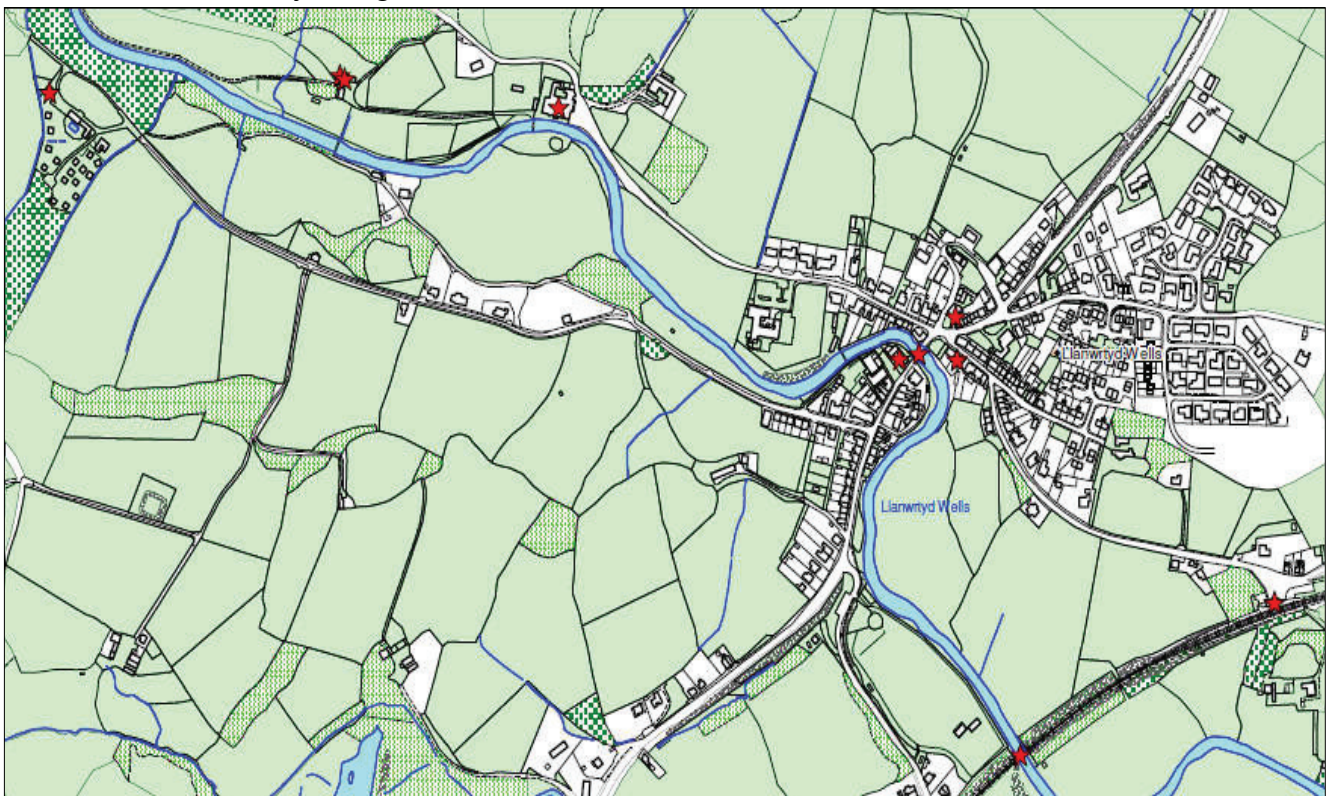
of the town. The cinema showings and gym at Victoria Hall and the proposed heritage centre, to be housed within the now disused chapel, both help to ensure the continuous use and survival into the future of these important buildings.

#### **4.4.2 Qualities of Buildings and Contribution to the Area**

##### **4.4.2.1 Listed Buildings**

Listed Buildings are buildings which are considered to have special architectural or historical interest at a national level. Once identified the building is registered on a 'List' compiled by Cadw, part of the Welsh Government. There are three grades of listing (Grade I, II\* and II) which reflect the level of special interest of each building. Irrespective of grade all Listed Buildings enjoy the same level of protection. There are 10 Listed buildings and structures within the environs of Llanwrtyd Wells. These are all Listed at Grade II. They are:




- Former pumphouse at Victoria Wells
- Dol y Coed Well House
- Former Dol Y Coed Pumproom
- Dol Y Coed
- Neuadd Arms Hotel
- Llanwrtyd War Memorial Institute
- Pont Rhyd y Fferau
- Capel Bethel including attached vestries to rear and forecourt wall and railings
- Llanwrtyd Wells Station & North Platform
- Railway Bridge over River Irfon

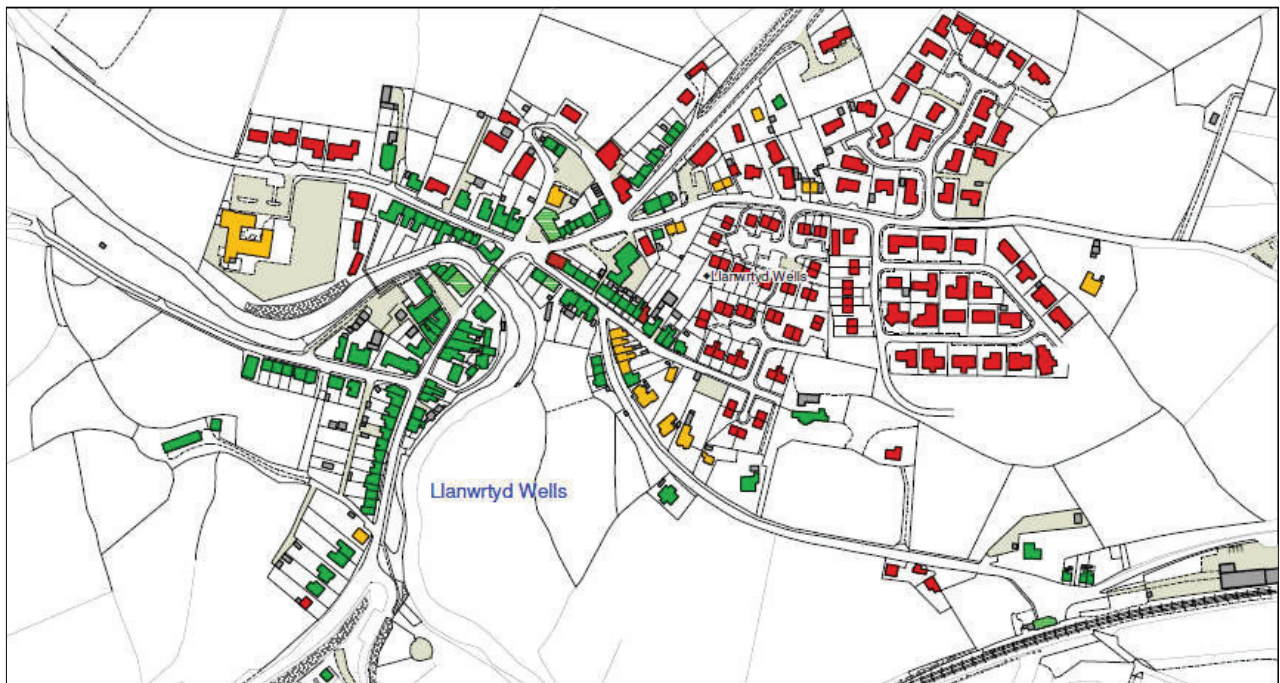


**Fig. 9. Map Showing Listed Buildings at Llanwrtyd Wells**

#### **4.4.2.2 Building Assessment**

Information generated at the workshops and discussion groups was used in a desk based assessment and then tested on site to formulate a map showing buildings which were considered to contribute either positively, neutrally or negatively to the character or appearance of the Town as a place of “special architectural or historic interest”. This map is shown below. As can be seen from the map there is a strong core of buildings within the centre of the town which are considered to positively contribute to its character. Buildings which have a neutral impact should not be ignored as they may have other positive features such as their use or function. Having a negative impact does not mean that these buildings also do not have a role in the town. Many are extremely good places to live or work and function well in these roles, however, it the contribution to the overall “special architectural or historic interest” which is assessed here.

-  Buildings which make a positive contribution to the character of the town
-  Buildings which have a neutral impact on the character of the town
-  Buildings which have a negative impact on the character of the town



**Fig. 10. Map Showing the Contribution of Town Centre Buildings to the Overall Character and Special Interest of the Town.**

#### **4.4.2.3 Unlisted Buildings**

Welsh Office Circular 61/96 advises that local authorities draw up lists of locally important buildings that are likely to include “the best examples of local vernacular building types” and “buildings which are valued for their contribution to the local scene, or for local historical associations”.

The Council is keen to recognise this locally distinctive heritage, is committed to the preservation and enhancement of its historic environment but as yet has not compiled a ‘local list’.

Many buildings, whilst not on the ‘Statutory List’, clearly contribute to the local scene or are valued for their local historical associations. These buildings make a contribution to the character and history of the areas in which they are located. Examples range from small terraced houses through to large country mansions. It is important to take this contribution into consideration when assessing works that may affect the contribution that a building makes to its local environment.

It will be necessary to set some criteria and establish a procedure for identifying these buildings and it is hoped that local communities will be fully involved in identifying these buildings.

A ‘local list’ would not have statutory status but will be given some level of protection through the development of supplementary planning guidance and through the inclusion of appropriate policies in the forthcoming Local Development Plan.

#### **4.4.2.4 Proposed Buildings to Consider for ‘Local Listing’**

When the Council proceeds with producing a List of Buildings of Local Architectural and Historic Interest it is recommended that the following buildings are considered for inclusion on that list<sup>13</sup>.

- Victoria Hall
- Former Congregational Chapel
- Abernant Hotel
- Abernant House
- Llanwrtyd Hall

#### **4.4.3 Building Materials, Design and Common Architectural Features**

There are predominantly two main types of build within the town – brick with slate roofs and stone (often rendered) with slate roofs. The predominance of Victorian / Edwardian buildings means that many of the buildings materials

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<sup>13</sup> Recommendation for consideration for assessment does not automatically mean that a building will be included on the ‘local list’, simply that the building will be assessed against the criteria yet to be drawn up.



were imported, but the stone appears to be local. There are plenty of old quarries shown on the 1888 Ordnance Survey map of the area.

Many of the late Victorian / Edwardian buildings follow a similar pattern of materials with rubbed red brick on the front façade with plenty of yellow brick detailing and ordinary red brick to sides and rear. There are also many which follow the opposite colour scheme with the main walls in yellow brick and red brick detailing. Some have been rendered so any detailing cannot be seen. Many of these buildings appear to have been built in 'sets', probably by a developer who bought a plot of land to develop and then set about building a number of properties on this plot. Buildings in these plots tend to share main architectural features and design but the architectural detailing of each set of properties varies and some examples of detailing are set out below.



**Fig. 11. Buildings at Victoria Road and north end of Irfon Crescent**

The majority of these buildings are three storey, with small dormer windows a predominant feature. Good bay windows and some interesting historic shopfronts survive on some buildings with balconies and porches also being common. This style of building design is also predominant in another Welsh spa town, Llandrindod Wells. These brick buildings appear to be a result of the later Victorian / Edwardian building phase and are often seen in the historic record as former shops and / or lodging houses / apartments. The characteristics mentioned above are essential to the character and appearance of the town.

The smaller cottages or single residential units which were of a slightly earlier Victorian date are mostly rendered but appear to be mainly of stone - for example the cottages at Irfon Crescent, Irfon Terrace and Station Road. Each of these roads has a particular style which prevails. E.g. Irfon Crescent has two storied, five windowed, central door properties while Irfon Terrace has some cottages similar to this but perhaps more striking are the two storey, bay windowed, gabled roofed houses with their decorative barge boards which continue up Station Road. There are a number of these gabled roofed properties in other places in the town and this style is also replicated in brick in Llandrindod Wells although the properties there tend to be of a larger scale. The stone on these cottages appears to be local. Some cottages are of

quarried rubble faced, roughly coursed stone while others are of a more vernacular nature being of river or field rubble stone, unfaced and generally uncoursed. This may indicate a slight difference in building date between the early and late Victorian period. Roofs are generally of a natural mineral slate - they may originally have been Welsh slate but of course much of this has now been replaced. Those properties which have been rendered have generally made use of decorative techniques for defining windows, doors and property division. The homogenous design features and other common characteristics are indicative of these areas and important to the character and appearance of these discreet areas of the town.



**Fig. 12. Properties on Irfon Crescent and Irfon Terrace**

There are a small number of earlier, probably eighteenth century, properties scattered around the town, these are shown on the tithe map in the earlier section. These are in the same vernacular tradition of using river or field rubble stone, uncoursed, with slate roofs.

There are of course also individual properties which do not fall into any of these groups, such as the chapels. Each has its own individual character but is predominantly built of similar materials to those mentioned above. Often ornate detailing sets these properties apart from their neighbours. The Methodist Chapel, for example, also conveniently provides us with dates for its original build, its rebuild and its enlargement. It is important the older and more individual properties retain their characteristics which add great depth and interest to the architecture of the town.





***Fig. 13. Architectural Detailing at the Methodist Chapel***

**4.4.4 Detailing**

As with many Victorian / Edwardian properties quality detailing is used to provide relief from the standard architecture and add elements of interest. Much detailing of this period could be bought from catalogues of the time and a variety of mass produced standard designs were available. However, as each owner or builder chose to their taste or economic situation some diversity of detailing occurs. The detailing is varied at Llanwrtyd, of high quality and worthy of recognition and retention. Examples include tiled doorsteps, railings, doors, windows (especially stained glass and frames), balconies, moulded textured brick detailing, stone chip plaques, highly detailed bay windows, decorative clay tile hanging and so on.

Contrasting brick detailing on many of the brick properties at Llanwrtyd has a strong visual effect and adds much interest. Brick details include string courses, window surrounds and heads, quoins etc. Where detailing is the same over several properties this helps us to recognise developments which occurred at the same time. For example, it is clear that many of the properties at the east end of Victoria Road were likely to have been built by the same developer.

There are a wide variety of original timber windows with a painted finish, mostly of a sash design and generally set well back in their openings. Original cills are invariably of natural stone. A number of windows have been replaced with modern plastic windows which lack the finesse, detailing and quality workmanship of the originals. They can be said to detract from the overall appearance of the buildings and reduce the quality of the historic building stock. There is also a variety of stained glass windows which add to the richness of detailing in the town. They are randomly spread throughout the town and come as a pleasant surprise when not expected. Original doors are invariably of timber with quality detailing of mouldings, frames and door furniture, some with pierced or carved detailing, but again many have been replaced. They are often set well back in the façade with porticos or porches, often with carved detailing or mouldings. Barge boards are painted timber and mostly of a plain and simple style, some with finials, although some are more decorative in design.

A surprisingly large number of chimneys have survived within the town, they are not necessarily of particularly fine design or architecturally unusual but nevertheless are worthy of retention as they add interest to the character of a property and are so often lost.

Some details which are used throughout the town are also used in other local towns in Mid Wales, such as slate hanging and the painting of rendered

properties. A couple of the larger properties have more ornate slate hanging, using slates at an angle to create diamond patterns over the façade.

The variety of colours used on the rendered properties is characteristic of many towns in Mid Wales including, for example, Tregaron, Llandovery and Brecon. The colours are mostly muted and add to the gaiety of the town. Rendered properties also often have plinths, quoins and window surrounds (some with key stones) which add depth to their facades and contribute to their character.





**Fig. 14. Examples of Architectural Detailing**

#### **4.4.5 Public Realm, Surfacing and Boundary Treatments**

In some places in the town effort has been made to provide pleasant public space and to introduce some interest in surfacing and treatment of the public realm. Tarmac footpaths are common but there are a number of areas where concrete setts and bricks have been used to add interest, such as outside Victoria Hall and in the small public space next to the bridge on the site of the old post office. Interestingly these are places which were identified earlier as having their own individual and intimate character.

There are a range of boundary treatments throughout the town although in many areas the density of development precludes the need for these. Stone walls can be found (especially around the river), railings are often used at Chapels and around Victorian properties, where they survive, and dwarf brick walls help to define front gardens and the public / private space divide.

#### **4.4.6 General Condition**

Generally where properties are occupied they are in a good condition. There are of course individual cases which do not meet this standard and there are a few cases which would benefit from significant work. There are of course some properties which are not occupied and which have suffered from a lack of maintenance. As new uses are found for these their condition should improve. The desirable nature of residential properties in this area should contribute to their continued maintenance.

#### **4.4.7 Problems, Pressures and Capacity for Change**

One issue which relates directly to the comments in the previous section is the loss of historic shopfronts due to the conversion of premises to residential use. While this change of use has improved the condition of many properties meaning they are now well cared for family homes, this change has already altered the character of the town centre and is likely to continue to do so. This is an awkward problem which occurs in many historic towns, where the vitality of the town centre comes to rely on residential rather than small retail use. This is a change which alters the historic character.

Throughout the town there are many fine examples of original windows and doors which significantly contribute to the character of the buildings and that of the town as a whole. There are also, however, a substantial number of Upvc replacement windows and doors which lack the finesse and detailing of their timber counterparts and add little to the character of a property. There are planning restrictions which can be put in place to control replacement windows and doors and this is discussed later in the Management Proposals section of this document.

Despite free off street car parking in the town, there are a number of areas where on street parking regularly blocks major routes and causes delays to through traffic as well as posing a potential danger and contributing to a cluttered appearance to the town. Road signage and road markings also contribute to this cluttering of the street scene and a review of matters would be beneficial to the appearance of the town.

The loss of some front gardens has already been highlighted as a cause of concern for some residents. The loss of front gardens in many towns gives cause for concern as the character of historic towns is eroded by the spread of unsightly hard standing, parking and the loss of soft edging. The loss of front gardens can also blur the line between the private / public divide and result in loss of privacy. As with changing windows there is a planning solution which can be used to help prevent unwanted impact on the town due to loss of green private space and front gardens in particular. Again, this is discussed later.

The determined efforts of the local community have ensured that some prominent public buildings in Llanwrtyd Wells have gained a new lease of life, for example Victoria Hall and hopefully the proposed conversion of the congregational chapel. These buildings with sensitive conversion do and hopefully will give added life and vitality to the town. Other buildings which loose their use may also benefit from this type of approach. The community spirit is particularly strong in Llanwrtryd Wells and this type of public led approach often works for the benefit of a town better than a local authority led approach. However it is important that strong partnerships are kept and further developed between all partners with an interest in the town.

