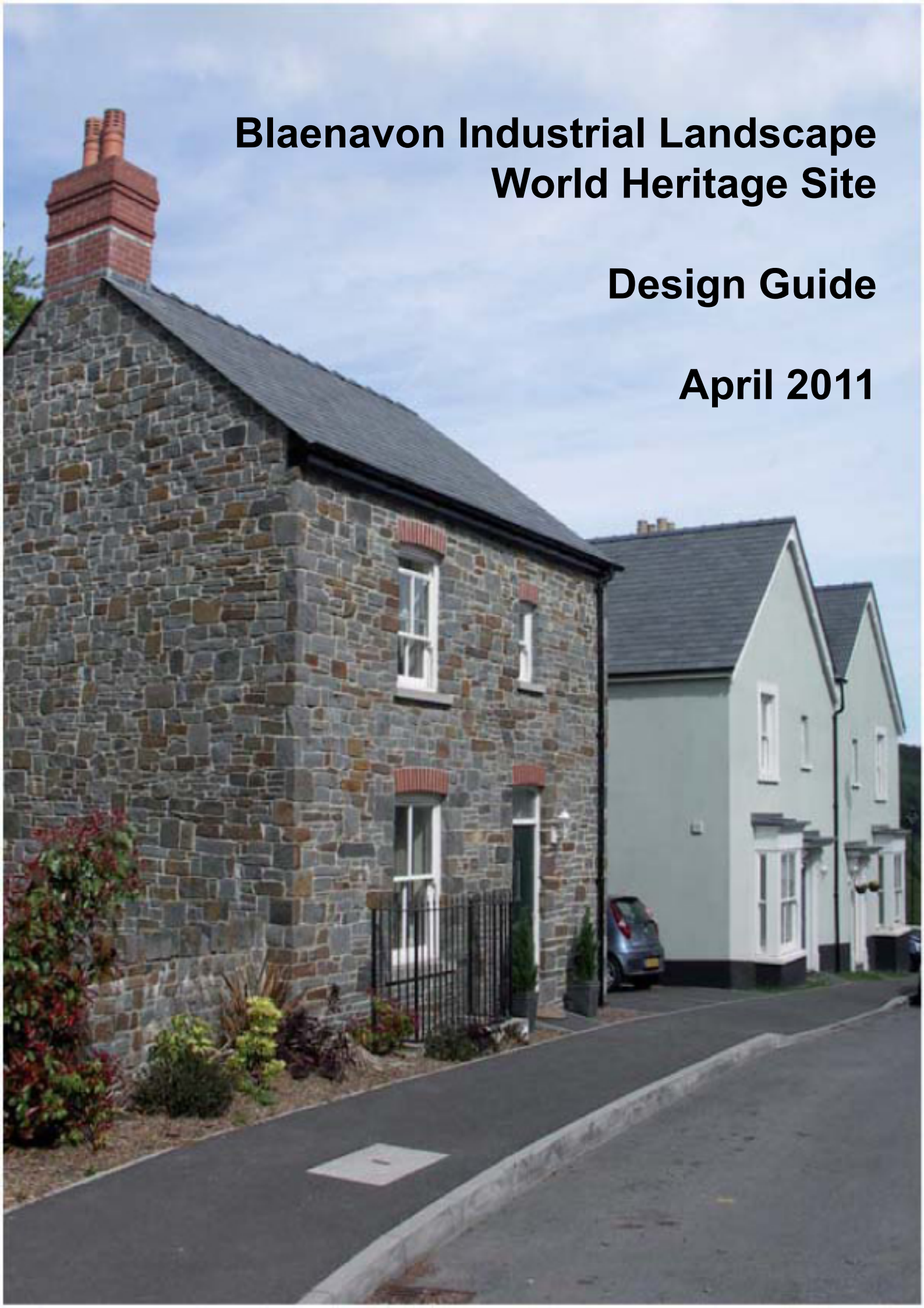


Blaenavon Industrial Landscape World Heritage Site

Design Guide

April 2011





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Section 1

Context

1.1 Introduction

The aims of this Design Guide are to both protect the historic character of the Blaenavon Industrial Landscape World Heritage Site (BILWHS) within Torfaen (an area recognised for its 'Outstanding Universal Value'), and to ensure that all development whether alterations, repairs or new development, respects the significance and values for which the site was inscribed. The continued care of heritage buildings is particularly important as it enables conservation to play an active part in regeneration recognising that heritage has economic value. This can be achieved by ensuring that change is managed in a way that sustains and enhances the historic character of the built environment, without overly constraining or inhibiting development and by preventing inappropriate designs and promoting sympathetic change and development.

The purpose of this document is to provide design and maintenance guidance for buildings throughout the World Heritage Site, including advice on improvements and repairs as well as new build and demolitions, to ensure that such works meet the required standards for each area. It sets out design principles but does not seek to dictate design solutions.

The photographs in this document have been taken throughout the BILWHS within Torfaen to provide examples of good and inappropriate built design practice. Even though the particular emphasis is on protecting and enhancing the heritage characteristics and their setting, the issues, principles and recommendations identified can also apply to other Conservation Areas within the Council area which share similar characteristics.

This Guide aims to provide those considering works that involve alterations, repairs or development of buildings or sites within the World Heritage Site with some advice on maintenance, repair and the design of alterations and / or new buildings. It offers advice on the reinstatement and repair of original features using traditional materials and methods, and the importance for all existing and proposed development to respect their settings and location within the World Heritage Site. It also identifies broader guidance on the principles of good townscape and urban design.

The Guide is not exhaustive and examples given should not be adopted indiscriminately for any particular building. The guide does not offer advice on structural defects and issues, for which appropriate professional assistance should be sought. Where Planning Consent is required, proposals will be expected to reflect the design principles set out in this document. Where works do not require planning permission, building owners and residents will be encouraged to follow these guidelines to protect the historic character of the World Heritage Site. This Guide does not cover areas of the World Heritage Site which are located outside of Torfaen, although the principles could be used as good practice by Brecon Beacons National Park LPA and Monmouthshire LPA for the areas of the WHS within their respective administrative boundaries.

This document has been informed by and should be read in conjunction with the Blaenavon Conservation Area Appraisal (April 2011) and Cwmavon Conservation Area Appraisal (April 2011) which provide further detail on the special characteristics of the Conservation Areas (Including character areas, building types and significant building features and proposals for their on-going management).

1.2 How to use this Design Guide

This design guide has been prepared to provide guidance for;

- **All owners of both heritage and more modern properties within the Blaenavon Industrial Landscape World Heritage Site area who are considering alterations and repairs to their buildings,**
- **All developers considering the construction of new buildings within the BILWHS area,**
- **Torfaen Council Officers when providing assistance to owners, and**
- **Officers considering planning applications and when preparing development plans and policies.**

Alterations, development and any changes requiring a planning application are considered under differing categories within this Design Guide. The following

categories are identified as having different priorities:

- Heritage buildings include all properties built before the First World War and notable buildings of architectural and group value built before the Second World War. Of particular importance are Listed Buildings, properties in designated Conservation Areas, and those which contribute to the overall townscape quality.
- Post-war development does not warrant such stringent design criteria as earlier properties. However, they are important elements of the BILWHS and therefore any alterations and repairs should respect the qualities of their area and should not introduce inappropriate new materials and forms.
- Proposals for new buildings and the development, or redevelopment, of new sites should consider their visual impact on the area and respect their setting within the World Heritage Site.

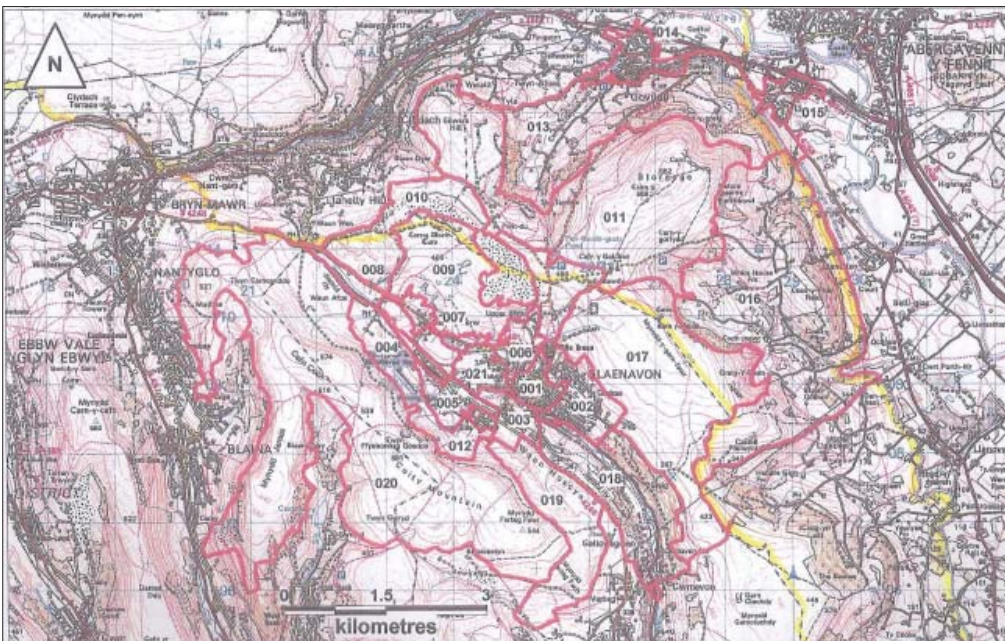
Though not requiring a planning application, the advice on maintenance is particularly helpful as it will usually limit the need for costly repairs and replacements. More detailed assistance on particular building elements can be found from a variety of sources, but the concern of this

document is to emphasise the importance of early and appropriate action.

When repairs, replacements and additions to any buildings within the World Heritage Site are being proposed, this document emphasises the necessity for consideration of the context, the setting and the history of the building. The examples discussed and shown in the photographs provide guidance on how to approach various tasks. Also the use of old photographs can sometimes suggest appropriate designs.

Every Planning Application will be considered on its own merits, taking into account the circumstances of each property or site. Owners are encouraged to discuss any proposed changes with the Council's Development Control, Conservation and Building Control officers.

1.3 Blaenavon Industrial Landscape World Heritage Site Character Analysis



Blaenavon Historic Landscape: The Character Areas (GGAT report no. 2005/002)

The BILWHS is located at the head of the Afon Lwyd valley in one of the more exposed areas of the Gwent uplands. The valley sides rise to the surrounding moorland ridges of Cefn Coch, Coity Mountain and the Bloreng with the Pwll Du area occupying a plateau forming the watershed between the Afon Lwyd valley and the Clydach gorge to the north.

Blaenavon, the main settlement in the World Heritage Site, is situated on the south-west slope of the Bloreng mountain at the head of the Afon Lwyd, the most eastern of the South Wales valleys. Most of the town lies between 310m and 370m. above sea level, and is unusual in the Valleys as being a single definable settlement not linked by urban valley sprawl, and for having key commercial streets running up the hill slope and not parallel to the valley bottom. Blaenavon Town and the smaller settlements of Forgeside, Varteg and Cwmavon owe their heritage to coal and iron and later to steel.

The population of Blaenavon peaked at over 12,000 in 1921, but steadily declined to the present day figure of approximately 6,000. Blaenavon has had a chequered history and with the loss of heavy industry the town, like so many in the South Wales Valleys, fell into decline. However, the heritage of the area was recognised for its true value in November 2000 with the award of World Heritage Status. This designation provides an important opportunity for the future economy of the area, and has brought with it significant investment and regeneration.

