

# Canllaw Dylunio Ardal Gadwraeth Nelson Nelson Conservation Area Design Guide

Medi 2003/September 2003



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Planning Division, Directorate of the Environment



## SUPPLEMENTARY PLANNING GUIDANCE

### **1. RELATIONSHIP TO THE UNITARY DEVELOPMENT PLAN AND OTHER STRATEGIES**

1.1 Supplementary Planning Guidance is a package of documents that supports and gives more detail to the county borough's Unitary Development Plan 1996 – 2011 (UDP). Supplementary Planning Guidance can also support and give effect to other strategies including the Caerphilly Community Strategy by providing a positive and detailed land use planning framework for implementation of those strategies. There are two broad types of Supplementary Planning Guidance:

- **Action Plans** which contain programmes of action for specific locations, developing in more detail the policies of the UDP and the Community Strategy (e.g. Town Centre Action Plans, Conservation Area Enhancement Plans, Village Action Plans, Park Development Plans)
- **Design Guides** which set out in detail the standards which development conforming to the policy criteria of the UDP is expected to meet in terms of layout and design (e.g. Development Design Guides and Site Development Briefs)

1.2 The Action Plans and Design Guides are consistent with UDP policies because they are based on them. They give detail to how those policies should be implemented. Supplementary Planning Guidance is therefore a material consideration in planning policy terms.

### **2. CONSERVATION AREA DESIGN GUIDES**

2.1 The main aim of a Conservation Area Design Guide is to provide clear guidance as to what elements of urban and architectural design are appropriate or inappropriate in the Conservation Area. In particular it identifies preferred building materials, colours, forms and styles that should be considered when carrying out works to buildings within the Conservation Area and addresses issues relating to new development, extensions, conversions and redevelopment. It also provides guidance regarding alterations to the public realm of streets and public space within settlements. Conservation Area Design Guides may contain specific local design policies, additional but complementary to, those contained in the UDP. Positive proposals to improve the Conservation Area will be contained in a separate Conservation Area Enhancement Plan.

2.2 This is done in ways which are consistent with the other Guiding Principles of the Unitary Development Plan, 'Sustaining the identity and vitality of settlements' and 'Sustainability' terms.

### **3. PUBLICITY AND CONSULTATION**

3.1 In order to ensure that the interests of local people, public bodies and other interested parties are taken fully into account, public consultation takes place at each stage of production of the Supplementary Planning Guidance. The consultation process allows representations to be made supporting or objecting to the contents of the document, or to suggest further proposals to be included in it. The consultation process helps to give Supplementary Planning Guidance legitimacy and strength.

- 3.2 In the case of this design guide a full consultation process has already been conducted. A public exhibition was held between the 25<sup>th</sup> February and 18<sup>th</sup> March 2002. Following the exhibition a public meeting was held at Nelson Community Centre on the 18<sup>th</sup> June 2002 in accordance with statutory procedure. Comments have been considered and incorporated into the design guide where appropriate.
- 3.3 The design guide was formally adopted by the county borough council on July 31<sup>st</sup> 2003.

# Nelson Conservation Area Design Guide

## Canllaw Dylunio Ardal Gadraeth Nelson

### CONTENTS

Section		Page
<b>1</b>	<b>Introduction</b>	
1.1	Status of the Nelson Design Guide	1
1.2	Purpose of the Nelson Design Guide	1
1.3	National Policy Context	1
1.4	Development Plan Context	2
1.5	Nelson – Package of Documents	2
1.6	Background	2
<b>2</b>	<b>Character Appraisal of the Conservation Area</b>	
2.1	Introduction	4
2.2	Positive Features	4
2.3	Character of Nelson	6
2.4	Negative Features	7
2.5	Summary	8
<b>3</b>	<b>Building Guidelines</b>	
3.1	Introduction	9
3.2	Local Policy	9
3.3	Built Form	9
3.4	Unique Features	9
3.5	Traditional Terraces	10
3.6	Commercial Buildings	10
3.7	Ecclesiastical Buildings	11
<b>4</b>	<b>Material Guidelines</b>	
4.1	Introduction	12
4.2	Local Policy	12
4.3	Feature Type	12
4.4	Roofs	12
4.5	Guttering	13
4.6	Windows	13
4.7	Doors	14
4.8	Porches	14
4.9	Walls of Buildings	15
4.10	Boundary/ curtilage treatment	15