Mid and late twentieth century development has occurred in the vast majority on the outskirts of the town. These estates and areas have been noted during the consultation as having little to contribute to the special architectural and historic character of the town. This is not to say that all modern development has nothing to contribute. Careful and considered design is important so that new development can complement the existing character of the town. This does not mean that new building should be a pastiche of the old but that high quality materials and good design are used to create and enhance the sense of place.



## 5 Conservation Area Boundary

*"The town is, as it were, the radiating centre as of a fan... all the chief streets converging on the Square, near the bridge over the Irfon."*<sup>14</sup>

### 5.1 Informal Boundary Consultation

Information generated at the workshops and discussion groups was used initially in a desk based assessment and then tested on site to formulate a map showing buildings which were considered to contribute either positively, neutrally or negatively to the character or appearance of the Town. Due to the influence of the 'spa years' on the development of the town and taking into account opinions voiced at the workshops the area of the built environment to be assessed was extended to include more outlying properties such as Victoria Wells and the former Dol-y-Coed and Abernant Lake Hotels. The town centre part of this map has been included above in section 4. Based on this information, three suggestions for a potential conservation area boundary were developed and sent out for consultation.

Boundary suggestion 1 was tightly concentrated on the historic core of the town and excluded the modern 20th century development around the edges. This received **ten** votes with minor suggestions for change.

Boundary suggestion 2 included all of the nucleus of the town, including the modern 20th century development and estates. This received **no** votes.

Boundary 3 included all of the nucleus of the town and extended out to include the outlying ex-hotels and mansions which were clearly associated with the spa town development. This received **six** votes with minor suggestions for change.

### 5.2 Recommendation

It is recommended that if a conservation area is to be designated at Llanwrtyd Wells then the boundary should be drawn as for Boundary suggestion 1 with the inclusion of the playing field area, the listed railway bridge over the Irfon, the Victorian school and nearby buildings of interest. Other particular properties and small areas were suggested for exclusion but in order for the boundary to remain coherent these changes have not been adopted.

This option would fit well with national guidance for the following reasons:

- The majority of those properties which lie outside the boundary and are historically connected with the spa town and its development are either already protected through being statutory Listing or through future

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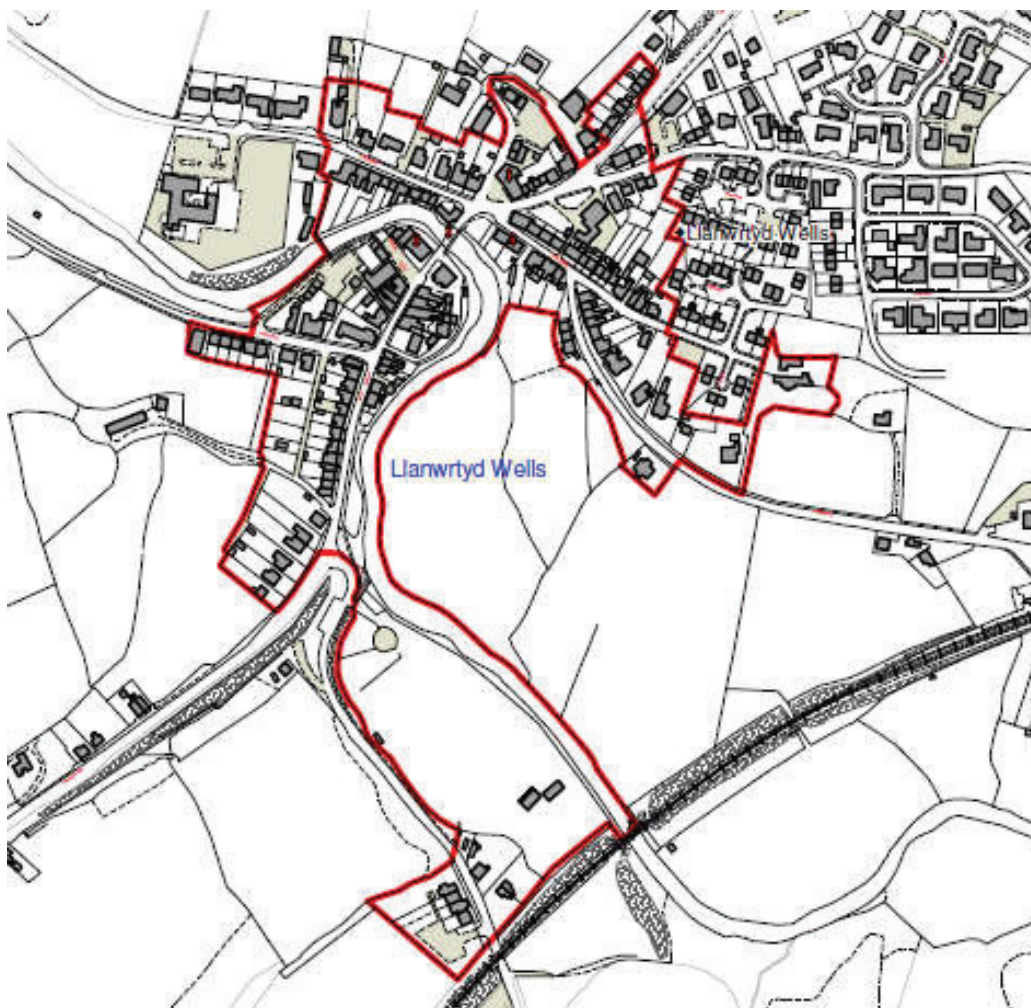
<sup>14</sup> Sayce (n.d.)



inclusion on the List of Buildings of Local Architectural and Historic Interest.

- Guidance urges authorities not to draw boundaries too tightly but also to consider whether protection of the wider setting is desirable or whether it could be best protected through other means, i.e. adding an appropriate planning policy and/or applying normal development controls in a way that respects the character and appearance of the conservation area.
- Conservation area designation is not generally considered an appropriate means of protecting the wider landscape. Managing the historic character of a wider landscape requires an alternative approach, for example, through historic landscape characterisation or landscape character assessment, or within existing National Parks or Areas of Outstanding Natural Beauty (AONB).
- Deciding which areas are of 'special architectural or historic interest' is ultimately a matter for the judgement of local planning authorities. But local communities have a vital role to play and this recommendation takes into account the democratic vote and suggestions of the local community.

This proposed boundary is shown in red below.



**Fig. 15: Proposed Conservation Area Boundary**

Given the positive interest in Boundary suggestion 3 we have included a map of this suggestion as Appendix B. We would ask all consultees to carefully consider the recommendation above, to confirm which boundary they consider the most appropriate, and to show their preference by answering the relevant questions in the Consultation Document.

## 6 Community Involvement

*"The day was exceedingly wet and stormy, yet nearly every rate payer in the parish entitled to vote, voted."*<sup>15</sup>

Extensive community involvement has been sought throughout this process. While the numbers attending may seem small, personal experience in undertaking appraisals and feedback from local people shows that attendance has been good with positive contributions from many sections of the local community. As far as possible all reports and materials have been available bilingually.

This document incorporates comments and observations made by the local community whilst attending the workshops and exhibitions and especially the results from the interactive parts of the consultations.

### 6.1 Summary of Community Involvement

#### Stage 1 Consultation: An Introduction to Conservation, Conservation Areas and Powys County Council

- Meeting and presentation to Town Council
- Initial public exhibition - *Open Afternoon and Evening*
  - Opportunity provided to meet heritage staff and portfolio holder from Powys County Council
  - PowerPoint presentation: *Conservation Areas: An Introduction*
  - Leaflets and information boards: *A Conservation Area for Llanwrtyd Wells?*
  - Introduction to and opportunity to volunteer for specific workshops and research projects
  - Chance to suggest ideas for the project or new / additional ways of undertaking the appraisal.
  - Beginning to define the character and appearance of Llanwrtyd Wells

#### Stage 2 Consultation: Appraising Llanwrtyd Wells

- Historical and archival research
- Characterisation Workshop (full day): *Appraising and Recording the Physical Asset.*
  - Talks and presentations: *Introduction to Characterisation; Conservation Areas, Appraisals and Planning Policy*
  - Breakout groups:
    - Form and Layout: Maps and Aerial Photos
    - People and Place: Directories and Census returns
    - Change and Continuity: Archive Material

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<sup>15</sup> Lawrence (Mid C19th to Early C20th)

- The Physical Asset: town tour and recording.
- Conservation Workshop (half day): *Examining the Local History Resource*
  - Quiz
  - Talks and presentations: *What is History?; Llanwrtyd Wells Local Heritage Centre Project; Setting up a Local History Research Group*
  - Discussion group: Researching historic buildings and writing local histories
- Analytical assessment of built environment using information from local community involvement
- 'Thursday Club' presentation, discussion and appraisal form
- Defining the Boundary Consultation (informal consultation to inform appraisal document)

Brief reports from each stage of consultation were provided to the Town Council. A full report and analysis of this consultation process is available on request.

### **Stage 3 Consultation: Draft Appraisal and Management Proposals**

This appraisal document and the accompanying Consultation Document will be circulated to the Town Council, the local elected Member, the Portfolio Holder and other interested parties such as Cadw. Copies will be left for viewing in the local library and will also be available from the public library in Builth Wells and The Gwalia at Llandrindod Wells. The documents will also be available for download from the consultation website.

Copies of the Consultation Document only will be circulated to each property within the proposed boundary and also to those outlying properties which have strong connections with the town. The Consultation Document will provide a summary of this appraisal and set out the effects of conservation area designation for the town. A response form will be provided so that the Council can receive feedback on individual points and regarding the proposed designation.

A consultation website will be set up where people can download all the relevant documents and can look at the outputs from the project. The response form will also be available on this website so that people can respond electronically.

The Council's Built Heritage Conservation Officer will be available to answer questions or queries for one day during the consultation period in the local library. This date will be circulated with the Consultation Document.

Depending on the results of the formal consultation period it is hoped that support is gained for the designation of a conservation area at Llanwrtyd Wells. A report will be taken to the Council's Cabinet and, if approved, the formal designation process can take place.

## 6.2 Character Analysis by the Local Community

At the exhibition visitors were asked to identify which of the features below they felt gave the town its character.

- very important / has a strong character
- neutral / does not add or detract from character
- not important / negative / does not contribute to character

Street layout	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Spa History	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Historic Buildings	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: yellow;">●</span>
Trees / hedges	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Open / public spaces	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: yellow;">●</span>
Views (in)	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Views (out)	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Location	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Architectural details	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Building materials	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
River	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Events	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
People / community	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Origins and historic development	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Archaeology	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: yellow;">●</span> <span style="color: yellow;">●</span> <span style="color: yellow;">●</span>
20 <sup>th</sup> / 21 <sup>st</sup> century development	<span style="color: green;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span> <span style="color: red;">●</span>
Size of settlement	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Green spaces	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Ecology / wildlife	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span>
Boundary treatments	<span style="color: green;">●</span> <span style="color: green;">●</span>
Retail areas / shopfronts	<span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: green;">●</span> <span style="color: red;">●</span>



Scale of buildings	● ● ● ●
Public art	● ● ●
Street and place names	● ● ● ●
Street and pavement surfacing	● ● ● ● ● ●
Public realm (bins, seating, signage, road signs, bus stops, lighting etc)	● ● ● ● ●

**Fig. 16. Features which Contribute to the Character of the Town**

At the exhibition people were also asked to write down what, if anything, they thought gave the town its special character. The following responses were received:

Response	Number of times each response received
Natural environment	3
Clean air	1
Tranquility, peace, silence	2
Location / situation / scenery	8
Events / activities / busy place	6
Historic buildings / Abernant Hotel	4
People / community / volunteer activity / Safe environment	11
'Difference' / quirky / smallest town / 'funky' house colours	7
Sense of place	1
History / heritage	4
Railway / station	2
No more Upvc windows	2
Opens spaces / football pitch	1

**Fig. 17. Public Responses to Defining the 'Special Character' of Llanwrtyd Wells**

During the workshops groups participated in various exercises analysing the history, development and current character and appearance of the town. The following is a summary of the observations and comments made:

- Strong Community spirit – then and now, although the individual make up of the community has changed, on the whole the spirit remains
- The changing face of and reliance on tourism
- The spas created great change and caused a distinct town to develop. Their loss has caused further change but little loss of this distinctive character

- Visually detrimental changes include loss of front gardens and greenery, loss of architectural features and conversion of commercial properties into residential.
- The agricultural roots of the community have not been lost
- The 'welshness' of the village and longevity of early families contrasting with the later fashion for English first names and houses named after English spas;
- The social status of inhabitants and development of wealth;
- Llanwrtyd as a centre providing work for immigrants from nearby areas of Wales and visitors from all over the UK;
- The development of service / supply industries and change in community structure;
- The continuing influence of an agricultural society.
- Views, from Ffoss Road & Irfon Terrace into town. Of bridge by river.
- Scale - large buildings on Dolycoed Road and Station Road and in centre of town.
- New development migrated up Ffoss Road.
- Blocks of development along Victoria Road and Irfon Crescent.
- Terraces - Irfon Crescent ('pig alley' behind), Dolecoed Road, and Irfon Terrace,
- Important buildings - Bethesda Chapel, Neuadd Arms, Congregational Chapel, the Institute (war memorial), White House.
- Details - gable fronts, slate clad walls, railings, front renders, decorative barge boards, brick types, diamond cladding of Northampton House, bay windows, details around windows.
- SPAR detracts from town centre.
- Important buildings outside Llanwrtyd - Abernant, Dolycoed and St Davids Church.
- Colours along Dolecoed Road and town centre.

## 7 Management Proposals

*"And yet the town retains its old beauty – except that it has been made more beautiful"<sup>16</sup>*

Designating a conservation area does not mean that places have to remain frozen in time, change is often necessary to accommodate the demands of modern living. The challenge is how to preserve their special local 'character', rather than detract from it. A good set of proposals to manage change can help to meet this challenge.

### 7.1 Aims and Objectives

- To identify, understand, preserve and enhance the local distinctiveness of Llanwrtyd Wells as the comprehensive remains of a distinct period of social and economic development, which reflects the spa history of Mid Wales and resulted in a fine example of a Mid Wales spa town in an outstanding landscape location.
- To ensure a strategic and integrated long term approach to the management of the town through the designation of a conservation area.
- To use the understanding gained in this appraisal process of the character of Llanwrtyd Wells to inform decision making.
- To raise the profile of Llanwrtyd Wells as a town of historic importance in mid Welsh history and where feasible to take forward schemes of interpretation, conservation and enhancement to increase access, knowledge, understanding and enjoyment of the heritage.
- To promote partnership working between all interested parties.
- To preserve and where possible enhance the built heritage of Llanwrtyd Wells and the associated spa era developments on its outskirts to ensure it is safe-guarded for enjoyment by future generations.

### 7.2 Article 4(2) Direction

Even in conservation areas certain types of minor development and alterations don't normally require planning permission. These works are often referred to as being 'permitted development'. Individually, many of these changes may appear fairly minor but added together they can have a significant effect on the character and appearance of a conservation area.

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<sup>16</sup> Sayce (n.d.)

Once a conservation area is designated the Local Planning Authority can consider whether it is necessary or advisable to make, what is known as, an Article 4(2) Direction, which will restrict a number of these permitted development rights.

Article 4 (2) Directions mean that planning permission is required for alterations to windows, doors, roofs and chimneys - including changes in materials, like using UPVC windows. Permission is also required for erecting porches, gates, walls and fences, the laying down of hardstanding and the demolition of walls around dwellings. The exact restrictions for each Direction are a direct response to the special characteristics of each conservation area. Some conservation areas do not have an Article 4(2) Direction. Where a Direction would mean that a planning application would be required where it would not have been required before the Direction was made, there is no charge for the application.

Article 4(2) Directions are an important tool for managing change in sensitive areas. It is considered that the special character of Llanwrtyd Wells would benefit in the long term from such a Direction. This would allow us to help protect the important architectural details in the town and encourage the appropriate replacement of unsympathetic elements. However, it is felt that the change to conservation area status is a big adjustment for the town and **it is recommended that until funding is available to allow the Council to help financially assist with appropriate repairs and alterations, an Article 4(2) Direction is not made**, unless public opinion is strongly in favour of one.

### **7.3 Specific Recommendations**

It is not proposed to replicate the existing planning policies in the current UDP or forthcoming LDP but to provide here detailed guidance to enable the special architectural and historic interest of the town to be preserved and enhanced. It is recommended that this document be used alongside the exiting planning policies and legislation as a material consideration to help guide planning decisions.

#### **7.3.1 General Character, Plan Form and Setting**

- To retain, where possible, the existing historical road layout and plan form
- To retain, where possible, the land parcel layout where this provides us with information about the historic development of the town
- Sub-division or back land development should be resisted where this would affect the historic layout of the town.
- The setting of the conservation area will include those landscape areas which can be viewed from the town in addition to any areas immediately adjacent to its boundary.
- Due to its history and development the setting of the conservation area shall include those outlying properties which have a strong link to the

historical development of the spa town of Llanwrtyd Wells. There will be a presumption in favour of retaining physical and historical evidence of these links.

### **7.3.2 General Development**

- New development or extensions to existing properties should be of an appropriate scale and size.
- New development should respect and retain, where possible, the density of development within the town.
- New development should use high quality design and materials. Pastiche design is not generally acceptable.
- New development should respond to its context and positively contribute to the sense of place at Llanwrtyd Wells.
- There will be a presumption in favour of the retention of buildings which make a positive contribution to the character and appearance of the town.
- There will be a presumption in favour of gaining an improvement in relation to development affecting any properties which have a neutral or negative impact on the character or appearance of the town.
- In order to avoid unsightly gap sites, Conservation Area Consent for the demolition of properties within the conservation area will not be granted until a suitable scheme for their replacement has been secured.
- Design & Access Statements relating to development within the conservation area should pay due regard to its special interest.

### **7.3.3 New Uses & Converting Old Buildings**

- Where possible new uses for buildings or spaces should not impact on the particular characteristics or important historic or architectural features of the building or wider conservation area.
- Retail uses for existing properties with historic shopfronts will be encouraged and supported where possible and appropriate.
- Compatible and sensitive new uses for empty buildings will be encouraged and supported.
- Innovative techniques for the conversion of buildings will be encouraged where this will ensure the buildings' future and its continuing contribution to the character / appearance of the conservation area.
- Support will be given to the conversion of existing buildings to provide modern day facilities over and above new development, where there is a proven need and where this will ensure the buildings' future and its continuing contribution to the character / appearance of the conservation area.



### **7.3.4 Architectural Detailing**

- Every attempt should be made to retain and enhance the existing architectural detailing of the properties within the town.
- The Built Heritage Team will provide advice and guidance relating to the conservation and enhancement of architectural detailing.
- The Local Planning Authority will make every attempt to secure funding to support the conservation and enhancement of the architectural detailing in the town.
- The Local Planning Authority will make an Article 4(2) Direction to help protect and manage change to the architectural detailing once appropriate funding has been secured.
- The painting of already rendered properties in appropriate colours will be supported.