Within the World Heritage Site, 21 distinct landscape characterisation areas have been identified in 'Historic Landscape Characterisation: Blaenavon' GGAT 2005 - see map on page 6.

The majority of the character areas are predominantly rural, though many include small clusters of development and isolated buildings.

The predominantly rural areas within the World Heritage Site:

- are outside the Adopted Local Plan designated Flexible Urban Boundaries;
- within Landscape Characterisation Areas 004; 006-011; 013-020;
- are currently designated as a Landscape of

Outstanding Historic Interest; SSSI; Special Landscape Area; Landscape Improvement Area; Leisure Priority Area for Tourism; and/or National Park.

The areas including urban settlement:

- comprise those areas identified in the Local Plan as within the Flexible Urban Boundaries of Blaenavon;
 - the area within the Flexible Urban Boundary of Varteg that is in the World Heritage Site but not within the area covered by the GGAT Landscape Characterisation.
 - the Conservation Areas of Blaenavon and Cwmavon
- The above are included in respective parts of the following Characterisation areas:

001 Blaenavon Urban Core
002 Blaenavon Urban Extension
003 Glantorfaen
005 Forgeside and Big Pit
012 Forgeside Settlement
021 West Blaenavon Industrial Estates

Development proposals will require careful consideration of the age and character of buildings and surrounding settlement. In respect of the fundamental principles and method of approach that should be followed, there is a great deal of overlap and common ground between the guidance for all Characterisation Areas and categories of development.

The principal categories of potential development and change, which are to be found in most of the urban Characterisation Areas listed above, are identified in this guidance as:

- 1. New buildings on vacant sites or sites identified for development;**
- 2. Repairs, reinstatement and improvement to all buildings of heritage value and those built before 1914, including:**
 - listed buildings;

- buildings within Conservation Areas;
- buildings of architectural & historic interest built between the Wars; and
- any other buildings within significant heritage frontages or streetscapes;

3. Alterations, extensions and repairs to buildings that were built since 1914 and are not included in the heritage category.

See Section 2.1 for further definition of these categories of development.

1.4 Planning Policy Context

This document is adopted by Torfaen County Borough Council as Supplementary Planning Guidance (SPG) to the Adopted Local Plan (2000) and is a material consideration in planning applications for development and alterations within the boundaries of the BILWHS within the administrative area of Torfaen.

Torfaen CBC has adopted planning policies designed to ensure that historic buildings are preserved and enhanced, that the special character of Conservation Areas is protected, and good design is a priority in all other areas, particularly within the Blaenavon Landscape of Outstanding Historical Interest which the BILWHS falls within. Particular emphasis should be placed on the values of the World Heritage Site as identified in the Blaenavon WHS Management Plan and the Draft Statement of Outstanding Universal Values for which the World Heritage Site was designated.

National Planning Policy

Planning Policy Wales (PPW) (Edn 4, 2011) sets the context for sustainable land use policy within Wales and the need for the promotion of good design. Overall design guidance in PPW is supplemented by Technical Advice Note 12: Design (2009). Design and Access Statements (DAS) are required in Wales for planning applications and Listed Building consents. DAS cover accessibility; environmental sustainability; character; movement to, from and within a development; and community safety.

This will ensure that appropriate design principles and concepts within this document are applied to development proposals and appropriate design solutions are implemented.

Local Planning Policy

Statutory planning policies affecting the urban and rural areas within the World Heritage Site are contained in sections of the Adopted Torfaen Local Plan (July 2000), with the objective to preserve and protect the essential features upon which Torfaen's heritage and character have been built. The Local Plan contains general **Policy G1** which will be applied to all development proposals addressing a number of issues including design.

The Adopted Torfaen Local Plan together with the Adopted Gwent Structure Plan contain a number of policies that aim to protect the appearance of the historic environment and important landscapes and enhance its visual, architectural and historic character.

Policy H7 emphasises that 'Development proposals which are of such a scale that they would adversely affect or visually impinge upon the overall integrity of the Landscape of Outstanding Historic Interest at Blaenavon will not be permitted'.

The Adopted Local Plan contains a number of policies that aim to protect the appearance, character and setting of Conservation Areas.

Policy H1 seeks to ensure that development within a conservation area should preserve or enhance the visual, architectural and historic character of the area and respect the scale and character of both the surrounding buildings and the conservation area.

The Local Plan also contains policies that seek to protect the setting of Listed Buildings from inappropriate alterations and extensions (including works to the interior of buildings). Care will therefore need to be taken to ensure that development proposals relating to Listed Buildings are architecturally sensitive and respect the historic value of the building.

Policy H4 indicates that the alteration or extension of

listed buildings will only be permitted where the proposals reflect the original building in respect of the setting of the site and the mass, form, scale, materials, colour, character and design of the building.

The demolition of listed buildings and buildings within Conservation Areas are both controlled by planning legislation and the demolition of listed buildings will be resisted unless it can be clearly shown that every effort has been made to preserve the building and it is beyond economic repair. Demolition or part demolition of a Listed Building will be assessed against **Policy H3** of the Adopted Local Plan.

For Conservation Areas, again the presumption is again one of preservation of buildings, which make a positive contribution to the character, and appearance of the area. Demolition will only be permitted for buildings, which do not contribute positively to the area and where proposals for the future use of those sites have been submitted and approved. Demolition or part demolition of any building or feature within a Conservation Area will be assessed against **Policy H2** of the Adopted Local Plan.

Adopted Gwent Structure Plan (1996) **Policies BC1, BC2, BC3 and BC4** are also applicable to development proposals affecting the built and historic environment.

Permitted Development Rights

Current Permitted Development Rights are for relatively minor types of development but on an incremental basis, they could have a significant adverse effect on a World Heritage Sites 'Outstanding Universal Value' (the criterion for which they are designated). Even smaller developments such as roof alterations or 'erecting new buildings' can have a significant impact on Blaenavon World Heritage Site. It is therefore important that proposals for such development should be subject to planning application procedures. It is possible to restrict permitted development for World Heritage Sites by including them as 'Article 1 (5) land' in the GPDO, which would be a Welsh Assembly Government decision. This would give Blaenavon World Heritage Site the same degree of protection under the GPDO as that enjoyed by National Parks; Areas of Outstanding Natural Beauty; and

Conservation Areas. Such changes would severely restrict permitted development rights. **Whilst amendments to Permitted Development Rights could be considered in the future it is not part of this document.**

1.5 Comprehensive design principles

An important issue in the consideration of new development proposals will be the protection of key views that add to the qualities of the heritage environment and protect the visual values of the World Heritage Site. Examples include the long distance views down Broad Street (in Blaenavon Town Centre), High Street, from Blaenavon to Forgeside and across Coity mountain which also identifies the importance of the green space along the Afon Lwyd River.

It is also necessary to recognise, support and sustain local distinctiveness, and specifically, the distinctive character of individual areas within the World Heritage Site. The subtle differences that give blocks of streets and settlements their own identity and character needs to be reflected in the design of new development. The Conservation Area Appraisals and Management Plans for Blaenavon and Cwmavon provide further detail, description and Character analysis in this regard.

Developers and planners will have to ensure that the design principles and concepts identified in this SPG have been applied to development proposals and that relevant planning applications include a Design and Access Statement which responds to the requirements set out in TAN12: Design (2009).

More specific and detailed design principles are set out in Section 2 of this document, both in the introduction and the description of the requirements for each category of development.

1.6 Local Development Plan (to 2021)

The LDP on adoption will replace the Adopted Local Plan and Gwent Structure Plan as the Development Plan for the County Borough. It is intended to review this design guide once the LDP is adopted, expected in March 2013, in order to reflect the policies contained in the LDP. The



Section 2

Design Guidance

2.1 Introduction

The preservation, protection and enhancement of buildings and the physical environment within the WHS area depends on the standard of the following:

- The application of appropriate design principles for new buildings and extensions;
- A sound approach to repair and replacement;
- Exploiting opportunities for sympathetic alterations and improvements;
- Regular maintenance of all buildings; and
- The quality of the public realm.

Within the World Heritage Site, numerous distinct character areas have been identified (see Section 1.3 above). Each of these include a mix of building categories relating to type and age and require a particular approach to design. However, there is a great deal of overlap and common ground between the guidance for all areas, in respect of the fundamental principles and method of approach which should be followed.

The majority of the character areas are predominantly **rural**, but many include small clusters of development and isolated buildings.

The Design Guidance is split into the areas outlined



The stone-built terraces that were built in the mid 19th century have a uniformity and rhythm of elevational treatment that responds to the topography of the area in its stepped roofline. The orientation and layout of the streets allows long vistas to the surrounding hillsides providing both a visual and a physical linkage between built development and the landscape that encloses it.

below:

1. **All predominantly rural areas within the World Heritage Site** (including Landscape Characterisation Areas 004; 006-011; 013-020; and outside the Local Plan designated Flexible Urban Boundaries - designated as a Landscape of Outstanding Historic Interest; SSSI; Special Landscape Area; Landscape Improvement Area; Leisure Priority Area for Tourism; National Park; etc.) have a **presumption against development**, and therefore specific design standards for development are not usually applicable.

Included in this category are the significant visitor attraction areas, including Area 006 Blaenavon Ironworks and Upper Brick Yard.

Where buildings and other development are essential or changes are proposed, they should reflect the highest standards and principles set out for heritage buildings and new build sections of this document. Particular attention should be given to historic considerations, location and views, form, scale, materials and impact upon the Draft Statement of Outstanding Universal Values (OUV) of the BILWHS (due to be adopted Summer 2012).



The varied form and massing of buildings in Broad Street frames the view to the hillsides beyond, demonstrating the important physical and visual relationship between the buildings and streetscape, and the landscape setting within which they sit.

The areas including **urban settlement** comprise those areas identified in the Local Plan as within the Flexible Urban Boundaries of Blaenavon and Varteg, and the Conservation Areas of Blaenavon, Forgeside and Cwmavon – see list of Landscape Characterisation areas in section 1.3.

The principal **categories of works**, which are to be found in most of the urbanised Characterisation Areas listed above, are identified in this guidance as:

2. Vacant sites or sites for development identified in the Local Plan within the WHS for **new buildings**.

Some vacant sites suitable for development within the WHS have the scope to accommodate new development that enhance the overall quality and character of the area. Whilst various uses of buildings can be accommodated within the area, the two most prevalent building forms likely to be proposed are residential development and employment provision. As these built forms can have such different physical characteristics, they are dealt with specifically, although the majority of the guidance is generic to all forms and types of development.



Away from the heart of the built up area of the town, clusters of buildings have been developed, associated with particular industrial operations and locations. These outlying settlements contribute to the integration of the built form with the landscape as a whole unifying the character of the World Heritage Site.

Specific guidance on these issues is provided in section 2.2.

3. Repairs, reinstatement and improvements to all buildings of heritage value and those built before 1914, including:

- listed buildings;
- buildings within Conservation Areas;
- buildings of architectural & historic interest built between the Wars; and
- any other more recent buildings within significant heritage frontages or streetscapes, that require heritage standards for development and change.
- extensions to buildings pre 1914

All the above buildings and areas of heritage value require the incorporation of heritage standards for development and change with particular control required over the standards of materials, styles and building techniques for both repair and improvement to existing buildings and for any extensions. Further local guidance on variations within the Conservation Areas are described in each Conservation Area Appraisal and Management Plan.