4.11	Chimney Stacks	16
4.12	Bargeboards	16
4.13	Rear extensions to terraced /end of terrace properties	16
4.14	Building within the curtilage of dwellings	16
4.15	Means of Enclosure	17
4.16	The Party Walls Act	17
4.17	Street Furniture	17
4.18	Lighting	17
<b>5</b>	<b>Nelson Local Policies</b>	
5.1	Article 4 Direction	18
5.2	Historic Buildings Grant for Repairs	18
5.3	Further Advice	18
Appendix 1	Summary of Key Materials	25
Appendix 2	Summary of Relevant Plan Policies	26
Appendix 3	General Guidelines for Conservation Areas	27
Appendix 4	Glossary of Building Materials	31

## **List of Photographs**

Photographs 1 & 2	Royal Oak Public House, Commercial Street, Nelson and Handball Court, Nelson
Photographs 3 & 4	St John's Church and the Rectory, High Street, Nelson
Photograph 5	The Village Inn, Commercial Street, Nelson
Photograph 6	The Square, Nelson
Photograph 7	Street Furniture at The Square, Nelson
Photographs 8	Shopfronts, Commercial Street, Nelson
Photograph 9	St John's Church Window, High Street, Nelson
Photographs 10 & 11	Original Windows at the Shopping Parade, Commercial Street and the Village Inn
Photograph 12	Example of a surviving Original Door (No. 57 High Street, Nelson)
Photograph 13	An original Porch on High Street, Nelson

## **List of Diagrams**

Diagram 1	Principles of Terrace Built Form
Diagram 2	Example of an Original Door

## **List of Plans**

Map 1	Nelson Conservation Area Boundary
Map 2	Nelson Village Spatial Framework
Map 3	Extract from 1873 Ordnance Survey for Nelson
Map 4	Building Groupings
Map 5	General Building Groupings

# 1 Introduction

## 1.1 Status of this Document

1.1.1 This Design Guide is intended as Supplementary Planning Guidance to the Unitary Development Plan (UDP) - the Council's main land use planning policy document.

1.1.2 Conservation Areas are identified and protected by the UDP in broad policy terms. In particular, Policy HE4 of the Modification UDP states:

HE 4 DEVELOPMENT, CHANGE OF USE, OR DEMOLITION WILL ONLY BE PERMITTED IN CONSERVATION AREAS, INCLUDING THE FOLLOWING, WHERE IT PRESERVES OR ENHANCES THE CHARACTER AND APPEARANCE OF THE AREA:

### 3. NELSON

IN THE DETERMINATION OF PROPOSALS FOR DEVELOPMENT OUTSIDE A CONSERVATION AREA BUT WHICH WOULD AFFECT ITS SETTING FULL ACCOUNT WILL BE TAKEN OF THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA

1.1.3 This Design Guide analyses the qualities and features that give Nelson Conservation Area its special character and provides specific guidelines and local policies designed to ensure that this character is retained.

1.1.4 This guide is complemented by a **Conservation Area Enhancement Plan**, which analyses the conservation area and puts forward proposals for appropriate improvements.

## 1.2 Purpose of the Nelson Design Guide

1.2.1 The Nelson Conservation Area Design Guide sets out the local design policies which (along with those in the UDP) development within the Conservation Area will be expected to meet.

1.2.3 The guide gives a clear indication of appropriate elements of urban and architectural design, and in particular on preferred building materials, colours and styles, which should be considered when restoring existing buildings as well as when proposing new development.

## 1.3 National Policy Context

1.3.1 Conservation Areas were first introduced by the Civic Amenities Act 1967. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities *"to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*. Nelson was declared a Conservation Area under the terms of the Act on 31<sup>st</sup> August 1973. Map 1 shows the extent of the Nelson Conservation Area boundary since it was revised following public consultation in 2002.

## **1.4 Development Plan Context**

- 1.4.1 A summary of key policies from the Approved Rhymney Valley District Local Plan and the Deposit Caerphilly County Borough Unitary Development Plan that are particularly relevant in the protection of the built heritage of Nelson Conservation Area, can be found in Appendix 2. However, proposals relating to more general matters in Nelson can be found in other chapters of the Nelson Conservation Area Enhancement Plan.
- 1.4.2 One of the guiding principles that underpins the Unitary Development Plan and all its supporting documents and strategies is good design. The design of development in the environment is significant to the quality of people's lives and is a major factor in sustaining a positive image for a place. Good design has the potential to assist economic growth and environmental and social well being.