### **7.3.5 Views**

- Where views of the surrounding landscape exist they should be maintained and additional views encouraged where they would not detract in other ways from the character of the town.
- Views into the town along the main roads should be managed so as not to harm their character.
- Views along the river should be maintained and where possible enhanced.

### **7.3.6 Surfacing, Public Realm and Boundary Treatments**

- A review of Highway matters which affect the character and appearance of the town will be encouraged. This will include signage, road markings, and car parking.
- Improvements to surfacing and the public realm will be encouraged and supported.
- Opportunities for retaining and recovering green and open space will be supported, where appropriate.
- The retention and enhancement of the small intimate key linking spaces will be encouraged and supported.
- The retention of traditional boundary treatments will be encouraged and new boundary treatments should be appropriate to their context.
- The key open space at the river crossing / in front of the Neuadd Arms / site of the old Post Office will be retained and where possible enhanced.

### **7.3.7 Research & Future Characterisation Work**

- Archaeological works in the town will have due regard to the research questions identified in this appraisal relating to the medieval period and the town's early economic and administrative role.

- When the Local Planning Authority draws up a List of Buildings of Local Architectural or Historic Interest, the buildings mentioned in this appraisal will be assessed for inclusion.
- The Built Heritage Team will both seek and support opportunities relating to the interpretative provision regarding the history and development of Llanwrtyd Wells and the involvement of local people.
- The Built Heritage Team will continue to provide and encourage the provision of bilingual resources, where possible.

## **7.4 Adoption Procedures**

If sufficient support is given to conservation area designation, the Built Heritage Team will undertake a number of internal Council consultations and approval procedures. If this proposal succeeds then we will proceed with the formal designation of the conservation area and will advertise this locally and widely.

The results of the consultation will inform us if any changes need to be made to this document. If a conservation area is designated then this document will be used as a material consideration in the planning process to help guide planning decisions

## **7.5 Monitoring**

It is recommended that if the conservation area is designated that a full photographic survey is undertaken at the point of designation. It is recommended that this survey is repeated at regular intervals, as appropriate.

The assistance of the community, with the full support of the Built Heritage Team and Planning Officers, will be vital for monitoring the quality of improvements made.

## **7.6 Review & Updating**

National legislation requires Local Authorities to review, from time to time, its conservation areas and to formulate and publish proposals to ensure they are properly preserved and, wherever possible, enhanced. There is no specific timescale for review although it is generally regarded that every five years is good practice.

Therefore it is recommended that if Llanwrtyd Wells is designated as a conservation area that this appraisal is reviewed within five years.

## 8 Useful Information and Contact Details

*"Llandrindod, even with its many undoubted advantages, cannot compare with Llanwrtyd..."<sup>17</sup>*

### 8.1 Powys County Council Built Heritage website

[www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

The PCC Built Heritage website contains information and guidance relating to Conservation Areas as well as contact details and links to partners and other useful information. It is also being used to assist with the consultation on this draft document.

### 8.2 Generic Guidance

#### 8.2.1 Welsh Government and Cadw

Cadw's publication *Conservation Principles* sets out their six principles for the sustainable management of the heritage in Wales. The principles set out in this document will inform Cadw's approach to the protection and management of the historic environment and as such will inform and guide the work of Local Authorities with regard to making decisions about the preservation or enhancement of conservation areas.

Cadw has also published a number of technical guidance notes which might be useful to owners of buildings within conservation areas. Topics include the use of Lime Mortar and the repair and preservation of masonry. Cadw has also published a number of urban characterization reports which set out in detail the historic characteristics of a number of towns in Wales.

#### 8.2.2 English Heritage Guidance

English Heritage has produced the following two documents relating to the management of conservation areas which are available for downloading from their HELM website ([www.helm.org.uk](http://www.helm.org.uk)). This website also contains other useful information regarding conservation areas.

- Guidance on Conservation Area Appraisals
- Guidance on the Management of Conservation Areas

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<sup>17</sup> Ward, Lock & Co. (1959)

### **8.2.3 Civic Trust for Wales**

The Civic Trust regularly publishes articles relating to conservation areas and their management and runs seminars and events along similar themes. Information about their events and publications can be found on their website ([www.civictrustwales.org](http://www.civictrustwales.org)).

## **8.3 Grants**

### **8.3.1 Powys County Council**

The Powys County Council Built Heritage Team currently runs a grant scheme to assist with the cost of repairs to or the reinstatement of historic features on historic buildings in Powys. The scheme is fully allocated 2001-2012 and new applications are normally considered at the start of the financial year. Please see our website for applications forms and further information. Where funding allows we may at other times run grant schemes specific to certain conservation areas. These will be advertised locally.

### **8.3.2 Cadw**

Cadw runs a Conservation Area Grant Scheme for works (external works to an historic building) judged to make a significant contribution towards the preservation and enhancement of the conservation area in which the building is located.

Cadw also runs a grant scheme for helping local groups to promote better understanding of the built heritage. This is known as the Civic Initiatives (Heritage) Grant Scheme and could be applicable for groups running projects relating to conservation areas.

More information can be found on their website and through the free booklet 'Historic Buildings and Conservation Area Grants'.

### **8.3.3 Other**

A free and regularly-updated online guide to relevant sources of funding for historic buildings is published by the Architectural Heritage Fund on the Funds for Historic Buildings website at [www.ffhb.org.uk](http://www.ffhb.org.uk).

## **8.4 Contact Details**

**Powys County Council Built Heritage Team (South)**  
[www.powys.gov.uk/heritage](http://www.powys.gov.uk/heritage)

Links to other relevant organisations and additional information can be found on our website.

***Principal Planning Policy and Built Heritage Officer (South)***

Chris O'Brien  
Planning Policy  
Neuadd Brycheiniog  
Cambrian Way  
Brecon  
Powys  
LD3 7HR  
Tel: 01874 612351  
E-Mail: [christopher.obrien@powys.gov.uk](mailto:christopher.obrien@powys.gov.uk)

***Built Heritage & Conservation Officer (South Powys)***

Cy Griffiths  
Planning Services  
The Gwalia  
Ithon Road  
Llandrindod Wells  
Powys  
LD1 6AA  
Tel: 01597 827393  
E-Mail: [cylene.griffiths@powys.gov.uk](mailto:cylene.griffiths@powys.gov.uk)

***Assistant Built Heritage & Conservation Officer***

Isobel Davies  
Planning Services  
The Gwalia  
Ithon Road  
Llandrindod Wells  
Powys  
LD1 6AA  
Tel: 01597 827288  
E-Mail: [isobel.davies@powys.gov.uk](mailto:isobel.davies@powys.gov.uk)

***Powys County Council Development Control (Brecknockshire)***

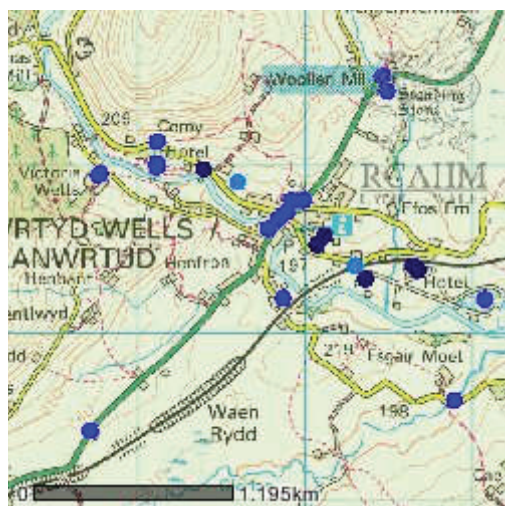
Development Control Manager  
Planning Services  
Neuadd Brycheiniog  
Cambrian Way  
Brecon  
Powys  
LD3 7HR  
Tel: 01874 612272  
E-mail: [brecon.planning@powys.gov.uk](mailto:brecon.planning@powys.gov.uk)



## 9 Appendices

### APPENDIX A: Archaeology

## COFLEIN - Report



Hover over the record in the table to highlight the site on the map or hover over the site on the map to highlight the record in the table. Click on the site on the map or the link in the table to access further information.

All data last updated 23rd September 2010

Report generated in 2 seconds on 14-6-2011.

[Return to map](#)

### National Monuments Record of Wales



RCAHWM  
Plas Crug  
Aberystwyth  
Ceredigion

Ffôn Tel: +44 (0)1970 621200  
[Email: nmr.wales@rcahwm.gov.uk](mailto:nmr.wales@rcahwm.gov.uk)  
[Website: www.rcahwm.gov.uk](http://www.rcahwm.gov.uk)

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Wales  
SY23 1NJ

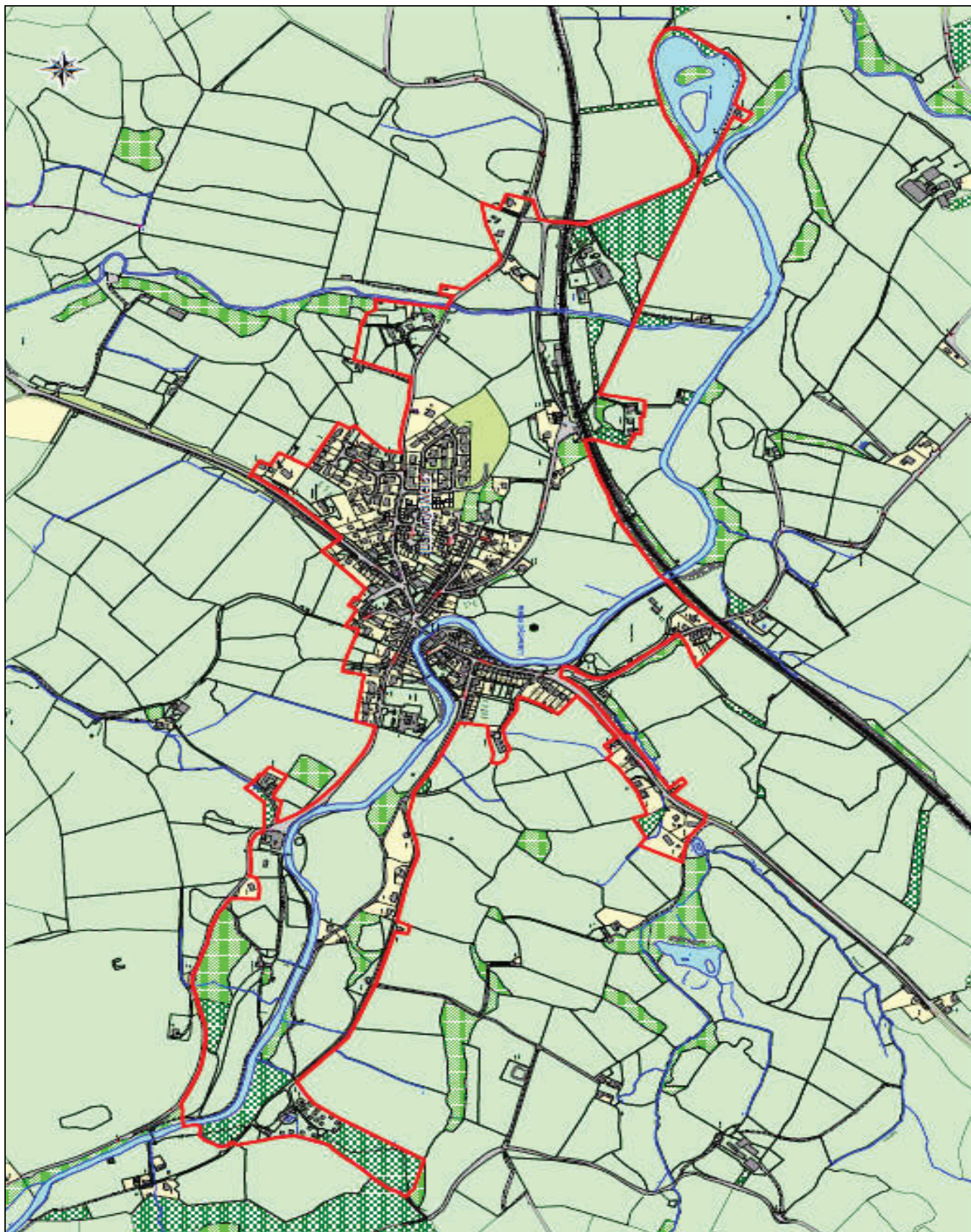
Your query returned 25 site records. (Maximum 100)

#	NPRN	NMRW NAME
1	<a href="#">304663</a>	CAE'R MAEN, STANDING STONE
2	<a href="#">306417</a>	NANTYRHOS
3	<a href="#">6131</a>	BETHESDA CHAPEL, WELSH CALVINISTIC METHODIST, BETHEL, IRFON CRESCENT, LLANWRTYD WELLS
4	<a href="#">6130</a>	ZION ENGLISH BAPTIST CHURCH, ESPLANADE ROAD, LLANWRTYD WELLS
5	<a href="#">6129</a>	GELYNOS INDEPENDENT CHAPEL, LLANWRTYD WELLS
6	<a href="#">6128</a>	LLANWRTYD WELSH INDEPENDENT CHAPEL, BELLE VUE TERRACE, LLANWRTYD WELLS
7	<a href="#">759</a>	ABERNANT LAKE n PLEASURE GROUNDS, LLANWRTYD WELLS
8	<a href="#">302256</a>	CAMBRIAN WOOLLEN MILL, CAMBRIAN MILLS, LLANWRTYD WELLS
9	<a href="#">12290</a>	ST JAMES'S CHURCH, VICTORIA ROAD, LLANWRTYD WELLS
10	<a href="#">16033</a>	PEN-RHOS
11	<a href="#">86044</a>	DOLYCOED, DOLECOED HOTEL, GARDEN, LLANWRTYD WELLS

12	<a href="#"><u>23174</u></a>	DOL-Y-COED PUMP HOUSE, LLANWRTYD WELLS
13	<a href="#"><u>25788</u></a>	LLANWRTYD HALL
14	<a href="#"><u>34644</u></a>	LLANWRTYD WELLS STATION
15	<a href="#"><u>40824</u></a>	ESGAIR MOEL WOOLLEN MILL, LLANWRTYD
16	<a href="#"><u>401494</u></a>	POSSIBLE PILLOW MOUNDS, NEAR LLANWRTYD WELLS
17	<a href="#"><u>758</u></a>	VICTORIA WELLS, LLANWRTYD WELLS
18	<a href="#"><u>760</u></a>	LLANWRTYD WELLS
19	<a href="#"><u>25417</u></a>	DOL-Y-COED HOTEL, LLANWRTYD WELLS
20	<a href="#"><u>32177</u></a>	DOL-Y-COED WELL HOUSE, LLANWRTYD WELLS
21	<a href="#"><u>86024</u></a>	ABERNANT LAKE HOTEL GARDEN, LLANWRTYD WELLS
22	<a href="#"><u>409594</u></a>	ABERNANT LAKE HOTEL
23	<a href="#"><u>409595</u></a>	ABERNANT HOUSE
24	<a href="#"><u>409596</u></a>	ARDWYN HOUSE, LLANWRTYD WELLS
25	<a href="#"><u>410452</u></a>	FORMER PUMPHOUSE AT VICTORIA WELLS



## APPENDIX B: Boundary Option 3 (see Section 5)



## APPENDIX C: Bibliography

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***Portfolio Work 8.***

***Guidance for Developing a Management & Maintenance  
Plan for your War Memorial.***

2014

Author: Cyllene Griffiths

Available on request from Powys County Council or from the Powys War  
Memorials Project website: <http://www.powyswarmemorials.co.uk/downloads>



# **Powys War Memorials Project 2014-18: A Mark of Respect**

**Guidance for Developing a Management & Maintenance Plan  
for your War Memorial**

## **1 INTRODUCTION**

### **1.1 What is a Management & Maintenance Plan?**

A Management and Maintenance Plan is a document in which you set out what maintenance and management you need to do, when you will do it, and who will do it. It also identifies the costs and resources necessary to carry out the work. It will ensure that your war memorial(s) are cared for in the future.

### **1.2 What is the difference between the recording and condition surveys and a Management & Maintenance Plan?**

The recording and condition surveys relate primarily to the physical fabric of the memorial and its location at the time the survey work was undertaken. They can and should be incorporated into a Management & Maintenance Plan. The M&M Plan looks to the future and will set out a timetable and responsibilities for checking the memorial and carrying out any regular maintenance.

### **1.3 Why do we need one?**

To help you keep your war memorial in good condition.

To identify any problems before they become problems.

To get a free Conservation Kit to help you maintain your memorial

To access our funds for repairs or improvements.

### **1.4 What should a Plan cover?**

The Plan should cover the memorial itself, any immediate landscaping around the memorial, and briefly (depending on where the memorial is located) cover its setting (e.g. churchyard, village green, building).

It need not be a lengthy or complicated document – it could be as simple as identifying someone to take a once yearly look at the memorial to check it is in good condition. The Plan should be proportionate to the size, complexity and importance of the war memorial. It could be less than a side of A4 or a folder of documents.

The Plan should set out a system of inspection and maintenance and identify management responsibilities for the next ten years. We appreciate that responsibility and names may change during this period, so you should build in a review of the plan to deal with these changes as they occur.

The Plan should also identify that the landowner has the appropriate insurance in place.

Some ideas for the content of the Plan are set out in Section 2 below.

### **1.5 Who should write the Plan?**

Ideally the person / organisation who has ownership or responsibility for the war memorial. But it could equally be an interested party or the local community. Consultation on the Plan should take place with all interested parties.

### **1.6 What do we do with the Plan once it's finished?**

You should keep a copy of the Plan (and also a backup) and also give one to other interested parties (e.g. the owner, the person who will be carrying out any work, the Town & Community Council, any other party who has provided funding for repairs, etc).

You will need to provide the Powys War Memorials Project Officer with a copy of your Plan in order to gain access to our funds for repair or improvement. You can also get a free Conservation Kit with basic tools, materials and advice to help you maintain your memorial into the future. Depending on the contents of the Plan you will need to send us update reports when you have made your inspections in future years or if any changes are made.