Many of the terraces are built directly on the back edge of the pavement, providing a strong and robust edge to the streetscape.

Specific guidance on these issues is provided in section 2.3.

- 4. Alterations, extensions and repairs within built-up areas to other buildings that were developed after the First World War & throughout the 20th Century until today.**

These have a much wider variety of style and form of development, some of which should not be replicated further. For these areas and buildings, basic and universal principles of sound, sympathetic and responsive urban design needs to be applied, with an awareness and understanding of the overarching heritage context of the WHS. Much of the proposed development in these areas is likely to comprise extensions to existing buildings and small-scale infill of individual plots. Most of these buildings do not contribute to the outstanding universal values of the Blaenavon WHS and efforts should be made to minimise their impact on the landscape.

Specific guidance on these issues is provided in section 2.4.

- 5. Guidance on the importance of good maintenance of buildings,** which is relevant to all buildings of whatever age and design character.

Guidance on these issues is provided in section 2.5, with particular reference to properties of heritage value.

- 6. Advice on the treatment of the public realm and streetscape,** which has a very significant impact on the overall quality of the World Heritage Site.

Guidance on these issues is provided in section 2.6.

Certain works within the above categories do not require planning permission. The guidance should be used as good practice in these instances.

7. Advice on Sustainable Building Standards, and the promotion of energy efficiency In new development

Specific guidance on these issues is provided in Section 2.7

2.2 Design principles for new buildings and sites

Introduction

New development within the World Heritage Site needs to be sympathetic with the historic context and the Outstanding Universal Values of the BILWHS and should be regarded as **an opportunity to reinforce the positive characteristics of the area** and remove, resolve, and / or dilute any negative aspects where possible. The aim should be to fully integrate any new development into the 'grain' of the historic urban form. To help achieve this, any new buildings need to be based on sound principles of urban design which, if interpreted properly, will provide an appropriate design framework for the heritage area.

The scale and form of new development will vary from substantial sites with a range of buildings, streets and public spaces, to modest extensions or alterations to existing buildings. Whilst the specific issues that affect the development at these differing scales will vary, the core principles that underpin an appropriate design response for any specific site are common to all forms of development, both large and small.



The guidance below sets out the core principles that are applicable to all forms of development within the area, followed by specific issues and examples, which are particularly relevant to the individual character areas that have been identified within the World Heritage Site.

Core urban design principles

Successful urban design is the art of making places, whether they are urban, suburban or rural locations. High quality streets, spaces, villages and towns tend to have characteristics in common, which can be summarised within the headings below:

Context

The starting point for any proposal for new development needs to be a thorough understanding of the context and setting of the site and its surroundings, including the local character and distinctiveness of the area; the materials, forms and features of existing development; and the topography, land form and orientation of the site and its surroundings. **New development should be compatible with and enrich the qualities of existing urban places.**



The topography and landscape setting of the area is an important part of the character and context of Blaenavon. Areas of built development sit within the landscape and the pattern of streets and buildings are orientated to match the gradient, either stepping up the slopes, or following the contours, in a grid pattern. The older core of the town was built predominantly with principal streets running up the slopes (left). More recent development on the eastern side of the town (right) generally follows the gradient, resulting in a less varied roofline to development.

Connections

Places need to be easily accessible and be integrated physically and visually with their surroundings. This requires consideration of how to get around by foot, bicycle, public transport and the car. Preference should be given to promoting sustainable forms of movement.

Buildings and spaces should respond to their location in respect of entrances, gateways and landmarks.

This will encourage convenience of use by enabling views and vistas into and out of the site, legibility and ease of movement.

Spaces and Places

The quality of streets, places and spaces is dependent on the characteristics of enclosure and continuity, rhythm and scale, and the balance of variety and uniformity, all contributing to the creation of safe, comfortable environments. Most buildings have fronts and backs, active and passive frontages, which need to be appropriately located to **allow the 'sense of place' appropriate to the particular setting and location.** Studies have shown that 'hidden' and neglected spaces are more vulnerable



Whether for a 19th century heritage building or a later development as shown here, the fundamental principles of a design for a new building, or an extension to an existing one, should be to respond to the prevailing context of the area. Flat roofed structures with inappropriate windows, proportions and design, crudely 'bolted onto' the existing building is a poor response and damages the street scene as a whole.

to vandalism and anti-social behaviour than spaces overlooked by residents or other users.

Future Flexibility

New development needs to be flexible enough to respond to future changes in use, lifestyle and demography. This means designing for energy and resource efficiency, creating flexibility in the use of property, public spaces and



The continuity of the enclosure provided by new buildings is important. If detached buildings are proposed, boundary walls can contribute to the integration of the built edge of development, as seen in this example from Poundbury, Dorset.



New buildings need to be arranged so they enclose and form positive spaces and provide a frontage to public areas, as here in New Road Farm, Blaenavon.

the services infrastructure and exploring new approaches to traffic management and parking.

Relevance of urban design principles to all scales of development

Whilst some of the issues outlined overleaf may seem relevant only to large scale development, it is important, even for the smallest proposal, to have an understanding of the wider design context for decisions such as the layout, building form and massing, architectural details and choice of materials. Many of these issues still have a very direct application, albeit on a smaller scale.

Furthermore, the **cumulative impact of several small developments can have a major impact on the character and qualities of an area**, both positive and negative and should never be regarded as being too small to be of significance. The quality of the built environment is a product of a large number of small decisions, rather than a few big ones, and therefore each small detail needs to be treated with care and attention.



Extensions to buildings need to be sympathetic and responsive to the scale, form and character of the original structure. Usually an extension to the front of the building will break the integrity of the building line. The flat roof and crude elevational treatment is also detrimental to the character of the street scene.

Context: the starting point

The context of a site needs to be considered in a number of ways: the **physical context**, including the site's relationship to the wider area – street pattern, topography etc; the **social context** in terms of the community structure and fabric into which it is linking; and the **design context** of surrounding built form, architectural detail and materials, to ensure an integrated, consistent and appropriate development outcome.

Street scene

Any infill development or extensions to existing properties should be designed in relation to the entire street or particular group of buildings. Consideration needs to be given to the effect the proposal could have on the existing street scene. Is the prevailing character and grouping of buildings terraced, semi-detached, or detached? Is there a consistency and uniformity of building style and layout or is variety and irregularity an integral part of the area's character? What density of development is appropriate, both in relation to the prevailing character of the area and in light of the availability of, and physical relationship to wider facilities including social and community facilities, services and public transport?

If a street or group of buildings has a well defined 'building line', an extension, garage or new dwelling which departs from this convention may appear incongruous with the street scene.



Extensions to buildings need to integrate with the form of the original building. The roof is a particularly important part of the overall massing of a structure. Flat roofs rarely sit comfortably alongside a setting where pitched roofs are the established form.

Connections – integrated places

A connected network of streets and spaces define development parcels known as 'blocks'. Where buildings are consistently sited close to the edges of these blocks, and face onto the surrounding streets and spaces, they are known as '**perimeter blocks**'. Smaller blocks have the benefit of increasing options for pedestrian movement. They also result in shorter streets, which are an effective form of built-in traffic calming. This can be supplemented by a combination of building placement, landscaping, surfacing and junction design. Tight bends, frequent junctions and visual narrowings are typical of urban structures that encourage drivers to go slower.

Cul-de-sacs can have the benefit of preserving amenity and creating quiet public areas. However, these attributes can also be achieved by the use of pedestrian and cycle only linkages, to prevent through traffic, and the use of small residential 'courts' off the connected streets, which can discourage through movement of vehicles whilst allowing service and emergency vehicles to enter and exit without needing to turn.

In some locations within the WHS it is recognised that cul-de-sacs may be the only way to access infill sites, due to access constraints and / or topographic limitations. In these cases the incorporation of pedestrian linkages wherever possible needs to be considered.



Perimeter block development can help to prevent exposed rear elevations being visible from public areas, as illustrated here.

Spaces and places – the perimeter block

The perimeter block has proved to be a robust and flexible form of development over time and is well established in Blaenavon. In effect, a grid of terraced streets is a series of perimeter blocks, within which the rear access passages or streets are pedestrian, or have limited car access in predominantly pedestrian areas.

Both types share the same fundamental characteristics of:

- Providing a clear distinction between public and private;
- Minimising the need for exposed fences and walls on the main public 'face' of the block; and
- Ensuring that windows and doors face outward onto the street and provide surveillance.

The advantage of a terraced form of development is that it:

- Encloses public space with a well-defined continuous frontage;
- Separates public from private space very clearly;
- Ensures that building frontages face onto public areas;
- Is able to achieve high densities of development; and
- Is consistent with most dominant historic forms of development.

Special attention needs to be paid to corners and the ends of terraced groups where exposed flank walls can be particularly prominent and should be avoided or minimised. Specially designed units that allow continuity of development around a corner are to be encouraged.



Where buildings front onto public space or parking areas, there should be an active linkage and relationship between the two areas. Whilst the window openings provide some surveillance, there is little 'engagement' between the building and the parking area.

Future Flexibility

New development is likely to come forward in small discrete parcels and within the context of existing development which does not, in itself, establish a template which should be replicated. In these cases there should be an awareness of any future development opportunities on other areas adjacent to, or in the vicinity of the site, which should be ‘allowed for’, in respect of connections and linkages, to allow a more integrated and comprehensive environment to be created over time.

Site appraisal

To understand the opportunities and constraints of the site and its immediate surroundings, it is necessary to consider:

- The history of the site and its surroundings, including the OuV for which the BILWHS was designated;
- Any elements of local distinctiveness that help to give the site and its context any particular characteristics, that distinguish it from, or augment, the character of the WHS as a whole;
- Natural features and assets within the site, including slopes, trees, hedgerows and important views;
- Buildings and other structures to be retained;
- Existing and potential desire lines through the site, if applicable;
- The network of vehicular and pedestrian routes around the site and potential access points for both

disabled people and able-bodied people;

- Opportunities for, and consideration of, views into and out of the site;
- Orientation of buildings around the site and established building heights and building lines; and
- The presence of ‘hostile’ edges such as noise sources or visual eyesores.

Site layout

When considering the site plan of an individual dwelling, either for an extension to a property, a new house on a single plot, or as part of a group of dwellings, the following issues need to be considered:

- The site topography and changes in levels, particularly in relation to neighbouring properties;
- The impact of the building works on existing trees and hedgerows;
- The potential impact of the over-shadowing of the new building works on neighbouring properties, which will be dependent on the relationship with the boundary as well as the site orientation in respect of the pattern of sunlight within the sites;
- Issues of privacy and overlooking to ensure that windows do not directly overlook neighbouring properties, particularly if they are close to the boundary;
- The potential for focal buildings, unusual steps and corner buildings.

Rather than impose blanket ‘standards’ of minimum set back or separation distances, it is more appropriate to aspire to ‘performance-related’ criteria and objectives. This allows issues such as privacy, for example, to be carefully considered within the internal layout of the dwelling or specific form of fenestration. Sometimes, physical separation may be the only appropriate method of achieving adequate privacy, but other options may promote a better overall streetscape and design response.