If you review the plan you should log any new plan with PCC and other relevant parties

***The Powys War Memorials Project Officer can provide help and assistance with writing your plan. Contact details in Appendix B.***

## 2 CONTENTS OF THE PLAN

### 2.1 What information should we put in the Plan?

*The contents of the Plan can vary depending on the type and complexity of the memorial. For example a small brass plaque in a church may require only a very simple plan but a large ornate free standing memorial in a busy town may require something more extensive. The War Memorials Project Officer can advise on this if you wish.*

*The Plan should identify the current situation and if it needs to change and if so how and who will do this. It will also include levels / frequency of maintenance (for example for grass cutting, removal of wreaths etc).*

***Some suggestions for inclusion in your plan (items marked as \* MUST be included in every plan):***

- a) \* Name of memorial and location
- b) Ownership / interested parties / what their roles are
- c) \* How the memorial is currently managed (what is currently done and by who) and how it will be managed in the future. Include a copy of the relevant insurance certificate which covers the memorial.
- d) \* Copy of current (baseline) condition survey or recording (please see Recording Toolkit)

- e) \* Significance Statement – what you think is important about your war memorial. It can help to put this under the headings: aesthetic, community, historical, evidential (please see Appendix A).
- f) \* Inspection timetable
- g) \* Responsibility for Inspections – who will do the inspections
- h) Pro-forma for Inspections – what to check
- i) Setting and access issues and management – paths, steps, railings, trees, ecology, grass cutting etc
- j) \* Commitment to using good practice conservation techniques for repairs or maintenance (detailed advice on these can be found on the websites listed in Appendix B or from the Powys War Memorials Project Officer). A pro-forma declaration is included in Appendix C.
- k) Risk assessment – e.g. risk from vandalism, damage, lack of resources, etc.
- l) Costs and resources for future maintenance and / or repairs
- m) Action Plan (if necessary, e.g. for long term improvements, projects or to address issues raised in the risk assessment)
- n) Any health or safety matters

- o) Copy of any management or maintenance plan for area or building in which the memorial is located.
- p) M&M Plan review – it may be necessary to review or update your plan at periodic intervals, e.g. if ownership changes or there is a major problem with the memorial.
- q) Any other information you think would be useful or interesting for others involved with your memorial.
- r) \* Who prepared the Plan and who else was consulted or involved in its production.

## Appendix A: Significance Statement

Cadw is the heritage branch of the Welsh Government. In their “*Conservation Principles*” (2011), they have set out a system for identifying what is important about an historic site or building, thereby ensuring that this is recognised when works are planned to that site or building and for helping people understand more about their historic assets.

Cadw uses the following system and it may help you with defining what is important or significant about your memorial to use the same headings. However, you may think that other headings are more appropriate to your particular memorial - there is no set procedure.

It is, however, helpful to get a range of opinions about what is important about your memorial for other people in your community. So the more people you can involve in this process the better your understanding of the memorial will be.

There will inevitably be some areas of overlap between the different headings and it may be easier to write a statement combining them all.

### ***Aesthetic***

Set out what the memorial makes you feel when you see it. Does its external appearance feel sombre, inspiring, attractive or grand? Does it invoke memories or certain people? Does it make you think about history or war?

Do the materials or design of the memorial add anything to these thoughts? Think about if it were made of a different material, how would that make you feel? Does the design remind you of anything or does it have local connections?



What does the memorial contribute to its setting? Is it a focal point in the building / village / town? Does it provide interest in an unused corner of the churchyard? Is it seen every day by passing traffic? If it went missing what would change about the area? Are there any views to or from the memorial which add to its importance?

Has the appearance of the memorial or its setting changed over time? How has this affected the appearance of the memorial, village, town or wider area?

Does the memorial have a decorative value? Or any particular features of interest?

This is quite a subjective exercise and people will have different views. It is important to include them all.

## ***Community***

What meaning does the memorial have for the local and wider community? Does the memorial cover a small area or extent into the wider community?

Is there a commemorative or symbolic value to the memorial? How is this evidenced? Does it bring the community together at certain times?

Does it have a religious, spiritual, emotional or economic place in the community?

What does the memorial say about the community's history and its place in Wales', UK or World history?

Are there other memorials nearby or related to yours in any way? Are there any associated structures or features nearby? E.g. war graves, roll of honour, railings or recreational park. If it is a building or in a building does it have another use? E.g. hospital, lych gate, council offices.

Community values may be both pleasant and uncomfortable.

## ***Historical***

What particular aspect of history does the memorial represent? Are several wars commemorated? When was the memorial erected? Has it been added to since it was put up?

Does the memorial incorporate any other historic fabric? Is it in an historic building? Has it changed over time and if so what does this tell you about history?

Does the memorial connect any past events or people? Were these people or events important to the local or wider community or connected to any particular historical event or period?

## ***Evidential***

Look at the physical evidence, does the fabric tell you anything about the memorial? Has it been changed? Does any damage or change affect what you know from the memorial? Has anything been added to protect it?

What are the documentary, pictorial or historical resources relating to the memorial? Are there newspaper reports of its erection? Do the Town & Community Council records say anything about its dedication or why this particular type of memorial was decided upon? Are there pictures of the memorial at different periods?

How important are the fabric and resources for telling you about the memorial, history and the community?

***Each war memorial will have its own particular significance.***

***In general, however, WW1 war memorials have an inherent significance due to their purpose of commemoration and remembrance. They will have significance on an international scale due to the extent of the World War and the countries involved. They will have a national significance as being part of a group of memorials across the UK commemorating those British soldiers that lost their lives. On a local and regional level there will be significance to families, communities, groups and organisations.***

- ***Aesthetic***

***WW1 memorials are often an integral part of a town, village or community landscape. They provide a focal point for remembrance and are often attractive built features in their own right or in their settings. Some memorials will have a higher significance because they are the work of a renowned artists or sculptor or of local significance because they are of local materials, erected by the local community or constructed by local craftspeople. They are a visual reminder of the great sacrifice made by so many and the importance of realising the impact of war - they are a physical link to a past which is geographically complex and varied. There is a wide variety of memorials in many different materials, forms and scales. The intellectual and sensory stimulation of war memorials is extremely high.***

- ***Historical***

***War memorials are an important source of local history and as individuals or a group provide an extensive resource for research and understanding a specific period of history. Researchers can have local, national or international interests. Many notable people, families and events from history are commemorated on war memorials. They are a physical reminder of past events and especially one of the biggest events and catalysts for change in world history. Often memorials commemorate several wars and periods of history, bringing a wider scope to their historical value.***

- **Evidential**

*War memorials provide an important historical resource: they link with other primary and secondary historical resources such as photographs, diaries, poetry, war memorabilia, oral histories, artefacts, books, war records etc. They provide a link with other countries and communities all over the world. This project will inevitably demonstrate the evidential value of these structures to their local communities but they also have a much wider value for national or international experts and researchers. They have an important educational value, not just for the local history research that can be inspired by them, but also for creating an understanding and appreciation of the importance and impacts of WW1 and other conflicts.*

- **Communal**

*War memorials have a special place in the heart of many communities, especially those as close and long lasting as the rural communities in Powys. This is demonstrated by the support for this project expressed throughout its development stages. Memorials are symbolic of the sacrifices made by the community during WW1 and form an important focal point for community events such as Remembrance Day. Memorials due to their purpose also have a spiritual value, which applies not only to the local but wider community. They provide an opportunity for the community to engage with their past and are part of a collective memory and identity.*

*In addition to the above, it is equally likely that some memorials will have environmental, tourism, economic or scientific value. It is difficult to understate the significance and value of war memorials in Powys or elsewhere. There seems little doubt that they have are of international, national and local significance, individually and especially as a group.*



## Appendix B: Useful Websites and Contact Details

*All of the following websites have useful publications and technical advice to help you look after your war memorial.*

The Powys War Memorials Project: [www.powys.gov.uk/warmemorials](http://www.powys.gov.uk/warmemorials)

War Memorials Trust: [www.warmemorials.org](http://www.warmemorials.org)

Cadw: [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

English Heritage: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Historic Scotland: [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)

Society for the Protection of Ancient Buildings' Faith in Maintenance Programme: [www.spabfm.org.uk](http://www.spabfm.org.uk)

### ***Powys War Memorials Project Officer.***

- E-mail: [warmemorials@powys.gov.uk](mailto:warmemorials@powys.gov.uk)
- By Post: Powys War Memorials Project Officer, County Hall, Llandrindod Wells, Powys, LD1 5LG
- Telephone: 0845 6027030 / 01597 8274605



**Appendix C: Commitment to using good practice conservation techniques – example pro-forma.**

- All decisions regarding works and repairs will be based on an understanding of the significance of the memorial.
- Where possible and appropriate like for like materials will be used for repairs or replacement.
- Specialist conservation advice will be sought as necessary.
- Specialists will be used as appropriate and necessary for works to the memorial.
- The value of the existing material is recognised and decisions for repair or maintenance will be based on a philosophy of minimum intervention.
- Works which may harm the long term future of the memorial will not be allowed (e.g. over cleaning, using inappropriate materials or increasing risk of damage).
- Consultation with relevant people / the local community will be carried out regarding any works.
- All relevant permissions or consents will be obtained prior to carrying out any works.
- The overarching philosophy will be to preserve and enhance the memorial and any aspects or features of significance which it possesses.

Signed.....

Date.....

Name / Position &amp; area of responsibility.....

Contact Details.....

Memorial Name and Location.....

***Portfolio Work 9.***

***Gilfach Interpretation Study. Heritage Assessment***

2015

Author: Cyllene Griffiths

Available on request from Radnorshire Wildlife Trust or from The Griffiths  
Heritage Consultancy Ltd.



# Gilfach Interpretation Strategy Heritage Assessment



for

**The Radnorshire Wildlife Trust**

**October 2015**

## 1. The Physical Heritage Asset

### Statement of Heritage Significance

*An outstanding historical composite upland Welsh landscape which is the cumulative result of a long period of development: with likely evidence of human occupation, use and management for over 3000 years and demonstrating some of the most important periods of development and social change in Welsh history.*

Radnorshire is well-known as a sparsely populated, rural county. The results of the heritage assessment of Gilfach have shown that the extent of human activity has extended beyond the limits of modern settlement and agriculture into landscapes which are now considered to be 'natural environments', but which are in reality heavily influenced by past human activity and key elements in understanding the history of the county and its communities.

There is an abundance of archaeological and historic sites within the Gilfach reserve. The majority are spread across the south facing slope to the north of the Afon (River) Marteg. Many features have been identified but not dated or there are conflicts in the official records (see Appendix A) and this provides opportunities for fieldwork and investigation, in order to unravel the story and historical development of the Marteg Valley. Many sites are also hard to recognise in the landscape but also provide opportunities for interpretation.

In general it would appear that there was substantial pre-historic human presence in this area, possibly as a ritual or funerary site. A possible road and ford between marching camps outside the area provides evidence of the Roman occupation of Wales, while in the medieval period there seems to have been substantial rural settlement of the valley slopes which was later abandoned. Post medieval there is evidence of industrial use for quarrying and mining, while the Victorian period brought further change with the construction of the Mid Wales Railway through the valley.

There are strong links between the archaeological remains and the interpretative themes of: micro and macro; transport; land use and management; and the living working landscape. There are also opportunities for: managing the historic landscape through interpretation ('through interpretation, understanding; through understanding, appreciation; through appreciation, protection'); for involving people in discovering more about the historic remains (both through fieldwork and through desk based research); and for providing interpretation for hard to identify features. Increased understanding of the historic landscape could have social, communal, economic, and management benefits in addition to widening the audience base for the site.

### 1.1 Bronze Age (c.2300 BC - 800 BC)

#### Pont Yr Marteg Cairn - (Scheduled Ancient Monument)

Cairn circle situated on a prominent S-facing terrace of Yr Wylorn, above a major bend in the Afon Marteg and commanding an excellent view to the W and the mouth of the valley. It measures about

6.5m in diameter and up to 0.5m in height. Six upright stones are visible in the kerb, all leaning outwards and measuring up to 0.7m in height. The grass-covered cairn has been disturbed in the past, leaving a large central hollow with what is probably the E side of a central cist now visible. This orthostat measures 1.8m in length from NNE to SSW. It seems likely that this is an early Bronze Age structure, as ritual monuments and burials went out of use in the later Bronze Age.

Due to a favourable climate, warmer and drier than today, the early Bronze Age was a time of major farming expansion and forest clearance, with upland areas being utilized on a much greater scale than previously. This is the period of Stonehenge and other great standing stone henges and structures. Control over land became as important as control over people.

Although disturbed this is a rare and potentially exciting monument, situated in a prominent and significant location on a rocky outcrop at the upper edge of the useable farmland landscape. This could be evidence of early Bronze Age settlement of the area or simply the creation of a sacred landscape, some distance away from the occupied area.

When first built it would have been visible as an important relic of a prehistoric funerary and ritual landscape and retains significant archaeological potential including environmental and structural evidence and a buried prehistoric land surface. The importance of the monument is further enhanced by its identification as a likely cairn circle, a particularly rare element within the surviving prehistoric ritual landscape.

#### **Afon Marteg Cairn**

A small cairn of river-worn pebbles on top of a natural outcrop. It measures 4.2m x 3.4m. The date of this structure is unknown.

#### **Pont Marteg Standing Stone**

Possibly a bronze age standing stone comprising a large stone block almost vertical. 1.8 x 0.75 x 1.5m. Classified as a religious, ritual or funerary structure.

#### **Pont Marteg Mounds**

A group of five mounds or cairns, with unknown date. They may be associated with the bronze age settlement of the area or with later industrial activity.

## **2.1 Roman Period (AD 43 – AD 410)**

### **Roman Road and Ford**

Possible route of roman road and ford crossing the Afon Marteg. The remains have been identified just south of the western railway tunnel entrance on the river and also where the road up to the farmhouse crosses the river, close to the otter hide. This presumably joined the St Harmon Roman Road which runs from Llandrindod Wells almost to Newtown. Temporary Roman marching camps have been identified to the west side of the Wye Valley near Esgair Perfedd and in the next valley to the east, near Cwm Is-y-rhiw, St Harmon – the road may well have joined the two?



### **3.1 Medieval Period (The Middle Ages) (c.1066 – c.1400)**

#### **Longhouses / long huts, platforms and enclosures**

Aerial photography by the Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) and fieldwork conducted by the Clywd-Powys Archaeological Trust (CPAT) has discovered a dispersed pattern of longhouses, platforms and enclosures along the Marteg Valley. The current Historic Environment Record shows at least four longhouses / huts and several building platforms with associated enclosures and trackways. Four additional long huts / platforms were also identified on the next ridge to the north.

The orientation and location of these sites depends on the topography of the immediate landscape and would have been chosen to provide shelter, ease of build and in some cases proximity to a watercourse.

Longhouses, huts and building platforms where there has not been a continuous or on-going development of the site are commonly categorised as deserted rural settlements. Nearly 300 such features have been identified in Radnorshire, with Gilfach and its' surrounding area having a particularly rich resource. Deserted rural settlements are commonly associated with the medieval agricultural economy and often demonstrate the change in the C12th and C13th from building in wood to building in stone, at least for the lower parts of the walls. This increased the longevity of the building and may have been a reaction to the declining availability of timber as fields were enlarged at the expense of woods. The enclosures demonstrate a trend towards delineating the boundaries of properties. Much like today, the population growth of the C12th and C13<sup>th</sup> saw the subdivision of individual properties, as sons could not afford their own properties or holdings or for the accommodation of retired parents.

Enclosures are generally associated with settlements and early land enclosures, identifying ownership and providing safety for livestock. They are often found around the building platforms and longhuts at Gilfach. Banks and enclosures may also be associated with monastic lands or granges, such as the medieval grange of Dolhelfa, which was located to the north of the Marteg Valley.

Transport systems were not necessarily the oft thought of mud filled ruts during this period but well-built routes, with, for example, Edward I's household averaging 32km a day and transportation of goods via watercourse being preferred, with rivers and minor waterways being utilized far more than in later periods.

#### **Pont Marteg (Marteg Bridge) Longhouse I**

The Pont Marteg Longhouse I is an example of a platform with evidence of a building totalling over 35m in length, representing two buildings end to end. It is possible that this may have been a roofed sheepcote, possibly of monastic origin. Located on a terrace south of the road which runs through the site, near to the entrance and 450m east from Longhouse II. Possibly a medieval homestead.

#### **Pont Marteg Longhouse II**

Located immediately to the north of the road that runs through the site, close to the entrance across the road from the car park. The Pont Marteg Longhouse II is the largest

known example of a long hut in Radnorshire with external measurements of 27.4m x 6.4m and possibly four compartments. Stone walls survive to 0.8m wide and 0.5m high, with a cross wall and two definite entrances in the south wall.

#### **Rhiw Riad (Hill Road) Longhouse**

Foundations of a medieval longhouse (17.3m x 7.4m) with associated field / animal enclosures and banks. The longhouse is situated on a terrace along the contours of the hill to the north side of the road which passes through the site. Stone availability here was good and the remains survive as 2m wide stone walls approx. 0.8m high and show a two room dwelling with a stone slab on the south side at the west end possibly indicating the doorway and a return in the central cross wall perhaps the sign of a chimney breast. The enclosures (one to the west and north of the longhouse and one on the opposite side of the road) are delineated by orthostatic walling (upright stones on edge), banks and terracing and can clearly be seen (see below). This longhouse with enclosures is a typical feature of the upland landscape.

#### **Yr Wylorn Longhouse**

Located close to Rhiw Riad Longhouse, the building foundations measure 16.5m x 3.7m with a possible chimney breast at the S end. The entrance was probably on the W. The house appears to have been built on a terraced platform but this has been much altered by the encroachment of the modern road to the S. Dating unsure.

#### **Yr Wylorn Hut**

Undated but possibly medieval, this is a small sub rectangular enclosure 3.9m x 2.8m internally, bounded by outcrop on the W, on the other sides by a bank up to 2m wide and 0.2m high. There is a possible entrance 0.9m wide, towards the S end of the E side.

#### **Yr Wylorn Platform**

A building platform built on an E-facing slope, 33m x 8m at the S end, 5m at the N end, bounded on uphill side by a vague wall and on the N & S sides by banks. A vague E-W bank subdivides the structure to form a compartment at the end measuring 9m internally.

#### **Yr Wylorn Enclosure x 5**

Five sites are identified as Yr Wylorn enclosures. Going from west to east, the first shows three sides consisting of banks, a low narrow terrace, and an associated ditch. The second is a small enclosure formed by a low crescent-shaped bank set against a field hedge bank, measuring 8m x 2.8m. These features are undated but may date from the medieval or post-medieval periods. The third is a much more impressive feature of 23m x 13m at the N end, 8m at the S end, bounded on the S and W by a bank with orthostats and a substantial ditch to the W. There is a probable entrance at E end and is located next to the Yr Wylorn / Rhiw Riad Longhouse, with which it may be contemporary. The fourth enclosure is smaller and adjacent to the third and is surrounded by banks. The fifth is just across the modern road from the Yr Wylorn / Rhiw Riad longhouse and the third and fourth enclosures. It is bounded on the N, W and S sides by an earth bank with stone core and measures 15m x 12m.