Design and appearance

Building form

The prevailing building form within the Blaenavon WHS is a simply shaped, two storey structure, predominantly in terraced groupings. Three or more floors are generally only found on substantial individual public buildings, with a few three storey buildings in Broad Street. Projections on frontages are rare, with relatively little use of porches, bays, or gables.



The provision for car parking can often dominate a streetscape. The sensitive use of boundary walls and gates, and the setting of the garage to the rear of the property, allow for adequate parking space on the plot, with minimal detriment to the surrounding area. The design for the garage is simple and in keeping with the palette of materials as a whole.

Roofs incorporate a relatively shallow pitch and do not normally incorporate dormers or roof lights. The shallow pitches have limited the amount of roof conversions within the area.

Traditional buildings were usually much shallower in depth than modern buildings which consequently have a much more dominant roof. Designs which restrict the depth of side walls to less than 6 metres are considered more appropriate than those with deeper footprints.

The rhythm of the streetscape is established by the

regularity of the narrow plot widths and their associated pattern of doors and windows. Chimney stacks and pots provide an important feature of the terraces and have a major visual impact, particularly where the topography allows views over the roof line to the hills beyond.

Larger dwellings generally retain the simple elevational form and massing, but are double fronted, usually symmetrical and with the same basic palette of materials and design principles.



Larger detached or terraced properties generally retain the simple form and massing of the area as a whole, but are usually double fronted and symmetrical.



If sensitively designed, new buildings can adopt a similar character to heritage properties. This requires restraint to ensure that the simple massing and detailing, characteristic of the area, is retained, as successfully shown here.



The terraced development of the mid 19th century growth of the town is simple in its basic form, which gives additional importance to the details of windows and doors and the small architectural details of the building. In these examples, although the window openings have been retained in their original sizes, some of the proportions of the window designs are not in their traditional proportions.



Materials

Coursed sandstone with a rough, textured surface is the dominant building material in the area, for both buildings and boundary walls. It is very important in providing a direct visual and aesthetic linkage with the surrounding landscape and setting of the valley and reinforces the integration between the community, the buildings that house them and the industrial history and heritage of the area, which gives it its special qualities and character. Within the conservation area stone should always be used if possible. Elsewhere, whilst natural stone is preferable, if this is not possible, or if contrast and variety is part of the appropriate design response, a simple smooth rendered finish, in muted colours, should be used rather than brick.

Some of the later 19th century traditional buildings utilise brick for detailing around openings, and the materials and character of any original terraces constructed in brick, need to be respected.

Some early roofs would also have been in stone, although by the time of the expansion of the settlement in the 19th century, Welsh slate or similar was consistently used. Appropriate slate should normally be used throughout the WHS for domestically scaled buildings particularly in sensitive locations such as the conservation areas. In less sensitive locations high quality artificial slate may be acceptable but must be fully justified within the Design and Access Statement.



Selection of materials is very important in any extension to an existing building. Matching in and / or being sympathetic with adjacent areas will help ensure a subtle transition and integration of new and old parts of the building.

Windows and doors

Window openings traditionally/typically have a vertical emphasis and, at least within the terraces, form a regular rhythm along the street. Openings on the upper storey are usually of similar or identical size to the ground floor giving a very simple composition to the front elevation. The number of openings on each storey varies from building to building as does the relationship between window and door openings. A sliding timber sash window was originally used for the windows themselves although many have been replaced. Window and door reveals should be used to enhance the traditional streetscape rhythms.

Further details of window design in the area are given on page 31 of this document.

Architectural details

The prevailing form of architecture in the Blaenavon WHS is a simple and uncluttered form of architecture but there are still architectural details that should be considered, and should, in general match and/or be sympathetic to the prevailing detail of the surrounding street scene, including the following:

- Head and cill details of windows and door openings;
- Ridge details of the roof;
- Eaves details;
- Any details of stonework such as projecting courses;
- Chimney stacks and pots; and
- Gutters and downpipes.



Putting a cladding material on top of the original structure is not appropriate within the conservation area or for heritage buildings within the WHS. Here, the windows and doors are also out of keeping with the heritage character.



There are few examples of contemporary design in the area, and none for residential buildings. It can be successful when the standard of design and materials is maintained. When integrated with heritage structures, a clear distinction between new and old is necessary, as shown here.



This example of a contemporary design approach to an extension to a heritage building demonstrates careful selection of materials to complement the original building. If the design is clearly of a different era, it is usually better if there is a very clear visual separation between old and new. A glazed structure allows the original, more massive stone building, to retain its clarity of form. Keeping the height of the new building below the eaves line allows a neater junction between the different elements.

The incorporation of inappropriate designs, which are not typical of traditional architectural details within the area, should be avoided.

Consideration should also be given to ensure that boiler vents, alarm boxes, soil stacks, gas pipes and other external additions are not visible on prominent and / or primary elevations. The storage of bins and recycling boxes need to be accommodated so they are not visible from the street.

Contemporary Design

There is no reason why well designed contemporary buildings should not be incorporated within the Blaenavon WHS. Specific detailed design guidance is harder to identify for these, although the broader urban design principles outlined above should still apply. The advice above sets out the prevailing design and appearance of the traditional buildings within the WHS. Any contemporary design approach needs to respond to, and be based on, an understanding of this historic context. Individual designs will need to demonstrate the design rationale that has led to the proposed solution and the manner in which the historic context has been acknowledged.

Industrial / employment buildings

The general principles of good streetscape and urban design outlined above apply to industrial and employment development as much as to any other form of building type and use. Important criteria include:

- A clear distinction between public and private areas;
- The creation of frontages that overlook and enclose public space; and
- The maintenance of a clear building line, where applicable.

Where possible, following the broad framework of the perimeter block approach will help achieve these goals. It will help to screen disturbing noise, as well as the more utilitarian areas that are, invariably required within industrial development. Buildings which do not define space clearly, and which have exposed and blank, flank walls, should be avoided.

The topography of the area means that it is likely that any large site within the WHS boundary is going to be visible from other parts of the area. Careful thought needs to be given as to the sensitivity and significance of these views, and the layout and design of buildings and areas of car parking and servicing need to respond accordingly.

Key issues to be considered include:

- Exploiting opportunities for the building to screen areas of car parking and servicing from sensitive views;
- Integrating the buildings with the landscape of the WHS, through the choice of cladding materials and colours, which should reflect the natural and muted tones of the surrounding context.
- As it is likely that some views to the building will be from above, the roof forms a prominent part of the visual impact of the building. Colours should be chosen to integrate with the surrounding landscape.
- Elevations should be visually 'broken up' to avoid a large or monolithic appearance.

The use of screen planting should not be seen as a replacement or alternative to a sensitive approach to the building design. Whilst some planting may be used to help integrate the building with its surroundings, the use of, for example, lines of conifers are not typical of the natural landscape of the area and should be avoided.

Principles of sustainable development need to be applied to industrial buildings as much as to any other building type. Some specific guidance on these issues is provided in section 2.7 of this document.

The photographs below highlight the importance of the roof form, profile, colour and materials in views from the surrounding landscape, particularly when seen from above. The landscape has a very distinctive colour palette of muted, natural tones, which should be followed in the choice of colours for the buildings. Unnatural colours such as blue, should be avoided.

Where the use of the building allows, it is preferable for the building massing to be sympathetic to the varied forms of traditional industrial buildings, rather than creating dominating uniform structures.



The historic precedents for industrial development were built in a similar palette of materials to the domestic architecture. Whilst this is unlikely to be a viable option for most new industrial development, it should provide a reference point for the selection of colours and materials.



In distant views, from higher ground, it is the roof which is the most prominent element of the building. The colour and reflective qualities should be considered carefully to minimise the visual impact on the landscape setting of the area as a whole.

2.3 Repairs, reinstatement and improvements to buildings of heritage value

Introduction

The key to the effective conservation of any built environment is understanding it and the impact of any changes. Repair and improvements to existing areas and buildings requiring heritage standards, should not be carried out without establishing:

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

Even the simplest of operations should be based on an understanding of how a particular building 'works' in itself and in relation to its setting. Any work to larger buildings and buildings of exceptional historic value should be based on a comprehensively researched conservation plan.

Within the conservation areas, the heritage designation does not prevent change but forms a framework in which the area can develop without losing the essential attributes which make it special. The same principle applies to heritage buildings outside the boundaries of the conservation area itself.



Buildings in a poor state of repair have a detrimental impact on the wider area.

Correct 'repair' should comprise the use of traditional materials and appropriate detailing. Examples include:

- Re-roofing in natural slate;
- Re-pointing in matching mortar and to exact detailing;
- Replacement of damaged stonework in matching materials;
- Restoration of historic shop fronts; and
- Replacement of corrugated iron.

'Reinstatement' of lost architectural features known to have existed on a particular building, should use authentic details and traditional materials. Examples include:

- Replacement of missing or shortened chimney stacks and pots;
- Installation of windows in the original (usually timber) material and to the original pattern;
- Reinstatement of original shop fronts, which can often be modelled from old photographs; and
- Re-provision of boundary walls, copings and railings where they have been removed.

'Improvement' means the enhancement of a building by the removal of inappropriate features and their replacement based on traditional principles, although without necessarily 'copying' the original design. This might apply to the following examples:

- Shop fronts
- Glazing and doors
- Gutters and down pipes.



Extensive improvement has taken place within the retail development in Broad Street, giving a significant lift to the character and ambience of the area.

Purpose and Principles

Purpose

Regular maintenance should minimise the need for very costly, major repairs to all buildings. However, some elements will eventually reach the end of their life, in which case consideration will have to be given to replacement using traditional materials and proven techniques of repair. The alternative is the loss of the historic value of individual buildings and the gradual erosion of the special interest and value of the WHS.

The purpose of the repair of any buildings within the WHS is to prevent, or at least slow, the process of decay without damaging or altering features which contribute to its historic / architectural importance.

Principles

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

Minimise Intervention: Interventions must be kept to the minimum necessary to ensure long-term survival.

Avoid unnecessary damage: The authenticity of an historic building depends on the integrity of the fabric. Replacement of historic fabric, no matter how carefully done, will adversely affect the appearance of a building, reduce its value as a source of historical information and erode local distinctiveness.

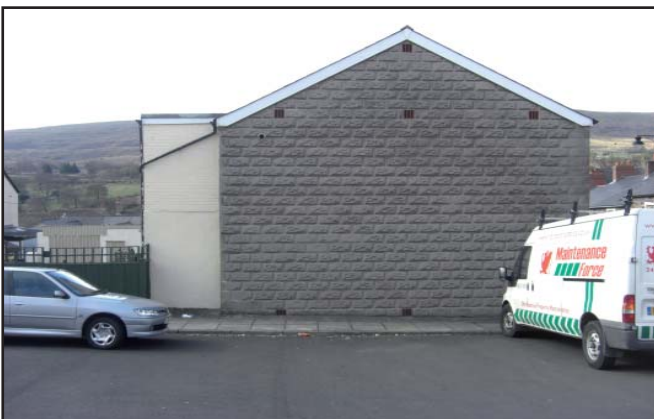
Analyse the cause of defects: To repair or replace decayed fabric without having understood the root cause of why it needs replacement will invite further problems.

Let the building 'breathe': Most modern buildings are made of hard, strong and impervious materials. They rely on physical barriers such as damp proof courses and membranes, cavity walls and cladding to exclude moisture.

Historic and traditional buildings are quite different. Many have solid walls and most have a porous fabric that absorbs moisture which then needs to evaporate ie to 'breathe'. To repair such buildings with hard, impervious materials will cause damage to fabric which may have survived for hundreds of years.

It is particularly important that only high quality materials are used. Cheap, modern materials such as plastic might be perceived to offer advantages in the short term, but the long term future of the character and appearance of the area will be compromised. Traditional materials which will 'weather' into their setting are appropriate.

The extent of repair, reinstatement and improvement works required to a property should always be assessed within the context of the whole building and not on a vertical unit or shop front basis, taking into consideration any neighbouring properties where applicable.



Inappropriate and crude materials have a particularly negative impact on exposed flank walls.

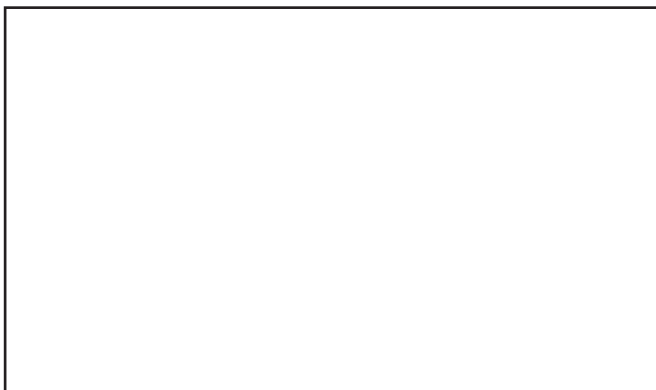
Roofscape

Introduction

The roofscape of an urban area forms the skyline and visual profile of a streetscape and is a significant part of its identity. The combination of materials, details, form and massing creates the 'hat', which sits above the building and is critical to its character. Although much of the detail may not always be visible from street level, the topography of the WHS allows views across and over the roofscape from many different parts of the area.



Roof pitches are typically relatively shallow pitched in slate. The topography of the area allows views over the roof tops to the surrounding hillside.



The consistency, uniformity and integrity of the original roofscape of the towns, has been lost through the use of alternative materials and the loss of chimney stacks and pots, the impact and significance of which can be appreciated where original examples are retained.

The roof is, by its very nature, a critical part of a building, providing defence against the elements. As such, it is one of the most significant areas for regular maintenance and repair. This offers frequent opportunities for reinstatement and improvement as part of a buildings on-going care.



Where re-roofing is necessary it should always be in slate. Tiles are not only less in keeping with the area but can also cause structural problems as they are often heavier than the original material and can cause problems with the structural timber frame within the roof.



Brightly coloured tiles are particularly alien to the palette of materials and natural tones of the landscape and traditional buildings in the WHS, are unacceptable and should be avoided.

Roof Coverings

Roof pitches are generally not steep, although the height to the eaves is relatively high in most terraces. An exception is found in the earliest stone built terraced cottages, which have a more horizontal emphasis.

The predominant roof covering of traditional buildings within the Blaenavon WHS is Welsh slate, which, ideally, should be used for any works of repair or replacement of buildings within the conservation areas. Sizes should be chosen to match the original, usually 600mm x 300 mm. Ridges, verges and other details should all be bedded in natural lime mortars. Plastic clips or other such trim should not be used.

Concrete and clay tiles are unacceptable. Apart from the detrimental visual impact of the much 'coarser' appearance, they can also weigh significantly more than the original slate materials with resultant problems in the timber supporting structure. Junctions between slate and tiles can also be problematic and lead to water penetration.



In some parts of the WHS, the roofs of the terraces are sloped rather than stepped. The double fronted dwelling on the left illustrates the way that larger properties could be integrated within the terrace whilst still maintaining the overall rhythm and character of the streetscape.

Where an existing roof has at some time in the past been covered in concrete tiles or other material, replacement, when required, should revert to the natural slate.

Imported natural slates that match the grey or heather blue colour of the original Welsh slate are a more cost-effective solution but it is important to source the slates from a reputable quarry to avoid long term problems of the slates weathering.

Artificial slate is unacceptable on buildings of historic value. Although it is sometimes difficult to distinguish when new from natural material, it weathers in a different way and will, over time, appear different from the genuine product.

If insulation is introduced into the roof it should be placed at ceiling level, or between the rafters, subject to the provision of adequate ventilation (via eaves gaps, not proprietary vents fitted to the roof slope). Insulation on top of the rafters will raise the profile of the roof causing potential problems of detailing at the eaves and where it abuts adjacent buildings. However, the introduction of high levels of insulation into older buildings can cause condensation and consequent decay.

Flat roofs are not characteristic of the traditional buildings in the WHS area and should be avoided.

Decorative clay ridge tiles should normally be used with a scrolled finial at the end of gable roofs, where there is no chimney, as shown in the photograph below. Finer buildings benefit from a lead ridge. Hipped roofs of the Victorian and Edwardian era were generally of traditional lead roll type and bulkier tiles should be avoided.



Roof lights and dormers

Roof lights and dormers would not have been a common feature on older buildings within the WHS when they were originally built. Where loft spaces are converted and roof lights or dormers are a necessity, they should only be situated on rear elevations as they break up the plane of the continuous roof slope on the street side. The relatively shallow roof pitch that is typical in the area does not readily allow for roof conversions.

Within the conservation areas, and throughout the WHS as a whole where possible, consideration should

be given to using a modern, conservation-type, double glazed version of early cast-iron roof lights (to the correct proportion and size, complete with a vertical glazing bar). This will retain the character of the roof as much as possible and should be set as low as possible in the plane of the roof.

New dormer windows should be avoided where possible, as they have a detrimental impact on the roof profile, scale and balance of the building's form and massing. Ideally, modern dormers should be removed from heritage properties. See Appendix 1 for further

Information regarding consideration of Bats when considering roof conversions



Dormers can provide variety and interest to the roofline.



The proportions of the windows and window frames within the dormers needs to be carefully considered and should match the overall 'rules' that are applied to window openings generally.



Where rooflights are being incorporated, consideration should be given to using a conservation-type design with a vertical glazing bar as illustrated here.



Dormers on heritage properties should ideally be removed where their scale, form, materials and / or proportions are not in keeping with the original building.

Chimney stacks and pots

Chimney stacks and pots have a very significant impact on the interest and variety of the skyline and streetscape and particularly so within the WHS where the topography results in many eye-level views directly over roof lines of buildings on lower ground. Chimneys should be retained and repaired with new clay pots provided as necessary. The stability of some tall chimney stacks might have to be investigated by a structural engineer.

Where an original stack has been reduced in height (often capped with concrete slabs) it should be rebuilt to the original height. Where no evidence of the pattern of the original stack exists, the style should be kept simple, but always with projecting or over-sailing corbelled courses at the head (as seen in the photo below, top right). The height and size of the stack may be determined by checking the number of flues served and relating to

similar stacks on adjacent roofs. Any surviving chimney stack is likely to need re-pointing as a minimum, due to its exposure.

Replacement stacks should ideally be constructed in stone, or a smooth pale yellow brick. Concrete bricks should be avoided and chimneystacks should not be rendered. Lead flashing at the junction of the chimney and roof should be stepped in the traditional manner and to Lead Sheet Association details (www.leadsheetassociation.org.uk). Do not cut out a chase on the slope and insert single lengths of lead cover flashing. Whenever repair works are carried out to chimneystacks it is important that the original form and materials are retained. Should the original chimneystack be beyond repair, or already removed (but the internal breast remains), then rebuilding is an option that should be given consideration.



The chimney stacks and pots at the Grade II listed Ty Mawr house provide a very significant feature of the building form.



Where chimney pots have been removed the roof profile loses an important part of its consistency and regularity of rhythm.



The topography of the area frequently allows eye-level views over the roof tops, and the silhouette of the chimneys, to the hillsides beyond giving the roof profile a particular importance and prominence.



Where chimney stacks have been removed, ugly boiler flues are sometimes still required, giving additional need for the retention or reinstatement of the original structure.



The regular rhythm of the chimneys forms an important and dominant element in the streetscape, emphasised by the simplicity of the overall form and detailing of the terraced buildings.

Bargeboards, Fascias and Soffits

Where bargeboards, fascias and soffits are utilised they are generally plain and should be constructed of painted softwood. Where more detailed designs exist they should be retained, although this is likely to be on more elaborate buildings only. Painted finishes should respond to the material and colour of the elevations.



The stepped terraces necessitated by the sloping topography of the area results in many exposed barge boards on the flanks of buildings. They form an important part of the buildings protection against water penetration and need to be maintained in a good state of repair. The visual impact is also significant.

Guttering and downpipes

Consideration should be given to using traditional cast iron (or cast aluminium) gutters and downpipes when restoring the building. Half-round and ogee pattern gutters are suitable for most domestically scaled buildings. A more elaborate and / or deeper profile could be appropriate on 'grander' properties. Generally, all guttering and downpipes should be black.

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



The moulding and detailing of fixings and hopper heads in cast iron guttering are an attractive element of the building where they are provided.



The use of square profiles for guttering and downpipes should be avoided.



Plastic guttering is, inherently, much less robust than cast iron or aluminium and is therefore more prone to deforming and general weaknesses at the joints, which can cause water leaking onto the building with consequent damage.

Elevational Treatment

Introduction

There is a variety of elevational treatment in the built form within the Blaenavon WHS, as evident in the examples here. The degree of consistency or variety of scale, form, materials, fenestration and architectural details is a critical component in the overall character of the streetscape.

Gables and bay windows

Gables and bay windows are not typical of the original simple terraced form that comprised the core historic building typology of the area, although some of the public buildings incorporate them, as well as later forms of terraced development. There are a few projecting oriel windows in the main retail parts of Broad Street, although these are probably later additions to the buildings, rather than original features.



Oriel windows are not a common feature of the heritage buildings in Blaenavon and would probably have been later additions to the property, although they add some variety to the streetscape of Broad Street. Where they are present, special care should be taken to retain them due to their particularly prominent character.



Gables are not common features in the area, although Broad Street has more variety and different forms of building massing than the more uniform terraced streets around it. The location, prominence and design of the flues in the building in the foreground is detrimental to the street scene as a whole.



The decorative gable features of the Blaenavon Public Library give it the air and character of a public building.

Windows and glazing

Windows are the 'eyes' of a building and are the central focus of its character. Window openings of traditional properties are vertical in proportion and emphasis and usually asymmetric. Changes to the proportions of window openings, reveals and / or windows themselves invariably has a detrimental impact on the building facade as a whole.

The double hung sliding sash window is typical of the majority of buildings that were built before the early 20th century. Side or top hung casements are generally only characteristic of buildings of more recent development.

Original sash windows should always be retained and repaired. Replacement is often unnecessary. Decay is

usually focussed on the lower parts of the window where new timber can be spliced in. The original crown or cylinder glass is thinner and more uneven in surface than modern float glass, giving more subtle reflections and where it has survived should always be retained. Heavier modern glass is likely to require heavier sash weights to counter-balance the window.

Where the window has to be replaced, rather than repaired, the new window should ideally be in timber and an exact match of the original.

Original stone cills should be retained wherever possible. If the stone cill is damaged beyond repair a reclaimed stone cill to match is the best alternative. A concrete cill to the same proportions may also sometimes be acceptable.



Changes to the proportions and size of window openings has a major impact on the balance of the building, particularly in a terrace where it is the repetition and uniformity of the elevational treatment which gives it its character.