### **Afon Marteg Enclosure**

A small enclosure about 30m x 28m, bounded on the S by the river, on the E, N and W by a ditched bank.

### **Gilfach Farmhouse – Listed Building, Grade II\***

Late medieval farmhouse of c.1550. A significant example of a Welsh longhouse, revealing several phases in conversion from stone walled peasant hall house to longhouse and being converted to a storeyed house c.1600. On the left side of the entrance is the medieval hall with flagstone floor and fireplace. There is evidence of three cruck trusses and a C17 parlour wing extension. The ornate timberwork in the room above the parlour may indicate a dower residence. Downhill is the cow byre with pigeon or dove holes in the loft gable.

### **Gilfach Barn Complex and Farmyard**

The farmyard stands between the longhouse and the barn, which dates from the C19<sup>th</sup>, with a cowhouse under the upper end and stable under the lower end. There is also a central threshing floor with double door on the S and small high winnowing door on the N. A stone well stands in the farmyard close to the farmhouse.

### **The Monks Trod**

An ancient road across the Cambrian Mountains linking the C12 Cistercian religious centres of Abbey Cwmhir in Radnorshire to the east to Strata Florida Abbey in the west. Its course runs generally west from Abbey Cwmhir, crossing Moel Hywel and descending to St Harmon, before crossing the River Wye at Pont Marteg and rising up towards Pont ar Elan, north of the Elan Valley Reservoirs. At this point it routes south-west, passing north of the western point of the Claerwen Reservoir, before passing the Teifi Pools and descending through Troed y Rhiw to Strata Florida. In many places the Monks' Trod survives as a well-built, terraced road, the product of a 'cut and fill' method of construction producing long stretches which run around or along hillsides or breast steep slopes at 45° to the contour. Some sections at least were evidently paved or metalled. In sectors where the going for horses was easy, the road was not constructed. In the Trod's central zone, extra width suggests that provision was made for droving.

## **4.1 Post Medieval (1400 – 1837)**

This period covers a number of features, most of which are difficult to date, but have been identified as post medieval. Many of these are industrial in nature showing a vibrant working landscape during this period. Dating of these structures / features would greatly assist with understanding the overall use and historic development of the valley.

### **Rhiw Riad Quarry**

Small quarry in an area of good stone availability with two levelled platform areas which are possibly connected with the building of the railway.

### **Pont Marteg Quarry**

Quarry.

### **Yr Wylorn Quarry x 4**

Four sites are identified by this name stretching along the north side of the road across the site before reaching the railway tunnel. The first is a scooped platform, 5m x by 2.7m and 0.8m deep

with upcast to SE. The second is a larger roadside stone quarry with smaller bay to W. It measures about 30m x 17m; a large spoil tip lies on the other side of the road. The third is a small roadside quarry about 11m x 6m. The fourth was originally identified as two houses platforms but it is now thought unlikely. It is now suggested that one area is a construction shaft for the tunnel and the other is a small stone quarry.

### **Pont Marteg Quarry Scoops**

A group of five scoops probably demonstrating small scale stone quarrying.

### **Turnpike Road**

The creation of turnpike trusts in the C17th and C18th was mostly due to the increasing complaints regarding the state of the road systems, which had been built by unskilled and forced labour workforces. Legislation was introduced which allowed trusts to collect taxes from road travellers and employ more skilled labourers to provide well drained and maintained roads. The route of the old turnpike road dating from c.1830 roughly follows that of the modern A470 between Rhayader and Llangurig and passed either very close to or through the Gilfach reserve.

### **Other Paths / Routeways**

Across the reserve are a number of identified historic routes and paths. Many of these are undated but show the rise and decline of routeways through this area. There is evidence of a terraced path along the steep hillside in the north west of the reserve. Further to the SE there is an identified hollow way and also a terraced and partially metalled trackway, a grassed over trackway (truncated by the railway cutting demonstrating it is earlier in date) and evidence of another to the other side of the railway line which may have been a continuation of this trackway. The Afon Marteg ditch and boundary is situated where the road through the site first turns to the north. It is a substantial ditch 2m wide and 0.5m deep running parallel to and on the W side of a field wall. In places it is almost a hollow way. Yet another terraced path runs along the edge of enclosed valley land close to the east end of the railway tunnel which may join up with further evidence of a terraced track to the north close to the Yr Wylorn longhouse and enclosure group. A further partially metalled track crosses the Afon Marteg at a ford close to the track which leads up to Gilfach farmhouse.

### **Pont Marteg Lead Mining Level**

Industrial archaeology feature, with a pit about 5m in diameter, 1.3m deep, with a large upcast mound to the SW and another to the SE - access into the pit from the S, partially blocked by the spoil heaps. This pit is probably an open cast lead mine. There are many abandoned lead mines in the Cambrian mountains and several in the St Harmon area.

### **Yr Wylorn Sheepfold**

A small sub circular enclosure formed by a low narrow bank against the E side of rock outcrop, with a possible entrance at the N end. It is close to the Yr Wylorn Hut.

### **Yr Wylorn Dam**

A low earthen dam bank at the mouth of a natural run-off channel, probably creating a small pond behind. The dam is convex in plan, 9m across, 2m wide, 0.7m high. The purpose is unknown.

## **5.1 Victorian period (1837 – 1901)**

### **Mid Wales Railway**

#### **Tunnel**

A tunnel carrying the former Mid-Wales Railway, noted in 1992 as blocked by modern steel gates. The south end is stone-lined and the south facade made of engineering brick. A spoil heap presumably originating from the tunnel and cutting construction lies to the east end of the tunnel.

#### **Skew Bridge**

A skew-arched bridge, carrying the former Mid-Wales Railway formation across the Afon Marteg. Constructed of coursed stone blocks with brick barrel-vault, the bridge is some 18m long and the span is about 9m (see Appendix B).

#### **Railway Bridge**

Close to the track which leads from the modern road up to Gilfach farmhouse is a former railway bridge. This is a single span, girder well type bridge, carrying the former Mid-Wales Railway across the Afon Marteg.

#### **Railway Track**

To the east of Abermarteg, from west to east, the former Mid-Wales Railway crosses the Afon Marteg by a bridge, then a high embankment, passes through a rock cutting before entering a tunnel. In 1992, it was noted that the trackbed was used as a path and where it runs over the embankment is fenced on both sides by a modern wooden post-and-wire fence. The former railway line leaves a tunnel, passes through a rock cutting and over a former occupation level crossing, to cross another bridge over the Afon Marteg.

#### **Construction Camp**

An artificial levelling of the flood plain and scarping of the river bank, 50m x 7m with a bank across the E end. Possibly the site of a railway construction camp.

### **Pont Marteg Old Bridge**

Just to the west of the entrance to the Gilfach site across the road is the old bridge, dating from 1864. An arched stone bridge, it is thought to have been close to the fording/bridging point of the Monk's Trod on its east-west course linking the abbeys at Strata Florida and Abbey Cwmhir.

## **2. Other features and matters of interest**

### **Field Boundaries**

There are no records of field systems surviving from the pre-historic period, although survey on the ground may discover new information. Enclosures relating to the medieval longhouses and building platforms have been mentioned above and aerial photographs may help identify any distinctive ploughing patterns.

At some point prior to the General Inclosure Act of 1801 (see below), probably in the early C18th, a number of pieces of land around the valleys in this area were enclosed. These included the land



along the north slope of the Marteg Valley, east of the spur later pierced by the railway tunnel and up the valley of the Marcheini Fawr. Existing field boundaries on the Reserve often still follow these enclosure patterns, which were shown on the Tithe Survey of 1839 (see below).

A number of pollarded or hedge laid boundaries were identified on site but there has been no recording or dating of these features.

### **Historic Maps and Land Enclosure**

The Inclosure Acts (or 'Enclosure Acts') were a series of Acts of Parliament which enclosed open fields and common land in the country, creating legal property rights to land that was previously considered common.

A report by the RCAHMW identifies that sometime before the General Inclosure Act of 1801 some of the land at Gilfach was enclosed. No record of any relevant Act or enclosure agreement exists but it is speculated that this land was enclosed probably well before the mid-eighteenth century. The land at Gilfach was on the north slope of the Marteg Valley, east of the spur on which is located the Bronze Age cairn. The fields in this area are registered as being held by two holdings: Lechan and Rhiwrhiad, part of the Glanyrafon estate. Lechan was probably worked as part of Gilfach Farm as it had no separate homestead. It is possible that this was the first area to be enclosed as the boundaries of the holding are banks with hedging and revetted by orthostats with internal boundaries of banks and hedging alone. Rhiwrhiad had its own homestead and is identified on later maps as Rhiwrhudd. Most of the holding of Rhiwrhiad has bank and ditch enclosure with only rare use of orthostats. The present cottage of Rhiw Riad is in the same location but only dates to the late C18th or early C19.

Tithe maps were produced between 1838 and 1850 following the Tithe Commutation Act of 1836 as a part of the process to ensure that all tithes were paid with money rather than produce. They are the most detailed maps of their period and there are over a thousand of them covering more than 95% of Wales. The maps vary in detail and many of them do not have place names on them, but they all have associated apportionment documents which indicate how much tithe was due by the affected residents.

The Tithe map of this area dates from 1839 and provides some useful information regarding the land ownership and tenure of the enclosed land as well as field names indicating the use of the land (see Appendix C). Only the already enclosed useful agricultural land to the far east of the Gilfach site was enclosed leaving the majority of the site as common land.

The first and second edition Ordnance survey maps have very little to add to understanding the historic development of the Gilfach area apart from showing the line of the railway.

## **3. Issues and opportunities**

There are a number of areas where there are opportunities for the interpretation plan to assist with managing and interpreting the historic landscape and its development, providing opportunities for community engagement and for undertaking further research.

### 3.1 The Research Agenda for Wales

The Research Framework for the Archaeology of Wales identifies the following research questions, which future work at Gilfach could help to address:

#### *Neolithic and Earlier Bronze Age Wales (4000BC – 1500BC)*

**Understanding Monuments** - Following recent field assessment and cataloguing, the different types of Neolithic and Bronze Age monuments need to be understood through topographical analysis, environmental sampling, dating and re-examining material from past excavations.

**Where were the settlements?** - Few settlements of the Neolithic or earlier Bronze Age monument builders are known, creating a need to review cropmarks and artefact distributions, and consider targeted surface collection and sample excavation.

**How did the prehistoric population use the landscape?** – There is a need to examine the vicinities of monuments to identify field systems, seek evidence from natural channels and bogs, and examine the sources and uses of raw materials.

#### *Later Bronze Age and Iron Age Wales (1500BC – AD43)*

**Settlement and land use** – we need to identify undefended settlements, understand their relationship with defended sites and study land use and agricultural practices.

**The Environment in Wales** – environmental analysis is needed to establish the impact of climate deterioration on agriculture and society in the later Bronze Age.

**Ritual and burial** – it is important to identify sites that can tell us about ritual and burial, and provide human remains for study.

#### *Roman Wales (AD43 – AD410)*

**Archaeology of the early campaign years** – new site evidence has begun to question previous interpretations.

#### *Early Medieval Wales (410 – 1100)*

**Settlement and society** – fundamental work is needed to establish the hierarchy of secular settlement types and analyse regional and chronological differences.

**Economy** – greater understanding is needed of the exploitation of land and resources, climate change, crafts and mechanisms of exchange.

**The early medieval church** – more needs to be known of the process of Christian conversion, the evolution of religious sites and the broader impact of the church.

#### *Medieval Wales (1100 – 1539)*

**Settlement** – deeper, more intensive studies of secular settlement sites of different status together with their landscapes are needed, including excavations and environmental work.

**Land use** – there is need for better identification of land use in the Middle Ages, including the testing of current assumptions about function and date.

**Industry** – There is a lack of coherent knowledge of the locations, products and markets of medieval industries in Wales.

### *Post Medieval Wales (1539 – 1750)*

**Quantification** – the rate of survival in this period creates opportunities to study regional patterns and changes over time, but this requires systematic assessment of the resource.

**Settlement** – changes in rural settlement and vernacular housing between the medieval and post-medieval periods should be better understood.

**Economic change** – changing agricultural, horticultural and industrial practices on the lands lost by the monasteries should be studied.

**Land boundaries** – interdisciplinary studies of parkland and field boundaries are needed to identify their value as ecological and archaeological resources.

### *Industrial and modern Wales (1750 – present)*

**Transport corridors** – further study is needed to establish the significance of the canals, roads, railways and ports of Wales.

### *The Palaeoenvironment in Wales*

**Did Neolithic populations become more sedentary with the development of agriculture?**

**How did practices in animal and plant husbandry change?**

**In what periods is it possible to recognise seasonal exploitation or transhumance?**

## **3.2 Specific Opportunities and Issues at Gilfach**

- Opportunity for increasing visitor understanding / providing interpretation for archaeological features
- Many opportunities for archaeological research, fieldwork and survey
- Desire lines may be causing damage to features, interpretation could help to manage this sensitive landscape
- Maintain grass and heather cover but manage bracken, gorse and woody plants
- Restrict grazing
- Opportunity to date features
- Lack of knowledge of some features – opportunities for research, fieldwork and survey
- Sites not well identified or known
- Possible opportunities to understand more regarding the Roman occupation of Mid Wales
- Lack of correlation between different reliable historical sources, e.g. Coflein and Historic Environment Record - need for research and fieldwork to clarify
- Explore the connection to Monks Trod and monastic expansion
- Links with long distance historic walking trails
- Several other ‘Monk’s Trod’ walks in the UK, especially in Yorkshire, Cumbria...
- Gilfach farmhouse is a tenanted property which will need careful management
- Byre available for interpretation / shelter
- Some lack of maintenance of Gilfach farmhouse

- Physical access across much of the reserve is restricted for those less mobile
- Installation of some (e.g. permanent) interpretation may need Listed Building Consent – opportunity for freestanding or movable media or live interpretation
- Research Glanyrafon estate links

### 3.3 Reading Gilfach's Landscape: Community Archaeology Project

The rich diversity of features and periods, the lack of existing field work and research, and the possibility of helping to answer questions for Wales' archaeological research framework make Gilfach an ideal site for a community archaeology project.

**Project aims:** to record and further understand the archaeology of the Gilfach Reserve in order to address questions raised by the archaeological research agenda for Wales and to help understand the historic development of the Cambrians, The Wye Valley, Radnorshire and Mid Wales. To involve local communities with researching, understanding and learning about their heritage. To train local communities and staff at the reserve in researching, identifying and managing archaeological landscapes. To disseminate information about the heritage at Gilfach. To mitigate negative impacts on the archaeological resource at Gilfach.

**Possible partners:** Cadw, RCAHMW, Clywd Powys Archaeological Trust, Rhayader Museum, The Radnorshire Museum, Powys County Council, Cambrian Archaeological Association, The Council for British Archaeology, Young Archaeologists Club, the Radnorshire Society, St Harmon Community Council, Rhayader Town Council, Welsh Water and Elan Valley Visitor Centre, Rhayader by Nature, Universities, local schools, community groups and individuals.

#### **Project activity ideas:**

- Archaeological fieldwork – survey, recording, field walking, accurate mapping of archaeological features and possible sample excavation or environmental sampling
- Identification and mapping of historic field boundaries
- Fieldwork addressing specific research questions
- Creation of an Ysbyty Field
- Talks, training events and workshops
- Guided walks / tours – e.g. meet the archaeologist
- Food from the landscape – historical food / cooking events, oat field etc
- Archival and historic research, including aerial photography, historic maps and documents etc
- Development of interpretation, e.g. talks, trails, exhibitions, leaflets, website, interpretative art, experimental archaeology (e.g. bronze age round house, shepherd's hut etc), costumed interpretation, historical treasure hunts etc
- Development of a 'Reading Gilfach's Landscape' field guide or toolkit which can be used by visitors, schools, community groups and by other communities for researching their areas
- Medieval Fair
- Creation of a high quality academic Gilfach Historic Landscape book (with RCAHMW etc)
- Historic craft days

- Historic Agricultural Fete / Festival with demonstrations and exhibits of historic machinery and tools, horticultural competition for historic varieties of vegetables, flower / plant arrangements with hedgerow plants, historic cookery
- Links with the Council for British Archaeology's Festival of Archaeology

## 4. Glossary

**Cairn:** an intentionally-laid pile or collection of stones, stacked without mortar. Thought to have meanings associated with marking property ownership or control, such as a landmark, a territorial marker, or a grave marker. The word is occasionally used to mean a specific type of rock-covered burial.

**Cruck truss:** two blades or curved timbers forming a triangular frame, several of which would form the substantial frame of a building.

**Hall house:** a vernacular building of timber frame or stone with the majority of the building consisting of a large hall or open area with an open or chimney hearth for living, eating, cooking etc. Private rooms such as parlours, butteries or pantries often existed at either end of the building with the hall in the centre.

**Henge:** A prehistoric monument consisting of a circle of stone or wooden uprights.

**Hollow way:** A course of a former road, likely to be hollowed or worn into the countryside producing a flat-bottomed trough. The depth of incision depends on the underlying geology, the amount and type of road traffic and the length of time the road was in use. Hollow ways are often found near deserted settlements.

**Scheduled Ancient Monument (SAM):** Monuments and / or archaeological remains of national importance protected through legislation. More complete structures are usually protected as Listed Buildings.

**Longhouse / long hut:** a free standing hut / long dwelling not on a constructed platform. One room depth with the length divided into at least two parts under the same roof with human living accommodation at one end and accommodation for livestock in the byre / barn at the other. Quintessential upland Welsh vernacular dwelling.

**Orthostat:** an upright stone forming part of a structure or monument, often set into the ground.

**Platform:** artificially constructed bases on which long huts or possibly other structures were built. Rarely with any evidence of the structure remaining. The relative rarity of surviving evidence of buildings on these platforms means that it is likely they were mostly built of degradable materials. An obvious indicator of a deserted settlement.

**Upland:** Land over 250m AOD. Wales has over 40% of its total land mass above 250m with almost 70% of NW Wales over this height.



## Appendix A: Mapping and Identifying Heritage Assets at Gilfach

As noted above, there are some discrepancies between the two main official sources (Coflein and the Historic Environment Record) for identifying the location and type of heritage asset in a particular area. This is not uncommon and this issue is known and being looked into by the various bodies involved. Most of the discrepancies occur between the naming of the assets but it is often possible to identify them from their descriptions. Where possible this has been undertaken above in the heritage audit. This appendix shows how to access the information from both sources to assist with further work, possibly a community archaeology project as stated above, which would hope to conclusively identify location and feature and accurately map and record this.

### *Coflein (<http://www.coflein.gov.uk/>)*

Coflein is the online database for the National Monuments Record of Wales (NMRW), the national collection of information about the historic environment of Wales. Coflein allows access to details of many thousands of archaeological sites, monuments, buildings and maritime sites in Wales, together with an index to the drawings, manuscripts and photographs held in the NMRW archive collections. The search for the Gilfach site returned 48 results. The site provides a map and database with links to various records in the NMRW (This cannot be reproduced here due to copyright issues).

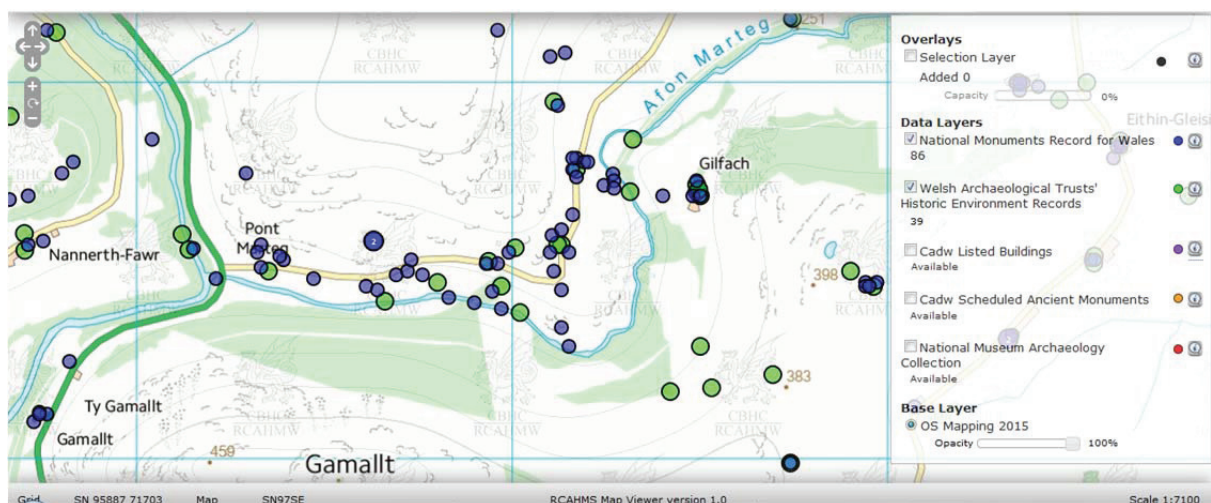
### *Historic Environment Records (Archwilio)*

(<http://www.cofiadurcahymru.org.uk/arch/index.html>)

Archwilio is the online access system to the Historic Environment Records (HERs) of Wales. The system has been developed through a partnership of the four Welsh Archaeological Trusts to provide wider public access to this resource. The four regional historic environment records compiled and maintained by the four Welsh Archaeological Trusts aim to provide a comprehensive catalogue of archaeological and historical sites and finds of all periods throughout Wales. The search through Archwilio returned 38 results. The site provides a map and database with links to various records in the NMRW (This cannot be reproduced here due to copyright issues).

### *Historic Wales (<http://historicwales.gov.uk>)*

The recently developed Historic Wales portal allows you to view the records held by each organisation on the same map. The map below shows the overlaps and discrepancies between these two datasets.



## Appendix B: Gilfach Railway Bridge

*Information relating to consideration for inclusion of the statutory list of buildings of architectural or historic interest.*



“A skew-arched bridge, carrying the former Mid-Wales Railway formation (nprn 303234) across the Afon Marteg some 700m east of Abermarteg. Constructed of coursed stone blocks with brick barrel-vault, the bridge is some 18m long and the span is about 9m.”<sup>1</sup>

Grid Reference: SN9589871416

This structure is located on the Gilfach Reserve, Radnorshire, Powys and is a stone built bridge / tunnel with skewed brick arch over the River Marteg. The construction date appears to have been between 1859 and 1863 with the Mid- Wales line formally opening in 1864. The engineer on this line was Benjamin Piercy, a local man from Montgomeryshire, with international credentials for railway construction and notable for being involved with virtually every engineering project that brought railways into Wales.

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<sup>1</sup> RCAHMW. 2011. Coflein Entry for Abermarteg, Railway Bridge

The Mid Wales Railway was unlike the railway lines which survive today in Wales as it was designed to link several quite significant rural centres and the key regional towns in central Wales (primarily Llanidloes, Rhayader, Builth Wells and Brecon). It ran through some of the most picturesque and rural parts of the country and was part of the through route from South Wales to Cheshire, providing an alternative to the mainline Hereford / Shrewsbury route. It ran from Llanidloes to Talylyn, near Brecon. In 1854 the map of Welsh railways showed absolutely nothing in central or western Wales, the vast majority of the country having no rail connection. The northern Welsh line ran from Chester across to Caenarvon and Holyhead and the southern connected Cardiff (and routes into England) with Swansea and Carmarthen, both with some minor branch lines. Along the English border, ran the Cardiff, Hereford, Shrewsbury to Chester line. The railway lines which survive today, now (as then), in essence, connect Welsh communities with England rather than linking Welsh places together. The North, Mid, and South Wales rail networks all remain distinct entities today, without the connecting north-south link. The Mid Wales railway is interesting in that it faced some extremely challenging geographic obstacles and to succeed politically where other proposals had failed. In addition to the challenges of the gradient, 20 crossings of the Dulas, Marteg, Ithon and Wye rivers were needed. The Mid Wales Railway can be seen as a relic of a unique achievement in Welsh history.

### Mid Wales Railway River Bridges

<i>River</i>	<i>Location</i>
Dulas	1/2 mile south of Penpontbren
Dulas	North of Tylwch
Dulas	North of Tylwch
Dulas	North of Tylwch
Dulas	South of Tylwch
Dulas	North of Glan-yr-Afon
Dulas	South of Glan-yr-Afon
Dulas	South of Glan-yr-Afon
Marteg	Pantydawr
Marteg	St Harmon
Marteg	East of Marteg tunnel
Marteg	East of Marteg tunnel
Wye (Gilfach bridge)	at Aber Marteg
Wye	South of Rhayader
Wye	Doldowlod
Wye	Newbridge
Ithon	at confluence with Wye
Ibokay	1 mile north of Llanstephan
Wye	Boughrood
Llynfi	Trefeinion

The Mid Wales Railway company was formed in 1859 and parliamentary approval was received on 1 August for the northern section of the line.

Approval for the southern section was received on 3 July 1860. The formal opening ceremony was held on 23<sup>rd</sup> August 1864. The physical remains of the Mid Wales Railway line lie in their entirety within today's county of Powys, as the southernmost section from Builth to Llandovery was never constructed.

The constructed line was 46.7 miles long and carried both goods and passenger trains, although the size and therefore the weight of engine was restricted due to the gradients and many bridges.

In 1904 the Mid Wales Railway company was merged into Cambrian Railways. During World War I, passenger trains were withdrawn to allow the north-south link to provide a key role in allowing Welsh coal to be moved to Warrington and onto Scarpa Flow for use by the Royal Navy. The withdrawal of passenger trains allowed the maximum number of 'Jellicoe Specials' to run both day and night to feed the war machine. At this period signal boxes were manned 24 hours a day. The amount of coal required by the navy was phenomenal and the line became a key component in the supply chain for the armed forces. The task of taking essential Welsh coal to the north was a major headache for the Government, as on other lines the coal trains had to compete with troop and munitions trains.

Another key event on the Mid Wales Railway in this period was the journey of King George V to Bronllys to open the Welsh National Memorial Hospital in July 1920. In 1921 the railway was released from Government control and in 1922 it became part of the famed Great Western Railway. Nationalisation occurred in 1948 but brought little change. The line was finally closed as part of the Beeching cuts in 1962. The Stevenson Locomotive Society ran the last train on the line on December 30<sup>th</sup> 1962 with the journey being undertaken in heavy snow during one of Wales' worst winters. The objectors at the time highlighted the importance of the line as a through line rather than a branch line of just local importance<sup>2</sup>. Nevertheless, after a century of service the all Welsh Mid Wales line, as many others, closed, never to re-open.

The structure was purchased in the late 1960s by Mr H Lewis, owner of Gilfach Farm and the Radnorshire Wildlife Trust purchased the farm from his estate in 1987. It remains today in the ownership of the Radnorshire Wildlife Trust. The Gilfach bridge survives as a remnant of Welsh social history, publically accessible on the Wye Valley Walk, within the Gilfach Nature reserve: an outstanding landscape location with excellent public access.

**Historic interest:** illustrates an important aspect of the Nation's social history: i.e. the coming of the railways and importantly a north-south link through the country.

**Historical association:** *with events of importance to Wales:* i.e. the coming of the railways, the importance of the line during World War I and the association with the opening of the National Memorial Hospital. *With people of importance to Wales:* i.e. with engineer Benjamin Piercy.

**Group value:** It is considered that this structure has group value with the tunnel, embankment and trackbed in the Marteg Valley and with all other surviving structures along the length of the now defunct Mid-Wales Railway, which was an important and unrepeated innovation to introduce rail communications across the most rural areas of Mid-Wales and join up important rural centres. The

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<sup>2</sup> Kidner, R.W. 2003. *The Mid-Wales Railway*. P149

Gilfach Railway Bridge along with Marteg tunnel, halt and railway cutting in the Marteg Valley, survive as examples of structures on this rural line that exemplify the character of the line and the quality of work which went into these structures.

**Supporting comment by Mark Walters, CPAT:** “The bridge is certainly interesting and the skewed brickwork in the arch is particularly impressive and quite an engineering achievement...”

### Other Structures on the Mid Wales Railway line

As far as can be ascertained no other structures connected with this railway line have been Listed except for the former railway station at Llanidloes. This is perhaps an oversight considering the historic importance of this railway, the well preserved remains and the retention of the greater part of its line as a landscape feature across Powys.

Other surviving buildings and structures of interest along the line include the preserved signal box, at Erwood Craft Centre, now housing a Radnorshire Wildlife Trust information centre and bird viewing hide. This signal box was relocated from Newbridge-on-Wye in 2004. Erwood station is now the craft centre and also provides interpretation about the Mid Wales Railway. The station building at Twylch has been converted into residential accommodation, ‘Twylch Halt’, and the former station buildings at Rhayader now serve as a depot for the County Council. At Three Cocks a concrete memorial commemorates the date of the station closure. There are also a number of other bridges surviving, some of which have been reworked to carry farm roads while only the piers survive of others.

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[http://www.archiveswales.org.uk/anw/get\\_collection.php?inst\\_id=1&coll\\_id=39\\_6&expand=](http://www.archiveswales.org.uk/anw/get_collection.php?inst_id=1&coll_id=39_6&expand=)

(Summary of the archival holding GB 0210 PIERCY Administrative and biographical history: Benjamin Piercy (1827-1888), National Library of Wales)

<http://www.erwood-station.co.uk/about-us/history-of-erwood-a-local-area.html>

[http://en.wikipedia.org/wiki/Mid\\_Wales\\_Railway](http://en.wikipedia.org/wiki/Mid_Wales_Railway)

[http://en.wikipedia.org/wiki/Cambrian\\_Railways](http://en.wikipedia.org/wiki/Cambrian_Railways)

RCAHMW. 2011. Coflein Entry for Abermarteg, Railway Bridge



## Appendix C: 1839 Tithe Map



### Fields: 252 – 257

Holding name: Lechan

Landowner: Oliver David

Occupier: Meredith Powell

Field Names: 252 Lower pasture, 253 Square piece, 254 Cae Bach (Little field), 255 Cae Bach, 256 Upper pasture, 257 Upper pasture

### Fields: 258 – 272

Holding Name: Rhiwrhudd

Landowner: Oliver David

Occupier: Edward Powell

Field names: 258 Lone pasture, 259 New piece, 260 Cae Bach, 261 Homestead, 262 -264 Plock, 265 – 266 Not described, 267 piece below the house, 268 Y Ddol (The meadow), 270 Y Ddol, 271 Llayn?, 272 Middle meadow

**Field 269**

Holding name: Gilfach

Landowner: Oliver David?

Occupier: Meredith Powell?

Filed Name: 269 piece beyond river

## Appendix D: Resources

### *Primary resources*

1836 Tithe map

1<sup>st</sup> and 2<sup>nd</sup> Ed. Ordnance Survey maps

Clywd Powys Archaeological Trust: Historic Environment Record (Archwilio)

Cadw. Scheduled Ancient Monument Report RD204

Cadw, Listed Building Description 8732

Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMMW): National Monuments Record of Wales (Coflein)

Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMMW): Historic Wales

Ordnance Survey: Historical Map - Roman Britain (5<sup>th</sup> Edition)

Tir Gofal Archaeological Report (2000): Radnor Wildlife Trust, Gilfach, St Harmon, Rhayader

### *Secondary resources*

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RCAHMMW (1994) *West Radnorshire Uplands Survey 1992-93: A reconnaissance survey of cultural remains in St Harmon parish for the Uplands Initiative*

Suggett, R (2005) *Houses & History in the Marches of Wales: Radnorshire 1400-1800*

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Tilden, F (1977) *Interpreting Our Heritage*

<http://www.rcahmmw.gov.uk/HI/ENG/Heritage+of+Wales/Places/Uplands/> : The Uplands of Wales

***Portfolio Work 10.***

***‘Tyncefn, Ceredigion’***

2016

Author: Cyllene Griffiths

Available in *British Archaeology* July / August 2016 (Council for British  
Archaeology, York)



Cyllene Griffiths, listed buildings caseworker for Wales at the Council for British Archaeology, presents examples from the council's files

## 26. Tyncefn, Ceredigion

In a small rural hamlet of less than half a dozen houses lie the remnants of a tiny earth-built 19th-century Welsh cottage. When Cadw listed Tyncefn in 2003 it had four walls, a roof and windows. In 2016 the Council for British Archaeology (CBA) received a consultation regarding an application for its total demolition.

Tyncefn is located in a small medieval settlement site, and is shown on the 1844 tithe map along with a number of other small buildings, next to the road. Parts of the west of Wales, including Ceredigion, are known for their early earth vernacular buildings, as timber was in short supply. They were particularly a feature of less desirable land, such as the common or roadside verge, and were distinguished from farmhouses by early travellers as "mud-walled, thatched,



CYLLENE GRIFFITHS/CBA (2)



with make-shift chimneys, and internally dark and squalid" – although artists captured their more picturesque quality. Cottagers, often independent craftspeople or labourers and not directly under the control of authority figures, gained a reputation for "laziness" or

"criminality", belying their significance to the local community.

Surviving earth buildings are extremely fragile once the structure's envelope has been compromised. Experienced conservation advice is generally needed for their retention and conservation. With no contemporary accounts of earth building methods, the buildings themselves retain the only

evidence we have for the many vernacular craft skills it took to make them. Good examples of the lower classes of buildings used by rural cottagers and small farmers, and the historical representation of a particular social class and life they preserve, are increasingly rare.

Tyncefn is made from a mixture of clay, straw and aggregate with thick walls, and was lived in until about 25 years ago. It retains the partial remains of a typical fire canopy or "louvre", constructed of mud, straw and aggregate, perhaps on a wicker base, rather than the traditional stone chimney. Tyncefn has unfortunately quickly deteriorated since it was listed, and currently only parts of two walls remain standing.

Its recent history is complicated. The last occupier added a 20cm-thick coat of concrete roughcast render, which has clearly exacerbated decay. The local authority stopped a more recent owner from demolishing Tyncefn, without permission, and after a time attempted to protect the building with netting, scaffolding and a sheet-metal roof. The building is now unstable and the subject of a dangerous structure notice.

Considering the relatively short space of time in which this building has deteriorated, and the vestiges of "protection", it appears that suitable conservation advice was not used by the owners or local authority. Whilst the decay rate of buildings is sometimes difficult to predict, the earth construction of this structure is well known for its vulnerability once exposed. Specialist advice at the correct time might have saved Tyncefn.

Ceredigion has not had a conservation officer for many years. The CBA considers that had qualified technical expertise been available, a more suitable scheme of protection might have been implemented that could have allowed Tyncefn to survive. We are concerned that this is an indicative example of the substantial harm to the historic environment which can be caused through the continuing reduction of local authority heritage officers.

*If you are also concerned, find out how you can help via the CBA's Local Heritage Engagement Network (LHEN), at <http://new.archaeologyuk.org/local-heritage-engagement-network>* ■





***Portfolio Work 11.***

***The Shrine of Our Lady of Lourdes, Conservation Statement***

2016

Author: Cyllene Griffiths

Available from the Historic Chapels Trust website:  
<https://www.hct.org.uk/sites/hct.org.uk/files/inline-files/Blackpool%20Shrine%20-%20Conservation%20Statement%20.pdf>



# **Shrine of Our Lady of Lourdes, Whinney Heys Road, Blackpool, Lancs, FY3 8NP**

## **Conservation Statement**



for

**Historic Chapels Trust**

**February 2016**



Supported by  
**Historic England**

## 1. Introduction

Historic Chapels Trust (HCT) is in the process of reviewing its Asset Management Plan. It gratefully acknowledges funding from Historic England to commission a series of Conservation Statements for all of its historic churches, chapels and meeting houses, of which this report is one.

A Conservation Statement is a summary of a heritage asset, including what it is, why it is important, what the current situation is and what needs to be done to look after it in the future. It is often done on the basis of existing knowledge, identifying any gaps or areas for future research.