Designs in Upvc, which try to imitate traditional timber sash windows, often look inappropriate, as they fail to match the size and proportions of the elements of original designs or allow the plane of each component to be replicated. They often have a tilting opening mechanism that makes them appear even more incongruous when they are open.



The combination of changes to the window openings and the window materials and design has a major cumulative effect in diluting the qualities of this terrace.



The vertical emphasis of the windows openings is an important part of the character of the area. Horizontal designs look completely out of place and should be avoided.

Wall surfaces

Traditionally, most terraced properties are of coursed stonework. Inappropriate spar render and pebble dashing has been applied to some properties, but any further changes should be avoided. The removal of rendering is encouraged where possible, particularly on listed buildings.

Stone is a highly durable material that should last for many years without any need for maintenance, other than perhaps isolated areas of re-pointing. This should be done by hand, with extreme care so as not to damage the edge of the stone, and make sure that the pointing is brushed back or otherwise recessed back from the edge of the stone. Cement based mortars cause irreparable long-term damage to the masonry by trapping the water in, and should be avoided. Natural lime mortars are more appropriate and should be in a black mortar mix.

Where the retention of the stonework facade is not possible, a rendered finish is the most suitable alternative and should be painted in a fine textured matt finish, in shades of white, cream, grey or beige. To function correctly, the render must be no stronger than the material to which it is applied and the render mix must allow the backing masonry to 'breathe'. A weak mix allows the render to accommodate movement and to allow moisture to evaporate freely from the wall. Hard, cement-rich mixes should not be used as their lack of flexibility will cause them to crack, allowing water to penetrate and be trapped. The eventual result is the failure of the render.

Details on the facades of properties, such as cornices, cills and mouldings should be retained where possible, repaired if necessary and reinstated in appropriate materials where required.

If the stone is badly soiled, simple washing with water, either by hand or with sprays, is recommended. Only a skilled specialist contractor should carry out the cleaning of brickwork and stonework.

Fixtures, cables and satellite dishes

Electrical boxes, cables, satellite dishes and other fixtures attached to buildings, should be avoided wherever possible. If essential they should be carefully sited to minimise their visual impact and avoid any damage to the structure or materials of the building.

Within the Conservation Area the installation of a satellite dish on the chimney stack or on the roof slope or elevation fronting the road requires consent from Torfaen County Borough Council.

Within the WHS as a whole, although it is important to make sure that the dish provides adequate reception, it is also important to consider its visual effect (even if the dwelling is not in a designated conservation area or is not listed). The dish should be chosen that is no larger than that needed for good reception.

When installing a dish or other antenna, it must be positioned in such a way so that its effect on the outside appearance of the building is reduced as far as possible.



Render should be avoided on stone buildings and should be removed if possible. Where a rendered finish is used it should be smooth (centre) rather than textured (right).

It should also be removed when it is no longer needed. If a dish is not positioned in the most appropriate place, this can make it more noticeable, or (depending on its colour and appearance) make it stand out from its background.

When deciding on where to position the dish, its effect on neighbours, the public, and the wider environment should be taken into account. It should be placed where it will be as inconspicuous as possible. If there is any doubt, you should contact the Planning and Building Control Division of the Council for advice.

Dish colour is important. For example, a white dish may blend against a white background but may be more obvious against darker backgrounds, such as brick, or stone. The materials or the design can also affect how suitable a particular antenna is. For example, a mesh or transparent dish may be less obvious than a solid one. Fixing bolts and screws should be in stainless steel to avoid any rusting stains on facades.



Cables and other fixtures on the exterior of buildings need to be avoided if possible and, at the very least, carefully located and fixed.



Aerials, lighting, satellite dishes and electrical fixtures all contribute to diminish the simple uncluttered qualities of the traditional building form in Blaenavon.



A 'forest' of satellite dishes in a street scene has a very dominant impact on the character of the area.



Satellite dishes can be very prominent on the frontage of a simple terraced dwelling.

Street Level

Introduction

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

Entrances and doors

Many of the issues that are relevant to windows and glazing are also applicable to entrances and doors. Where possible, traditional timber doors should be retained and repaired. Replacements, where necessary, should reinstate the original door style if known, or be in keeping with the period of original construction and should be in softwood with a painted finish. Whilst traditional door patterns are, on the whole, more varied than windows there are some general principles that apply.

Front doors in residential properties were not generally glazed, where they have fanlights above, although later Victorian and Edwardian properties often had upper panels replaced by frosted and / or decorated glass.

Fanlights, door cases and other ancillary features must always be preserved, repaired and maintained.



Entrances are an important feature of many of the larger public buildings in the area.

The design and style of the ironmongery is also important and should match the design and style of the original door. External lever handles should be avoided.

Access for Disabled People

It may be necessary to provide access for disabled people, to conform with accessibility legislation. It is always important to ensure that the regulations and supporting guidance in the Disability Discrimination Act and in Part M of the Building Regulations are correctly interpreted for Listed Buildings and Conservation Areas. Where works of this nature are applied they should be done sensitively and with regard to the overarching principles of proportions, design, materials and workmanship that apply for the building as a whole. Early consultation with the building control and conservation departments of Torfaen County Borough Council is recommended.



Contemporary designs, such as those above, have a significant detrimental impact on the character of the building.

Repairing and reinstating traditional shop fronts

The retention of shop fronts within an urban setting has a significance beyond the obvious desire to retain the heritage features of buildings and streets within the Blaenavon WHS. Shops, and more importantly shop frontages, provide an 'active edge' to the street which gives life and vitality to an area and provides the interest and variety from the surrounding, predominantly residential, streets. Visible, active shop fronts and display space should be retained wherever it is possible to do so.

As with all forms of development discussed in this document, consideration of the context and setting of the shop front is the starting point for any proposals for repair and reinstatement. This includes firstly, the relationship to the wider streetscape and secondly, to the building elevation as a whole.

The traditional shop front forms a 'frame' for the window display, comprising the fascia above, stall riser below and pilasters to either side. The proportions of each component should form a balanced composition. Entrance to the building may be central or to one side depending on the width of the property. The fascia should be finished at the top with a cornice moulding and contained on each side by a console or corbel, which acts as the capital to the pilasters.

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

The window should be sub-divided vertically to maintain proportions characteristic of the building and the context. Recessed shop entrances are a common feature of the traditional shop front in Blaenavon and should be retained, or reinstated, in any replacement proposals.



Many of the shop fronts in Broad Street have been reinstated with an attractive balance of variety and consistency, based on historic photos.



Poor quality, inappropriate designs and / or badly maintained or derelict shop fronts have a detrimental impact on the street scene and the economic health of the area.

Fascias, signs, canopies and blinds

An important over-arching principle to the consideration of fascias, canopies and blinds is the aim to reduce and minimise unnecessary clutter.

The dimensions and proportions of the fascia is a critical component of the overall character and appearance of the shop front. The fascia board should, generally, be no deeper than 400mm and should be kept below the level of upper floor windows if possible. Keeping to these dimensions should help to ensure that the fascia does not obscure any significant design or architectural details of the building.

Hand painted or individually fixed lettering in simple styles are preferable and should normally be no larger than 225mm in height. Perspex, plastic or box type signs should be avoided. Retractable blinds and canopies, without lettering, may be used where possible and should be a minimum of 2.1 metres above ground level. Care must be taken to ensure that the canopy housing is sensitively integrated into the overall shop front design.

Lighting should not project significantly and should be discrete and fully integrated with the overall design of the shop front. Signage which incorporates internal illumination is unacceptable.

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



Crude contemporary designs and over dominant signage do not sit comfortably within the heritage setting of the conservation area of Blaenavon town centre.



The fascia should not be too large, as in this example in Broad Street, to avoid an imbalance of proportions and over-dominance of the elevation as a whole.

Projecting signs

Well designed and crafted projecting signs can enliven the street scene, although symbols are usually more effective than writing. The signs should not be illuminated.



Symbols and well designed shapes, rather than writing and boards, can be a more subtle and effective way of utilising projecting or hanging signs.



A hanging sign can add to the variety and interest of the streetscape.

Security and shutters

Roller shutter security screens can have a very significant detrimental impact on the shop front and street scene as a whole. External steel roller shutters will not be permitted.

Alternatives include the use of toughened glass and / or internal metal lattice grilles. Recessed doorways can be secured with wrought iron or steel gates.



Recessed doorways can be secured with wrought iron or steel gates.



Bulky shutter boxes, which project beyond the plane of the building frontage will not be permitted.

Paintwork

Whilst render was always painted, brick, stone and tiling rarely were. Light, muted tones and natural colours are more successful. Timber joinery should be painted in strong dark colours, but vivid colours and strong contrasts should be avoided.

Ironwork for railings and gates should be painted in historical colours such as black, dark green or a deep purple-bronze. In general, a limited range of colours will be more successful and result in a more co-ordinated and subtle overall appearance. Cast iron guttering and downpipes should always be black.



Darker colours should generally be avoided for painted render.



Natural stone should not be painted under any circumstances. It can lead to the disintegration of the stone and is likely to cause greater problems and costs in the long term.

Boundary walls and railings

The core residential and retail areas of the town centre have terraced buildings generally built tight to the back of the pavement, and therefore no boundary treatment is required. However, in areas where the building line is set back from the street, the boundary walls and railings are particularly important in their contribution to the overall character and quality of the street scene.

All prominent boundaries should be constructed in stone and the replacement of stone by brick and blockwork should not be permitted. The use of locally salvaged stone is preferable where possible. Imported or reconstituted

stone to match the colour, tone and texture of traditional stone should be used. Copings are an essential feature for both protection and appearance of the wall.

Where applicable, wrought iron railings and gates should be used to complement the stone wall, painted in historical colours such as black, dark green or a deep purple-bronze. There will be a presumption in favour of the retention of Boundary walls and railings within the Conservation Area due to the impact their removal could have on the character of the Conservation Area. Such decisions will also have to be balanced against the requirements for highway access.



Stone walls should be retained and any repairs carried out in the same material. Mixing stone, brick and other concrete blocks is not appropriate.



Stone boundary walls form an important component in the streetscape of the area and should always be retained. Hedges and timber fences do not provide the same character and qualities, particular to the WHS area.



Painted or unpainted blockwork and brick walls should not be used.



Cast or wrought iron railings and gates are an attractive complement to the stone walling.



A rounded stone coping to a wall, or in this case as an upstand in itself, supporting railings, is a feature in the public spaces of Blaenavon providing a boundary treatment that integrates very well with the paving, boundary walls and stone buildings around it.



Stone walls should be retained where possible. The use of brick is alien to the overall palette of materials of the heritage of the area and should be avoided.

Extensions to buildings, pre 1914

Extensions to heritage properties usually involve a projection to the rear of the building, or expansion into the roof space, as the prevailing terraced form inhibits the scope for side or front additions. The steeply sloping topography of the area, combined with the layout of terraces with rear access roads, results in rear elevations often being very visible from the public realm. They are frequently seen from above, where the profile of the roof becomes particularly prominent. As noted elsewhere, roof extensions are uncommon, due to the shallow pitch of most roofs and the preference for low cost solutions which are not necessarily the most economic in the longer term.