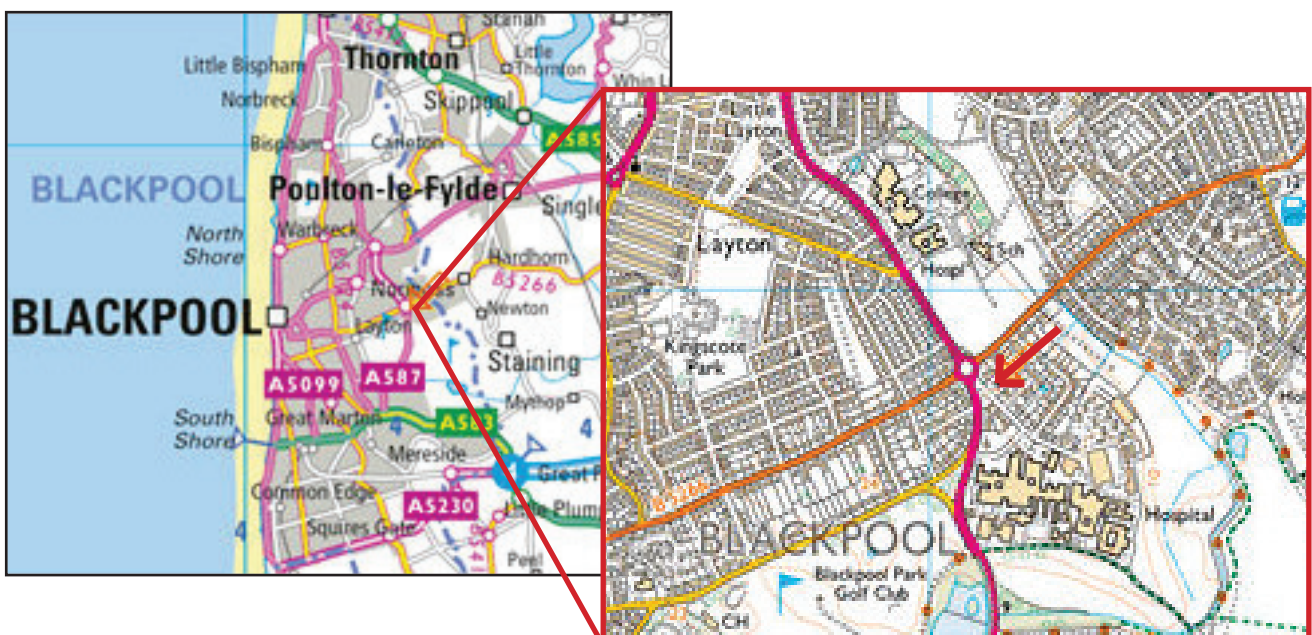
This Conservation Statement is based on the advice contained within: English Heritage's (Historic England) (2008) *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (London); The Prince's Regeneration Trust's (2009) *How to: Write Conservation Reports*; and the second Heritage Lottery Fund (HLF) guidance *Conservation Management Plans* (2004) (which includes advice on Conservation Statements). It has been commissioned by Historic Chapels Trust and benefits from the valuable input of the local HCT Committee / Friends of 'The Shrine'. It has been produced by The Griffiths Heritage Consultancy Ltd. All orientations are by the compass.

### 1.1 Roman Catholic Thanksgiving Shrine of Our Lady of Lourdes

Shrine of Our Lady of Lourdes, Whinney Heys Road, Blackpool, Lancs, FY3 8NP.

The Shrine is located within the built up centre of Blackpool on its eastern edge, close to Stanley Park and the Victoria Hospital just off the roundabout which forms the junction between the A587 and the B5266. It consists of a detached visually impressive building set back from the road within mostly open grassed grounds. The Shrine has no parking facilities and decorative bollards along the front restrict parking within the grounds. There are no outbuildings within the site. A wall set far back in the site to the south east visually separates part of the garden.

Fig. 1 Location Map (© OpenStreetMap contributors)



The Shrine is Grade II\* Listed (Listing entry No. 1387319) because “it retains a perfect, diminutive jewel-like quality that transcends conventional church formulas” (Historic England 1999) and because it is one of the best completed churches by the architect Francis Xavier Velarde. The 1960s map shows the Shrine attached to the convent in the north by a long corridor type structure and a presbytery to the south. On the north side of the existing Shrine is a large house which is now used for health care but was once part of the convent. This pre-dates the Shrine. The Shrine is also located within the Stanley Park Conservation Area (see Appendix A). Stanley Park is also registered as a Historic Park and Garden at Grade II\*. The altar crucifix, candlesticks, and the Stages of the Cross from the Shrine are being kept securely off site.



Fig. 2. Extract from OS County Series 1963, showing the Shrine and the corridor to the north to the convent.

HCT is the freehold owner of the chapel and is a secular charity dealing with places of worship of non-Anglican churches that are no longer in use by their religious denominations. The chapel remains a registered place of worship but is outside ecclesiastical jurisdiction and therefore falls under listed building and planning legislation. The Shrine has an active Friends group which undertakes keyholder activities, fund raising and organising events.

## **2. Understanding**

Due to the recent date of construction and lack of alteration of the Shrine, there is little work to be undertaken in relation to understanding its historic development, although there is a considerable and increasing interest in Velarde and his work generally.

### **2.1 Development**

During World War II the Bishop of Lancaster, the Right Reverend Thomas E. Flynn, prayed to their patroness, Our Lady of Lourdes, to be spared the atrocities of war that their neighbours were suffering. Following a relatively light bombing of the Diocese, the Bishop resolved to make a thanksgiving offering to God to show their gratitude. Blackpool was chosen because of its central location and ease of access for visitors. Land at Blackpool, at that time just on the eastern outskirts of the town, was donated by William Eaves, a local builder, and subscriptions from the parishes and energetic community fund raising raised £59,000. F.X. Velarde was commissioned as architect and Eaves & Co. as builders. Velarde was known in the area as a church architect and all but one of his church commissions were for Roman Catholic sites. The foundation stone was laid



in 1955 and the building consecrated in 1957. Velarde, as with many of his churches, designed everything for the Shrine, including internal fittings and fixtures and was always extra-parochial. David John, with whom the architect had previously worked on churches, provided internal and external sculpture.

The nuns from the adjacent Convent, the Congregation of Adoration of Marie Reparatrice, assumed the role of guardians of the Shrine and both historic maps and local knowledge confirm that there was a covered walkway between the convent and the chapel. The house next door had been purchased for the nuns in 1956 and they remained there, using the south transept of the Shrine as their chapel, until it passed into the hands of the Sisters of Marie, and in 1994 the Blessed Sacrament Fathers. In 1999 the special mission of the Shrine was relocated to St Winifred's in Preston, leaving the Blackpool building unendowed and the Shrine building in Blackpool fell out of use. The diocese considered the building redundant and considered its demolition, which was prevented by English Heritage listing the building Grade II\* in 1999. The Historic Chapels Trust took ownership of the Shrine in 2000 and had completed a first phase of repairs by 2008. Nevertheless it is still on Historic England's Buildings at Risk Register due to its internal condition and lack of a sustainable use.

## 2.2 Architectural Features

The Shrine is a relatively simple layout of a four bay nave with narthex, north and south aisles, and half rounded 2 bay apse. In the north transept is the sacristy, kitchen, confessional, toilet and corridor/porch. In the south transept there is another confessional, a transept chapel and porch/corridor. It is understood there is an old boiler house below the apse to which access was not available although it retains an original geometric pattern gate.

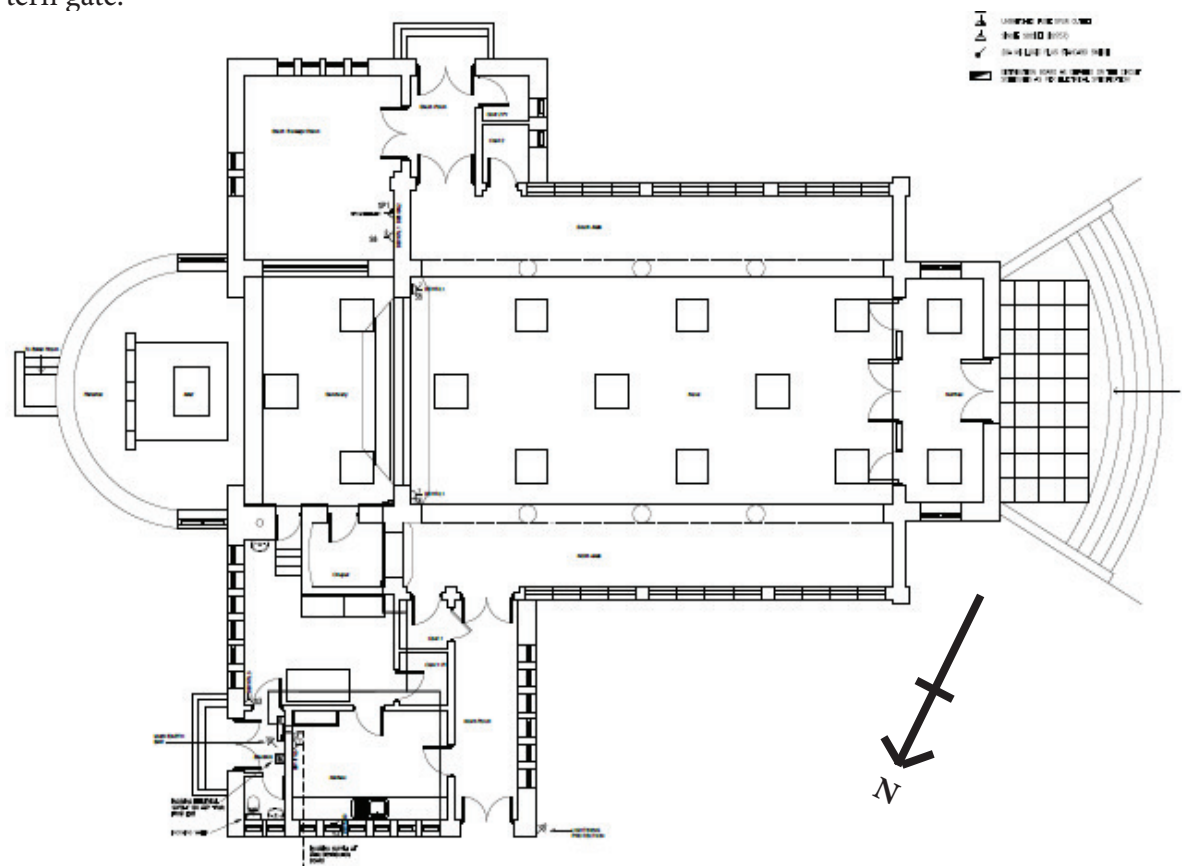


Fig. 3. Floor plan of Shrine (taken from Planning Application 15/0606 Drawing No. 4639/E02, Thompson Electrical Engineers & Contractors. 12.04.15)



The chapel is clad with white Portland stone with a pitched copper roof and eye-catching steeple or fleche also with copper and another metal (bronze?), now oxidised. The aisle roofs are flat and the corners surmounted by David John's sculptures (NW corner - Our Lady appearing to St Bernadette; SW corner - Christ appearing to St Margaret Mary, NE corner - St Thomas of Canterbury; SE corner - Edward the Confessor). The transepts are low flat extensions to the north and south, also of Portland stone. Occasionally are vent stones also crafted from the same stone. A boiler chimney stands at the northeast corner, also in Portland stone. The rounded end of the apse is a sheer wall of white portland stone capped with a steeply pitched roof it is characteristic of Velarde's work. It is no wonder the church was known locally as 'The White Church'. there is a fine bronze gate to the boiler room at basement level to the apse.

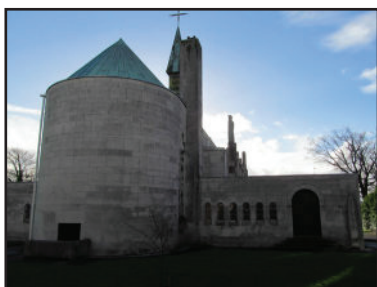


Fig. 4 Rounded apse and boiler chimney



Fig. 5. John's sculpture of Our Lady appearing to St Bernadette



Fig. 6 Ventilation

The west end elevation is the principal entrance with double doors of grained timber and metal (Bronze?) panels in a chequerboard pattern. There is a flight of steps flanked by splayed dwarf stone walls leading to an area in front of the doors with blue York stone flags and marble inlay again creating a chequerboard pattern. The west elevation also supports the Holy Trinity sculpture by David John which rises from the vine-like carved stone door surround.



Fig. 7 West door



Fig. 8 John's Holy Trinity sculpture

The aisles have high tracery windows in cast concrete panels along their entire length, in a modern geometric style with blue and light pink glass. The apse has two similar windows in a vertical rectangle on either side and a roundel window also with similar glass on the southern side of the apse. Each transept has a number of regularly arranged small round headed lights and a pair of double wooden doors in a chequerboard pattern, with an arched stone surround.

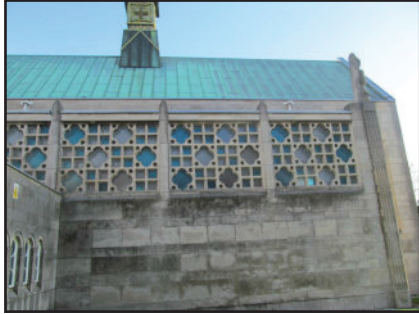


Fig. 9 Aisle windows

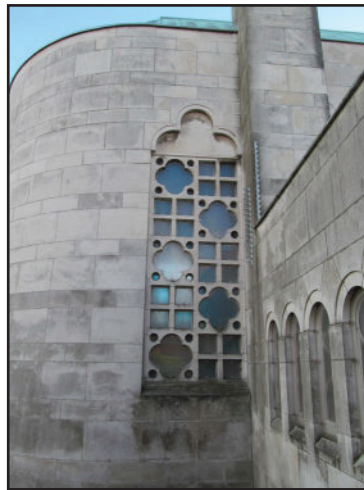


Fig. 10 Apsal windows



Fig. 11 transept windows

In front of the church along the line between grass and footpath, there are a number of sandstone bollards of mannered baroque design, originally connected by bronze chains, which have been stolen. These bollards are contemporary with the chapel and have a carved cross design.

Fig. 12 Bollard example



The interior of the church is virtually as it was when first designed by Velarde and built by Eaves & Co. between 1955 and 1957. The Lancaster Diocese repaired the furniture and pews prior to its ownership transfer. There are some addition pieces of bespoke fibreglass / polymer furniture which date from the 1960s. A kitchen, with some original fittings, survives in the northern transept. During the 1970s a glass screen was inserted to separate the south transept chapel from the apse. A retrospective application for LBC for the rewiring of the Chapel was submitted in September 2015. HCT consultants met representatives from Blackpool Council on site in early January 2016 and it is understood that they have agreed a few minor additional works, which when completed, will enable Blackpool to issue LBC.

The following are key internal architectural features:

- Altar and reredos – within the apse on a raised floor, they are of Gris Mouchete stone and carved by David John, with a particularly fine angel and statue of Our Lady of Lourdes, now painted. Corrosion of reinforcement in the cast concrete altar has led to damage of the marble slab finish. There is a rectangular area of oak parquet flooring in front of the altar.
- Altar rails – a fine composition in bronze in a geometric pattern derived from an abstracted chalice and wafer motif
- Pews – stylised free standing painted timber benches with non-original stippled paint finish from the redecoration immediately before transfer to HCT.



- Narthex – a single bay separated from the nave by a floor to ceiling glazed screen, in panels held by lacquered bronze.
- Ceilings – lattice pattern coffered ceilings, each coffer accommodating a fluorescent light fitting; a striking device. In the sanctuary of six coffers in two bays, painted red with gold borders, three incorporating lights. In the nave 18 coffers, eight with lights, painted vivid blue with gold borders. In the narthex, three coffers, painted blue with gold borders and two lights. It is noted that previously there was evidence of a possible original painted lattice decoration of green and blue on the north aisle ceiling (Bernard Taylor Partnership Ltd, 2011).
- Columns – gold mosaic colonnades with stylised inset blue mosaic decoration of Greek crosses, topped with modern geometric capitals supporting round arched plain plastered entablature.
- Flooring - the apse or sanctuary floor is of marble with mosaic panels. The flooring of the nave and side aisles is of original Marley floor tiles in a grey marble colour with blue crosses at intervals
- Confessionals – these small twin rooms, one in each transept accessed from the nave, retain their original doors and confessional openings and non original ‘in use’ light fittings. The confessionals have ‘sun pipe’ holes and the one to the north has had a modern light fitting added. There is an additional ‘sun pipe’ hole in the south porch but none in the north corridor.
- Chapel in south transept is a small square room, at a lower level than the floor of the apse with a round arched window onto the apse
- Sacristy and kitchen - both contain original wooden cupboards
- Fixtures and fittings: wooden inlaid altar / communion table; light fittings, stages of the cross, lamp brackets, holy water stoops, parquet flooring (some of these are on site, others being held off site for safekeeping).



Fig. 13 Altar and reredos



Fig. 14 Altar rails



Fig. 15 Pews



Fig. 16 Narthex



Fig. 17 Apse ceiling

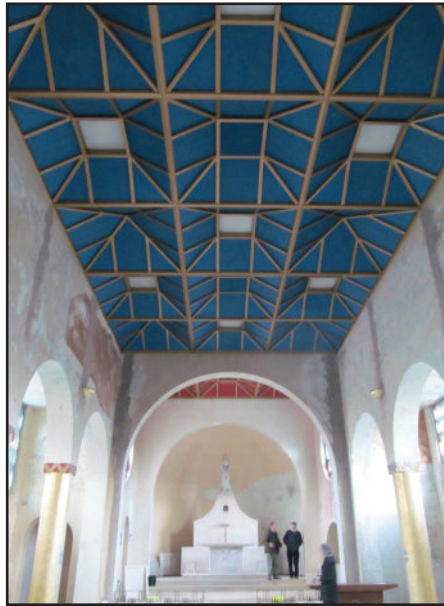


Fig. 18 Nave ceiling



Fig. 19 Narthex ceiling



Fig. 20 Nave flooring



Fig. 21 Apse flooring

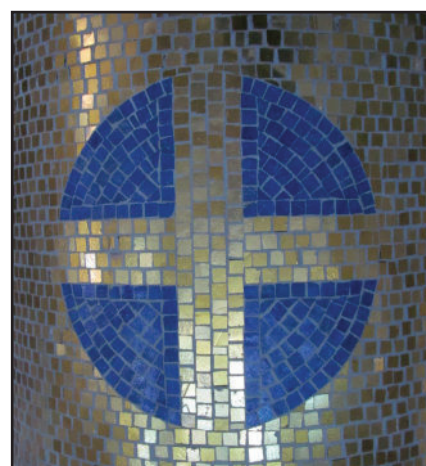


Fig. 22 Column decoration



Fig. 23 South transept chapel





Fig. 24 'Sun pipe'



Fig. 25 South confessional



Fig. 26 Inlaid altar / communion table

Fig. 27. Marks on aisle walls showing location of the Stages of the Cross



### **2.3 Archaeology and Ecology**

No archaeological records have been found which relate to the site. The built form of the Shrine, although of very modern date, does have a limited interest for an archaeologist in regard to the recording of previous forms of decoration.

The Shrine is located in an Objective 2 area. No ecological records have been found for the site, although lapwings and grey partridge have been sighted in the area. Stanley Park Conservation Area is likely to have some ecological value but unfortunately there is no Conservation Area Appraisal to confirm this. Because the chapel and garden are within the Conservation Area there will be controls over works to trees within the garden.