Some general principles apply to extensions to a building:

- The form and massing of any extension should be sympathetic to the surrounding street scene and the character of the building it is being added to;
- In general any extension to the building should be subservient to the original structure;
- Flat roofs should be avoided;
- Materials should match and / or be sympathetic with the existing building and the surrounding context.
- The shape, size and proportion of the window and door openings should match the surrounding area and the original building.



Rear extensions with flat roofs and in materials that do not match the original building do not integrate well with the overall structure giving the appearance of a separate and somewhat alien mass, bolted on to the building.



Rear extensions with pitched roofs and in materials that match the main structure are much better integrated than those with flat roofs.



The pitched roofed extensions form a more unified and integrated overall structure than the flat roofed examples.



New dormer windows should never project above the roof line, and should normally have a pitched roof and windows in proportion with those in the building as a whole.



The overall form of an extension must follow the same principles as the original building, in respect of the roof form- a simple pitch, in the palette of materials, in the proportions of window openings and in the design and character of the (original) windows themselves. In this example, a simple rectangular extension, rather than the octagonal shape, would have allowed a simpler pitched roof that would fit much more sympathetically with the streetscape as a whole.



Care must be taken to avoid any extension from being over-dominant in the overall massing of the building, or terrace as a whole. In this example, a two storey extension, rather than three, would have allowed the roof line of the new part to be below the height of the original and be subservient and far less visually obtrusive.

2.4 Alterations, extensions and repairs to buildings post 1914

The extensive areas and numerous buildings of Blaenavon and other settlements that were built after the First World War and have no significant heritage merit, also have an impact on the environmental qualities of the World Heritage Site. It will be important that any alterations, extensions and repairs to these buildings are carried out in a sensitive manner that does not have a detrimental impact on the local streetscape and long distance views.

Unlike the consistent and uniform character of the heritage building typologies, there is a much larger range of buildings from the 20th century within the area. This makes it harder to provide any detailed or specific guidance on alterations, extensions or repairs. However, it means that there is even more importance on an awareness of the overarching design principles that help to ensure that a building is 'polite' to its neighbours and is as sympathetic as possible to the overall setting and outstanding universal values of the WHS.



There is a very wide range of building styles and typologies in the residential buildings built post 1914.

Design Principles for alterations, extensions and repairs

In general, the same set of fundamental design principles apply to an extension to a post 1914 building as to a heritage property or, indeed, to a new building.

Particular issues that need to be considered include the following:

- Even if there is the physical space for an extension to the front of the property, great care needs to be taken to ensure that the building line of the property or street is respected and maintained;
- The overall form and massing of any extension should be sympathetic to the surrounding street scene and the character of the building it is being added to;
- In general any extension to the building should be subservient to the original structure;
- Flat roofs are almost always unacceptable within the WHS;
- Materials should match and / or be sympathetic with the existing building and the surrounding context;
- The shape, size and proportion of the window and door openings should match the surrounding area and original building;
- Extensions that come forward of the original front elevation are rarely successful and often have a detrimental impact on the streetscape. They should be avoided. Extensions should normally be set back from the front elevation of the building and be subservient.



Boundary walls are a very important feature throughout the WHS area and make a very significant contribution to the character of the area. Where stone walls are provided they should not be repaired or extended with any other material.



Extensions to the front of a property are likely to disrupt the building line of the street scene as a whole. Flat roofs invariably look out of place when incorporated onto a structure with a pitched roof.



Any extension or addition to the roof should be in proportion with the property as a whole and not over dominate the massing of the building.

2.5 Building maintenance

Introduction

This section of the Design Guide covers maintenance guidance which does not require planning permission. However the advice should be used as good practise when considering maintenance and repairs.

Regular maintenance of a building is the best and most economic way of conserving its fabric. Looking after a building is the responsibility of owners and occupiers. A building that is looked after will retain its value and the need for extensive repairs will be avoided. Protection from water and damp penetration is the most important issue. Roofs, gutters and down pipes should be the first to be repaired.

Owners of large buildings might consider creating a maintenance plan based on annual visual inspections and a detailed survey every five years.

Day to day maintenance

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

Clearing leaves especially after the autumn, is probably the single most important task that owners and occupiers can take with particular focus on gullies and rainwater goods. A period of heavy rainfall is the best time to identify faults.

Controlling plant growth which can accelerate decay and sometimes cause structural damage. Ivy should be killed by cutting near the ground and allowing it to wither before attempting to remove its roots from the wall.

Removing bird droppings which contain damaging salts. However, there are health and safety issues involved, and large deposits should be removed by a specialist firm.

Looking for insect attack and fungal decay both of which

can be caused by damp penetration and poor ventilation.

Checking ventilation to ensure that any grilles which ventilate the spaces under floors are not blocked. Lack of ventilation may lead to conditions in which fungal decay can take hold.

Clearing snow which can accumulate in gutters and other areas, allowing moisture to bridge flashings and damp proof courses. Wooden or plastic shovels should be used to clear snow.

Minor repairs and maintenance

The following are examples of minor works of repair and maintenance that would normally be carried out by a local builder:

- Repairs to roofs including slipped slates and dislodged flashings;
- Repairs of eaves, gutters and down pipes;
- Rodding and inspection of underground storm water drains;
- Re-pointing of stonework and patch repairs to renders;
- Repainting external woodwork (every five years depending on paint system);
- Repairs to cracked glazing and the replacement of loose putty.

2.6 Public realm and streetscape

Introduction

The treatment of the spaces between the buildings is also critically important in the overall quality and character of an area, following sound principles of urban design. Specific issues to be addressed include:

- Context- an appreciation of the local setting and identity of an area coupled with a sympathetic choice of materials and details to respond to, and reinforce, the local character of the place.
- Creating spaces and places- the degree of openness or enclosure of a space, together with its scale, form and massing, helps to give it a character and identity and reinforces issues of safety, security, comfort, variety and interest.
- Encouraging activity- active frontages help promote on-street activity and vibrancy as well as providing over-looking and natural surveillance to a space or street.
- Variety and interest- like the buildings in a street scene, the public realm needs as much careful consideration of the balance of uniformity and variety, to create a range of opportunities and settings for a variety of users, amenities and social groups.
- Further advice regarding the public realm can be found in Public Realm Design in the Heads of the Valleys: A Good Practice Guide, 2008.



The topography of the area necessitates steps which should be retained in their original stone material (above top). Poor designs and the inappropriate use of brick should be avoided (above and middle).



Natural stone paving provides a high quality and unifying material in the public spaces of the town.



Co-ordinated and well designed signage provides a welcome unifying element within the area.

Section 2 Guidance
2.6 Public realm and streetscape



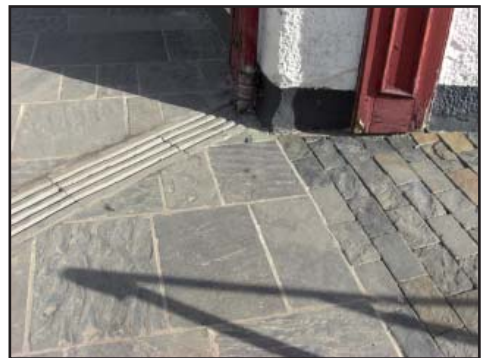
The industrial heritage of the area is well matched and reflected by the use of simple, robust designs of street furniture (top and bottom left and top right). In comparison, concrete paving and bollards provides no site specific relevance to the area (bottom right).



The location and layout of street furniture needs to be carefully planned to minimise 'clutter'.



The use of stone for walling and surfacing of pavements and public areas provides an attractive linkage between the buildings and the streets and spaces around them, in respect of colours and textures.



A co-ordinated palette of colours and textures provides an attractive variety within the public realm as well as giving subtle signals regarding routes and movement through the area.



Where ramps are provided for disabled access they should be considered as part of the design as a whole and fully integrated, as successfully shown in this example.

2.7 Energy and environment

Climate change has led to an increased awareness of the need for energy conservation and a reduction in carbon dioxide emissions, which are reflected in changes in building regulations. **The retention of existing buildings and their components, as opposed to rebuilding or replacement, is, in itself a sustainable solution**, in light of the holistic energy requirements to construct a new building. However, there are measures that can be taken within an existing building to improve energy efficiency which do not conflict with any conservation strategies or issues. These include:

- Improved efficiency of heating systems and boilers;
- Better control of lighting and heating;
- Use of low-energy light bulbs;
- Regular maintenance of boilers and services infrastructure to maintain efficiency;
- Additional insulation in roof spaces and walls; and
- Draught exclusion, whilst retaining the buildings need to 'breathe'.

The incorporation of renewable energy producers such as solar panels, can also be considered and need not adversely affect a building's character, particularly on out buildings and / or rear roofs where they are less visually prominent. However, caution should be exercised because reflective structures are likely to be visible within the wider landscape, particularly if installed in the roofscape of the urban area. Wind turbines are less easy to disguise and will not normally be acceptable if visible within the wider landscape.

Whilst permitted development rights for micro-generation equipment were relaxed in general in Wales in 2009 (SI 2009 No2193) strict restrictions remain regarding listed buildings and properties in Conservation Areas and World Heritage Sites. Therefore in most instances the installation of micro-generation equipment within the World Heritage Site will require planning permission. Please see further advice from the Development Control Team if you are considering installing micro-generation equipment on your property.

For larger scale residential developments, or industrial sites, where there are significant areas of hard standing, the incorporation of a Sustainable Urban Drainage System (SUDS) should be considered. These are designed to reduce the impact of new and existing developments with respect to surface water discharges. They can replicate natural systems, using cost effective solutions with low environmental impact, to drain away dirty and surface water run-off through collection, storage and cleaning before allowing it to be released slowly back into the environment, such as into water courses.

Industrial development with large areas of roof might also consider the viability of grey water recycling.

All new development should be in accordance with PPW (2011) (Para 4.11.4) and TAN22: Sustainable Buildings, in respect of achieving Code for Sustainable Homes Level 3 for all new residential developments, and BREEAM Very Good Standard on all non residential development with a floorspace of 1000 sq m or more or carried out on a site of one hectare or more.



Section 3

Support

3.1 Requirements for Planning Permission

The guidance provided in this document should be used to inform all development proposals and planning applications throughout the World Heritage Site (within Torfaen). The aim is to ensure good quality designs, respect for the heritage, and considered maintenance, in order to retain character and improve the attractiveness of the built environment. The achievement of this aim should protect the character of, and benefit the economy and community of the BILWHS.

Important considerations will be the general requirements for planning permission (see Section 1.4) particularly for commercial properties, and the additional requirements imposed by:

- the designation of areas as **Conservation Areas**;

Torfaen CBC have legally designated Conservation Areas within the World Heritage Site that have been identified as being of “special architectural or historic interest” where the Council has a duty to “preserve or enhance” their character and appearance. These include Blaenavon, Cwmavon, and future potential areas to be designated specifically Forgeside and Glantorfaen. In a Conservation Area there are increased planning controls over a range of development situations from minor works to the need for Conservation Area Consent for any demolition.

- the introduction of **Article 4 Directions** restricting permitted development rights;

The Local Planning Authority (LPA) also has the power to impose Article 4 Directions related to specific issues, which further reduce the permitted development rights that are normally associated with residential properties. Generally, planning permission will not be granted for works that would result in a loss of architectural or heritage features or character that contribute to the special interest of the Conservation Area. This includes not only windows, doors, chimneys, rainwater goods, materials, shop fronts, satellite dishes and other architectural components, but also historic plot boundaries, spatial characteristics and key views and

vistas. The introduction of an Article 4 is not retrospective and there are no planning fees relating to removed development rights. There will be further consideration of its use within the Blaenavon WHS.