### **2.4 Setting**

The immediate setting of the Shrine is within its garden context. Historically, the nuns held garden parties and these are fondly remembered by local communities. The wall across part of the site is a modern intervention. The flags at the front and along the paths



may be original. It is thought that the landscaping has evolved considerably and piecemeal but the paths were certainly laid out by 1963 (see Fig 2) and should be retained as the layout of the gardens may have been part of the overall design. The bollards are by Velarde and extremely significant for the setting of the building. The row of trees to the south could date from the late 1950s and also have been part of the scheme. A further analysis of the garden to establish what may or may not be a designed plan might be useful to inform any future proposals for the site.

The former convent building to the north is historically connected to the Shrine and can be considered to be part of its setting. Since the building is in separate ownership it would not be classed as curtilage listed, however alterations to or development of this site is likely to affect the setting of the Shrine and this should be considered by the local authority when assessing planning applications.

As mentioned above, the Shrine is located within the Stanley Park Conservation Area. Unfortunately there is no Conservation Area Appraisal available to establish how the chapel contributes to the character and appearance of the Conservation Area and why the Conservation Area boundary extends to the north to include the location of the Shrine. It is beyond the remit of this study to undertake this work. Suffice to say, as a building of high architectural value, it makes a positive contribution to the character and appearance of the Conservation Area. It does not appear possible to see the Shrine from the Park and therefore it is unlikely that there are any important views between the Shrine and the park.

## 2.5 Archives, Historic Records and Interpretation

The Friends group, in private collections, hold a number of documents and photographs relating to the history of the Shrine and the convent. There are also many resources about the development and history of Blackpool freely available in the central library and local archives. The Friends hold open days, events and give tours of the chapel.

## 3. Significance

### 3.1 Overall Statement of Significance

***A Roman Catholic chapel, shrine, and war memorial: a fine and virtually complete surviving example of F. X. Velarde's work, with incredible attention to detail and demonstrating the masterful modern craftsmanship of David John.***

### 3.2 Supporting Information for Overall Statement of Significance

"Exemplary C20 war memorial thanksgiving chapel with magnificent interior" (Historic England, Building at Risk Description).

<i>Evidential value</i>	<i>Historic value</i>	<i>Aesthetic value</i>	<i>Communal value</i>
LOW	MEDIUM	HIGH	HIGH

It is the survival of the virtually complete nature of the scheme designed by architect F.X. Velarde working alongside sculptor David John that supports this assessment of the Shrine's significance. The sheer attention to detail and craftsmanship of design is evident

in the remaining fixtures and fittings and indeed for the chapel overall. It has an almost complete collection of individually designed furniture, fittings and decoration still in their original context. A striking architectural example of the synthesis of traditional and modern movement influences that Velarde made his own in church architecture in the 1930s and his post-war buildings. The Shrine demonstrates this synthesis particularly effectively, embracing both modern and traditional materials and techniques and a diversity of Gothic baroque and Early Christian motifs. The Shrine is also a war or thanksgiving memorial, representing the whole of the Roman Catholic Diocese. The Shrine also provides secondary evidence of the effects of World War II and has links with Blackpool's war time history. Because of its relatively recent history and perhaps because of its beauty, the Shrine is very popular with the local community and was a place of spirituality for the local Roman Catholic population. As chapel for the convent (Blackpool Gazette 2015), it has links and historical relevance for the orders which attended to it. It has a prominent location and a positive impact on the character of the local area. The existence of historic records and documents means that there is value for the historian or researcher.

### 3.3 Features of Interest

It is challenging to divide up the architectural features of the Shrine because so much of their significance comes from being part of the whole, of part of the collection. Should any one part be removed then this would negatively affect the significance of the whole. Equally the removal or displacement of furniture or fittings would negatively impact on the overall value of the Shrine. It is perhaps more sensible in this instance to divide the building up into its constituent parts.

<b>Feature</b>	<b><i>Evidential Value</i></b>	<b><i>Historic value</i></b>	<b><i>Aesthetic value</i></b>	<b><i>Communal value</i></b>
Sanctuary / Apse (exterior and interior including the altar, reredos, flooring, ceiling, fixtures and fittings, altar rail and arch)	LOW	HIGH	HIGH	HIGH

As the central focus of worship this area is both beautifully designed and functional. It contains extremely good sculpture by David John and high quality flooring and ceiling design. The views from the nave into the apse and out from the apse into the nave are extremely important in understanding its function and the intention of the design. Externally the sheer wall of white Portland stone is visually impressive, while the delicate decoration of the windows and sculpted features help to soften its stark lines. The original doors lead out into the confessional and the priest's rooms. Some of the original altar fittings are in safe storage off site.

<b>Feature</b>	<b><i>Evidential Value</i></b>	<b><i>Historic value</i></b>	<b><i>Aesthetic value</i></b>	<b><i>Communal value</i></b>
Nave (aisles, pews, wooden inlaid altar table, other furniture)	LOW	HIGH	HIGH	HIGH

The largest and most decorated space, with moveable pews, this will always be an impor-

tant community space, both historically for congregations and also for the local community using the space for events in the future. Its open, spacious, light nature contributes to this. The decoration is typical of Velarde and it is important that any fittings which are not currently in situ are replaced. If the ceiling over the north aisle does retain an original painted decorative scheme, then this could be a significant find. The flooring, as early Marley tiles, has more significance than may be apparent as an early original example of this type of flooring. The additional furniture from the 1960s is subtle and useful. It is moveable around the chapel and typical of the creativity of the 1960s. It is of less significance than the original furniture but nevertheless demonstrates changes over the short history of the chapel. This space connects with all other parts of the chapel. Secondary glazing has been added internally as a later addition to the tracery windows but it has been sensitively designed and is functionally useful.

<b>Feature</b>	<b><i>Evidential Value</i></b>	<b><i>Historic value</i></b>	<b><i>Aesthetic value</i></b>	<b><i>Communal value</i></b>
Narthex, main doors and west front	LOW	HIGH	HIGH	HIGH

This can be defined as either a narthex (Freeman 2003) (Historic England 1999) or a draught lobby and it seems typical of Velarde's approach that he combined the practicalities of a draught lobby - this site gets sea winds and Atlantic rain - with a suggestion of a narthex. A narthex is a typical architectural element of early Christian and Byzantine churches, where it is the entrance or lobby area, located at the west end of the nave, opposite the church's main altar. Traditionally the narthex was a part of the church building, but was not considered part of the church proper. The original purpose of the narthex was to allow people who were not allowed admittance to hear and watch the service (Cross & Livingstone 2005). The narthex at the Shrine is no exception and its full glass screen is not only visually impressive but allows a wonderful view of the interior of the main body of the chapel. Again, its decoration has value for contributing to the overall scheme.

The primary entrance is impressive and of wonderful craftsmanship, again contributing to the value of the overall scheme of decoration. It is a useful area for re-use of the chapel.

<b>Feature</b>	<b><i>Evidential Value</i></b>	<b><i>Historic value</i></b>	<b><i>Aesthetic value</i></b>	<b><i>Communal value</i></b>
North and south transepts, confessionals, kitchen, sacristy, southern chapel, fixtures and fittings	LOW	MEDIUM	MEDIUM	HIGH

Most of the small rooms in the transepts are important to the functionality of the building but they do however retain some fixtures and fittings which are original and part of Velarde's overall design, such as the confessional windows and perhaps the cupboards. The view from the south chapel into the apse is important because historically anyone in the chapel would have been able to see and hear the services and to view the altar

and shrine. The 'sun pipes' are an early example of a clever piece of design, allowing light into rooms with no exterior walls. The confessionals, with their connection to the Roman Catholic religion, are important for understanding the meaning and functionality of the chapel. All of the original doors positively contribute to the overall scheme of decoration.

<b>Feature</b>	<b>Evidential Value</b>	<b>Historic value</b>	<b>Aesthetic value</b>	<b>Communal value</b>
Gardens, outdoor space and setting	LOW	MEDIUM	MEDIUM	HIGH

Since the layout of the garden is shown on maps soon after the Shrine was built it seems likely that the exterior space was designed to complement the overall design of the chapel. If it could be proved to have been designed by Velarde, this would justify its high assessment. The fondly remembered garden parties and the still attractive garden space are valued by the community. The modern wall across the southern part of the site is of low significance. The front steps, stone bollards and York stone paths are all good design features. As the Shrine and its gardens are within the designated Conservation Area they can be considered to be of "special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance" (Planning (Listed Building & Conservation Areas) Act 1990).

#### **4. Issues, Capacity for Change and Opportunities**

A fabric condition survey was undertaken in 2011 by Bernard Taylor Partnership Ltd. However, it will be useful to identify here where the condition of the fabric or features of interest affect their significance or value and any other issues of note. This has been used in conjunction with the above tables to identify capacity for change to inform future re-use of the chapel.

Some authorities see the identification of capacity for change as justification for inappropriate works or removal of historic fabric. Where a feature or building has been identified as having a high or moderate capacity this does not necessarily mean that the feature or building has no value and all care should be taken to undertake change in a sensitive and informed manner. The identification of capacity for change should be used only as a guide and in conjunction with the policies set out below, in local development plans and national legislation and guidance. It is strongly advised that input from qualified, accredited and experienced conservation and other specialists is used to inform decisions and to carry out works. Listed Building Consent (LBC) and / or Planning Permission (PP) or other permissions may be required for certain works.

The numbering system in the tables below has been adopted from Princes Regeneration Trust (2009) *How to: Write Conservation Reports*:

<b>Capacity for Change</b>		
7, 8	Very low capacity for change	Highly fragile and very vulnerable to change and neglect. Only capable of accepting minimal interventions carried out with great care if these avoid compromising significance. A conservation approach is needed.

5, 6	Low capacity for change	Vulnerable to change and neglect. Capable of accepting some changes if these avoid compromising significance. A conservation approach needed.
3, 4	Moderate capacity for change	Capable of accepting a number of changes without compromising significance. Significance must inform proposals.
1, 2	High capacity for change	Very major or major interventions possible without compromise to significance.

#### 4.1 The Chapel as a Whole

Feature	Capacity for Change	Notes
The Chapel as a Whole	7  LBC PP	The overall form and decoration of the building bears little capacity for change. It appears to have been made mostly watertight through the recent repair works but substantial work is still required to the interior. As can be seen from the above assessment the value of this chapel lies in its overall design, a sum of many parts. It is difficult to see where change would not compromise the significance and value of the building. It is important to support and build upon the efforts of the Friends and their various new uses for the building to ensure it has a sustainable future. Some minor changes might be possible providing they are based on a thorough understanding of their impact on the significance of the building and providing they contribute overall to enhancing the value of the chapel, such as the sensitive introduction of heating and a new kitchen area.

#### 4.2 Features of Interest

Feature	Capacity for Change	Notes
Sanctuary / Apse (exterior and interior including the altar, reredos, flooring, ceiling, fixtures and fittings, altar rail and arch)	7  LBC	This area is very significant to the building and to the overall design. There is very little capacity for change apart from using free standing furniture. The condition of the altar stone negatively affects the significance of this space. Opportunities for improving this area include the commissioning of a new altar stone and reviewing the newly introduced lighting scheme. Views connecting the sanctuary with the nave, narthex, and southern chapel should all be retained. Some investigation regarding David John's Our Lady of Lourdes statue to establish when it was painted would assist with making decisions about cleaning it. It seems particularly odd that it is the only painted piece of sculpture in the chapel. The design, size, shape and materials of the windows should be retained in their original format.



Nave (aisles, pews, wooden inlaid altar table, other furniture)	7  LBC	This is already a very flexible space but its current decorative condition negatively affects its value. It is however, important to ensure that any original schemes of decoration are recorded and preserved where possible or even reinstated under the advice of a paint conservator. The furniture was made to fit these spaces and it would be valueless out of context, so although there are moveable pieces it is important that they are always returned to their original context. Windows should be retained in their original format. It would be possible to remove or alter the secondary glazing but only if this improves or enhances the value of the building.
North and south transepts, confessionals, kitchen, sacristy, southern chapel, fixtures and fittings	5  LBC	These areas perhaps have the most capacity for change, certainly in relation to use, but even so it is important to retain original features and fittings and to respect the clean lines and original design of the building. These areas will be important to the future sustainability of the chapel, as they can be used for various purposes. These areas have also suffered negative impact from the recent works and the opportunity should be taken to rationalise and remove any inappropriate new services and fittings. Windows should be retained in their original format.
Gardens and outdoor space	5  LBC PP	The gardens are in relatively good condition but there are known issues with parking and flooding (into the boiler room area). Any parking area should not disrupt the overall design of the garden and should not exacerbate the flooding issue.

## 5. Outline Policies and Actions

**Policy HCT SLL01.** To preserve and enhance the significance of the Shrine of Our Lady of Lourdes by adopting this Conservation Statement.

**Policy HCT SLL02.** To continue to maintain, repair and conserve the chapel and its features using appropriate conservation materials and recognised good practice.

**Policy HCT SLL03.** To continue to use qualified, accredited and experienced conservation and other specialists to advise on future works or specialist repair.

**Policy HCT SLL04.** To consult the Friends of the Shrine of Our Lady of Lourdes and other local and wider stakeholders on significant matters affecting the site.

**Policy HCT SLL05.** To find appropriate and sustainable uses of the listed building to ensure its financial security, future maintenance and encourage public access whilst retaining the significance of the site.

**Policy HCT SLL06.** To use the most sensitive and appropriate options for providing new services and access for the building adopting reversible alterations where possible in order to support Policy HCT SLL05.

**Policy HCT SLL07:** Facilitate and encourage engagement and understanding of the historic buildings by the local and wider community as a means of ensuring they are valued as buildings and historic sites.

**Policy HCT SLL08:** To monitor relevant planning applications, local planning policy documents, and developments.

**Policy HCT SLL09:** To investigate the ceiling of the north aisle for evidence of original decoration.

**Policy HCT SLL10:** To investigate the original design of the garden, through historic research and on site investigation in order to inform decisions about its future management.

## 6. Adoption and Review

This statement will be adopted by Historic Chapels Trust and shared with stakeholders to be used to inform regular maintenance, future funding bids, and specifications for future conservation or development works. It is recommended that this Statement is reviewed or updated every five years or when there is a substantial change for the building, setting, ownership or any of its features (e.g. repair works to the internal decoration or review of the recent installation of new services).

## 7. Acknowledgements

The Griffiths Heritage Consultancy gratefully acknowledges Historic England for funding this re-port and the assistance and support of the staff of Historic Chapels Trust and the Friends of the Shrine in the preparation of this report. In particular thanks go to Roland Jeffery, Steve Pilcher, Greg Brunt, Christopher Wakeling, David Barston, Margaret Barston and Judith Shields for their time and assistance. Unless otherwise acknowledged all text and photographs © The Griffiths Heritage Consultancy.

## 8. References and Bibliography

The following are sources which have been used to inform this study and for further reading and research. It is not necessarily a complete list of the resources available for this site and additional sources can be found via the HCT guide and local archives.

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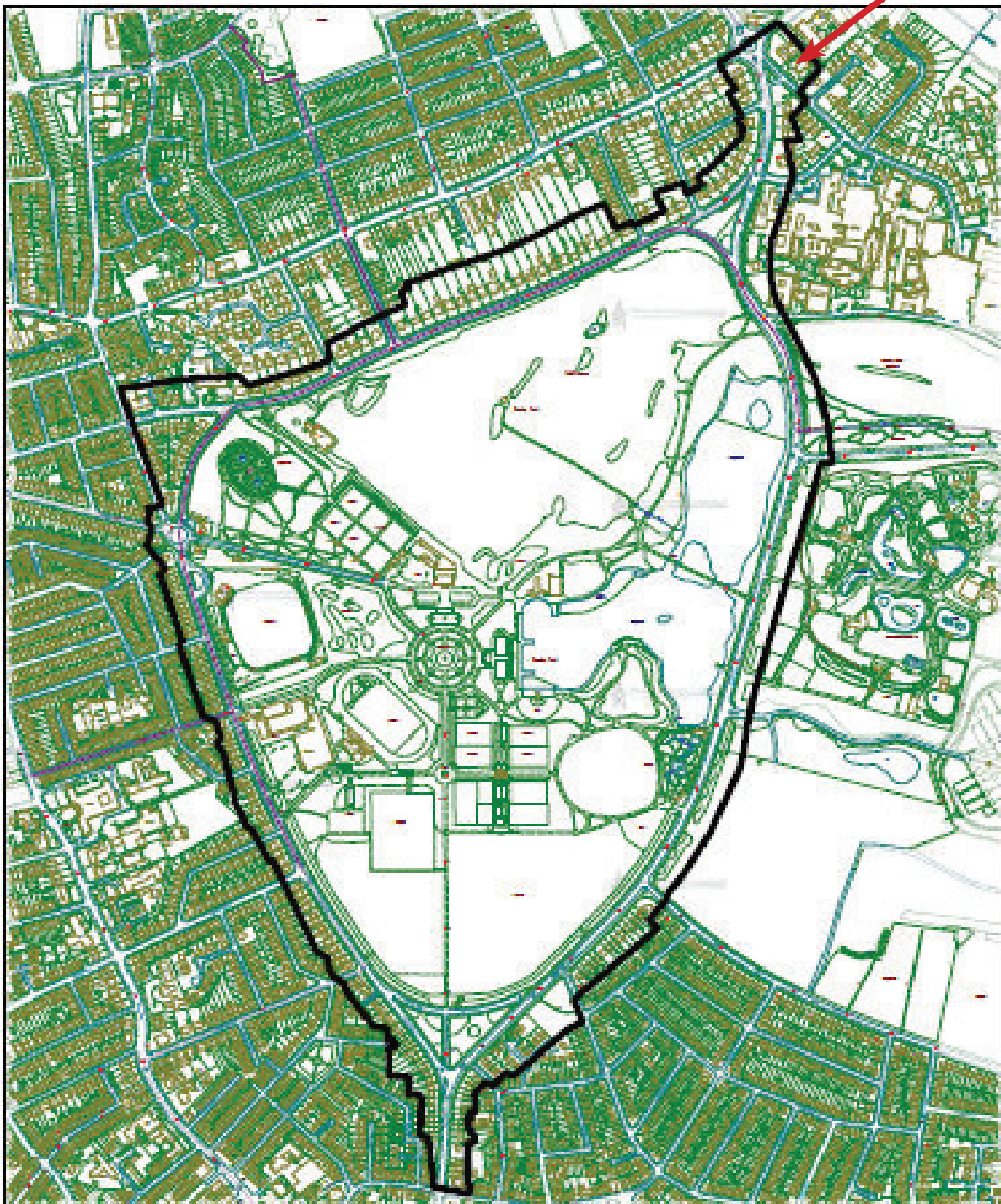
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## Appendix A: Stanley Park Conservation Area Boundary

Shrine of  
our Lady of  
Lourdes



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***Portfolio Work 12.***

***‘A Pigsty’s Hidden History’***

2017

Author: Cyllene Griffiths

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