- the need for **Listed Building Consent**;

In addition to formal planning permission, Listed Building consent will be required for works that affect the character or appearance of a Listed Building. This usually includes work to the interior as well as the exterior, and to any structures within the curtilage of the building. After a resolution to grant Listed Building Consent has been given by the Council, the details will be submitted to Cadw to ensure that they are satisfied with the proposal.

- **Tree Preservation Orders** and works on trees within Conservation Areas;

The removal of trees in a Conservation Area involves an application process. Before carrying works out you should ask the Council for advice whether a tree is within a Conservation Area, or whether a tree is protected separately under a Tree Preservation Order. A substantial proportion of trees in the WHS are subject to this protection.

- the need for **Advertisement Consent**;

New advertisements and signage may require Advertisement Consent as they should respect their location in terms of visual and neighbour amenity, and public and highway safety. If you are unsure whether consent is required, you should contact Development Control officers before erecting any signage.

- and the **Design Guidance** proposed in this document to protect and enhance the historic character and environmental qualities of the World Heritage Site. The Design Guidance is SPG to the Adopted Local Plan and an updated document will become SPG to the Local Development Plan on adoption.

This document emphasises the importance of the quality of design including form and materials, the need to respect the setting, the requirements for heritage buildings

and the need for adequate maintenance.

To achieve these aims, owners considering development or changes to their buildings are encouraged to seek **Pre-application Advice** by discussing proposals with the Council's Development Control Service before submitting applications. In this way any specific issues or requirements can be addressed before plans are formally received. It is also recommended that prior to the submission of any proposals, discussions should be held with Building Control Officers regarding requirements for Building Regulations Approval.

The key to this design process is the opportunity for

discussion with Development Control officers at an early stage to ensure the implications of development in the proposed location are fully understood. They will advise on the likely steps required, and who else to contact. Further points of advice are listed below with supporting information and Council contacts.

3.2 Design process checklist

To achieve the aims of this document, any owner or developer should follow the steps of a design process that is appropriate for the scale and type of change being proposed. A design process checklist could include:

	Torfaen CBC	Agents (ie Architect etc)	Developer / Owner
The inception phase the decision to proceed with development - either for changes to a building or redevelopment			○
Consultation Preliminary discussions with Torfaen Development Control and/or Building Control Officers on the principle of the proposal – depending on the scale of the development & the sensitivity of the site	←		↓
Engagement of agents appointment of the development design team – ie. Architects, etc		←	
Policy review Consideration of policy and advisory documentation (see below 3.2)		↓	
Building and/or site analysis Detailed assessment of building and site conditions		↓	→
Design concepts preliminary ideas for development designs to be discussed with Development Control officers, etc	←	↓	→
Design codes check implications of relevant design and building construction codes – Development Control officers can advise on selection	←	↓	
Submitting a planning application appropriate plans and supporting information as advised by the Development Control officer will be submitted to the Council with the correct Application Forms (see initial list below)	←	↓	→
Design appraisal of the application will be completed by Council officers and Committees with consideration from Cadw on Listed Buildings	↓		→

↓
commence development /challenge decision

Submitting a Planning Application will involve the preparation of five copies of the following documents:

- correct application forms;
- a Design and Access statement;
- existing and proposed layout drawings;
- existing and proposed elevation drawings;
- a site location plan 1:1250/2500 with site area edged in red;
- cross section drawings where a site includes a significant change in ground level;
- where appropriate, an application for Listed building consent; and
- in certain locations, ecological surveys and archaeological evaluations are required (please see Appendix 1 for further information regarding bats).
- Sustainability assessments - BREAM assessment for development over 1,000 sq ft and a Code for Sustainable Homes Assessment for new dwellings.

This is not an exhaustive list and the full requirements should be checked with a Development Control officer prior to submission.

Further steps following the preparation of detailed construction designs will involve a Building Regulation Application with assistance from Building Control officers.

The level of pre-application advice given will vary according to the scale of the proposal and the sensitivity of the site.

3.3 Supporting information

The following documents provide useful guidance during the preparation of any development proposals within the World Heritage Site:

Local planning policies and background information:

- Adopted Torfaen Local Plan (TCBC July 2000)
- Torfaen Local Development Plan Deposit Plan (March 2011)
- Blaenavon World Heritage Site Management Plan 1999 (& subsequent versions)
- Blaenavon Conservation Area Appraisal and Management Plan 2011
- Cwmavon Conservation Area Appraisal and

Management Plan 2011

- Blaenavon Site Feasibility Study, Powell Dobson, June 2007
- Adopted Gwent Structure Plan (Gwent CC March 1996)
- Public Realm Design in the Heads of the Valleys. 2008
- Draft Design Statements for Sites 2009

National planning policies:

- Planning Policy Wales (edition 4, 2011)
- Historic Built Environment. Circular 1/98
- Technical Advice Note 12: Design (2009)
- Planning for Good Design (Welsh Assembly Government, 2008)
- Listed Buildings and Conservation Areas Act 1990 and Circular 61/96
- Historic Built Environment Circular 1/98

Conservation, repairs and maintenance guidance:

- Conservation Principles Policies and Guidance (English Heritage, 2008)
- Stitch in Time. Institute of Historic Building Conservation/SPAB, 2002
- Maintain Your Building website. Society for Protection of Ancient Buildings, 2008
- My Valleys House website, Valleys Built Heritage Project, 2006.

This Design Guide for Development within the World Heritage Site has been prepared to provide a general guidance for the future protection of the built heritage and a basis for appropriate changes to buildings and designs for new development. There is an additional need for detailed Technical Guidance Notes to be prepared which set out the principles with good practice examples identified.

The following list identifies priority topics for specific guidance to be prepared:

Shop fronts: with advice on traditional designs to discourage inappropriate designs and materials in Conservation Areas – this document is anticipated to be completed summer 2010.

Terrace extensions and infill: identifying appropriate scale and forms of development.

Advertising: with recommendations on scale and design when used on shops, commercial properties and stand-alone hordings within a Conservation Area.

Aerials and dishes: advice on location and scale of apparatus to be used.

Streetscape manual: with Conservation Area specifications for paving, parking arrangements, street lighting and furniture, etc. and,

Security – shutters, alarms, security lighting, CCTV cameras, etc: that identifies inappropriate locations and suggests preferred designs and installations for different types of property.

Further guidance can be provided by the use of historic photographs. Where these are available, they may be able to demonstrate how application buildings used to appear with their heritage detailing. Local libraries and the County Records Office hold a range of books, maps and individual photographs of many buildings and sites in the WHS.

3.4 SPG publicity and consultation

A 6 week consultation period was held from 18 November to 30 December 2009.

The Consultation period was advertised as follows;

- laminated posters have been displayed on lamp posts around the town;
- leaflet drop to 400 properties in Blaenavon and 200 leaflets distributed within newspapers sold in the town;
- article in the Free Press paper;
- letters to all properties within the proposed extension to Blaenavon Conservation Area and to those within the proposed conservation areas at Forgeside and Glantorfaen (approximately 320 letters in total);
- article in Torfaen Talks (Aug 09) advising of studies and that consultation would be undertaken in the next few months;

- exhibition boards in Cwmavon Hall and Blaenavon World Heritage Centre for 4 weeks of the consultation period.

Copies of the documents for consultation were deposited at the Blaenavon World Heritage Centre, Blaenavon Library and the Cwmavon Village Hall for the duration of the consultation period. Details of the studies, the consultation period and copies of the documents were available on the Council website for the 6 week period.

A Consultation Day was held in the Blaenavon World Heritage Centre on the 9th December 2009. 24 Local Residents visited the exhibition.

Glamorgan Gwent Archaeological Trust (GGAT), CADW, Blaenavon Town Council and the Blaenavon Traders Association, elected members of Blaenavon and relevant internal consultees were formally consulted regarding the studies.

A report of consultation outlining a summary of the formal consultation responses received during the consultation period and the Councils response to these is available to view on request. The document was adopted by Full Council on 12th April 2011.

3.5 Contacts

Officers of Torfaen Council are ready to advise you on all development proposals within the World Heritage Site. Whether you are considering a limited change, ie. replacing windows, or proposing new building, it will be necessary to be advised on potential actions and pre-application advice is recommended.

The first step will be to contact the Development Control officers for advice on:

- Pre-application Advice on use and design issues;
- Involvement of officers from other departments, ie. Conservation, Transport, etc;
- Choosing and completing the correct Application Form;
- Submitting your planning application.

Please contact:

Development Control

Planning & Public Protection
Torfaen County Borough Council
Floor 4, County Hall
Cwmbran
Torfaen NP44 2WN

Telephone: 01633 648009
Fax: 01633 648017
Email: planning@torfaen.gov.uk

Financial support for improvements to commercial properties may be available from Torfaen CBC or other public sector organisations. For guidance on whether your property is eligible for financial assistance please contact:

Blaenavon Regeneration Team

Torfaen County Borough Council
Floor 3, County Hall
Cwmbran
Torfaen NP44 2WN

Telephone: 01633 648293
Fax: 01633 648 088
Email: rebecca.hartley@torfaen.gov.uk

For building maintenance and design advice please contact the Council's Conservation Officer:

Conservation Officer

Urban Regeneration
Torfaen County Borough Council
Floor 3, County Hall
Cwmbran
Torfaen NP44 2WN

Telephone: 01633 648 288
Fax: 01633 648 223
Email: stephen.peel@torfaen.gov.uk

Building Control

Planning & Public Protection
Torfaen County Borough Council

Floor 3, County Hall
Cwmbran
Torfaen NP44 2WN

Telephone: 01633 647 300
Fax: 01633 648 017
Email: wayne.collier@torfaen.gov.uk



Appendices

Bats in Buildings – Legal Considerations

Most of the United Kingdom's bat species use built structures including old buildings, walls, bridges as well as cavities in trees and other suitable features.

Always assume bats are present in such features. The only way you can be certain bats are not present is by asking a specialist to survey the property of feature for bats.

In almost all cases, changes and repairs to buildings and other features can be made in such a way that bats continue to flourish; it is usually just a question of timing, awareness and consideration.

All seventeen species of bat in the United Kingdom are protected by law. It is a criminal offence to deliberately kill, injure, disturb or capture a bat, or to damage or destroy their roosts. (Note that roosts are still protected even when bats are not physically present). You should always contact Countryside Council for Wales (CCW) or seek expert advice before undertaking any work which may affect bats or their roosts. Where bats are present you must either arrange the work in a way that will avoid committing an offence or obtain a licence from Countryside Council for Wales or Welsh Assembly Government (WAG) often referred to as a European Protected Species or EPS licence.

If you do not carry out a survey and bats are discovered in the course of the works, the works are likely to be halted until a suitable scheme of work has been agreed. This may need a licence.

Obtaining a licence to proceed may take over two months; therefore you should always arrange the bat survey at the start of planning and building works.

Sources of further information and guidance.

Countryside Council for Wales, (www.ccw.gov.uk)
Tel: 02920 772 400

Torfaen County Borough Council, Ecology Team
Tel: 01633 648 256

Bat Conservation Trust (www.bats.org.uk)
Tel: 020 7627 2629

Institute of Ecology and Environmental Management
(www.ieem.org.uk)
Tel: 01962 868 626