## **1.5 Nelson - Package of Documents**

- 1.5.1 Aside from the Conservation Area Enhancement Plan and this Design Guide, there are currently a number of other initiatives that are being pursued within Nelson both by the Council and Groundwork Trust (a charitable organisation), these include:

### **Strategies/Plans**

- Maes Mabon Housing Estate Strategy
- Land to the rear of the Handball Court: Site Development Brief
- Village Centre Action Plan

- 1.5.2 Map 2 shows the coverage of strategies, initiatives and plans that are currently being progressed within Nelson (Nelson Village Spatial Framework). It should be noted that the boundary of the Nelson Village Action Plan has yet to be finalised and is currently being considered by Officers. There will inevitably be some overlap between the content of this document, the Conservation Area Enhancement Plan and also the Village Centre Action Plan. The policies put forward in the Village Action Plan will reflect those in the Conservation Area documents and it will also be subject to a public consultation exercise.

## **1.6 Background**

- 1.6.1 The Village of Nelson is located at a strategic point on the A472, which is the main cross-valley road. The village is also close to the A470 (T) that provides fast links to neighbouring valleys and Cardiff. It lies in a natural bowl surrounded by pleasant countryside, which contributes to its rural setting.
- 1.6.2 At the turn of the 19<sup>th</sup> Century, Nelson existed as a quiet agricultural hamlet, centred on High Street and The Square. Nelson developed as the focal point of roads and mountain tracks serving a predominantly agricultural and hill farming area. The village grew initially along a north-south line, along the main road from Treharris to Mynydd Eglwysian Common and Senghenydd (now known as Shingrig Road and Commercial Street).
- 1.6.3 Map 3 an extract from an Ordnance Survey dated 1873, shows the principal crossroads at Nelson and the extent of the village form.
- 1.6.4 The Industrial Revolution had a great impact on the built form of Nelson. Many of the buildings in the area reflect the different phases of rapid development associated with the expansion of the coal mining and iron industries located in the neighbouring valley. The



development of the tramroad and later the railways were both catalysts to the village's rapid development and an important determining factor in its shape and structure.

- 1.6.5 Nelson Conservation Area was designated in 1973 in order to conserve the varying historic character and appearance of the area, that portrayed the effects of the industrial revolution on a once quiet agricultural village.
- 1.6.6 Since its designation in 1973, Nelson Conservation Area has undergone a fair degree of inappropriate change, through incremental, small-scale development and also the development of a new housing estate. The Conservation Area boundary was revised in 2003, following public consultation to exclude areas of modern infill and backland development of houses and warehouses. However, the original street pattern is still in place and there are many buildings of individual or group importance. These buildings and issues are discussed in greater detail in section 3 and the Nelson Conservation Area Enhancement Plan.
- 1.6.7 Therefore, from this point onwards the Conservation Area Enhancement Plan and Design Guide will seek to encourage the restoration of some of the more authentic features of Nelson. The incremental loss of original features and detail from the historic core of Nelson will no longer be accepted. Consideration should instead be given to the enhancement and preservation of those local features that when taken together give Nelson a 'sense of place' contributing to the local character.

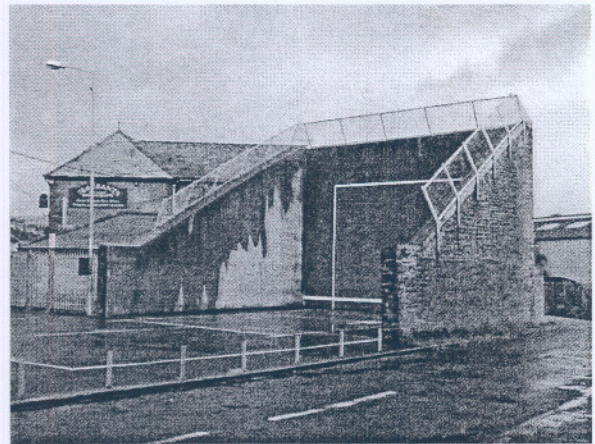
## 2 Character Appraisal of the Conservation Area

### 2.1 Introduction

2.1.2 This character appraisal has been undertaken in order to identify those parts of the Nelson Conservation Area that are of special historic merit and those parts that detract from this special character. Through conducting this survey it is possible to identify design principles that should be promoted throughout the Conservation Area.

### 2.2 Positive Features

2.2.1 **The Square** is one of the earliest developments in the village and was once an important focal point of the centre. The Square is the focus of the Conservation Area and has several key buildings surrounding it. **The Handball Court** (a Grade II Listed Building) is situated on The Square. It is an historic and unique feature of the village, which was built over a hundred years ago and is thought to be the only surviving example in Britain. **The Royal Oak** is important both in terms of the historical character of the village and the streetscape. Indeed it was the Royal Oak pub, which formalised the playing of handball in Nelson through financing the construction of the Handball Court. It has been the meeting place for the handball team from the early days until present and holds an important position on The Square.



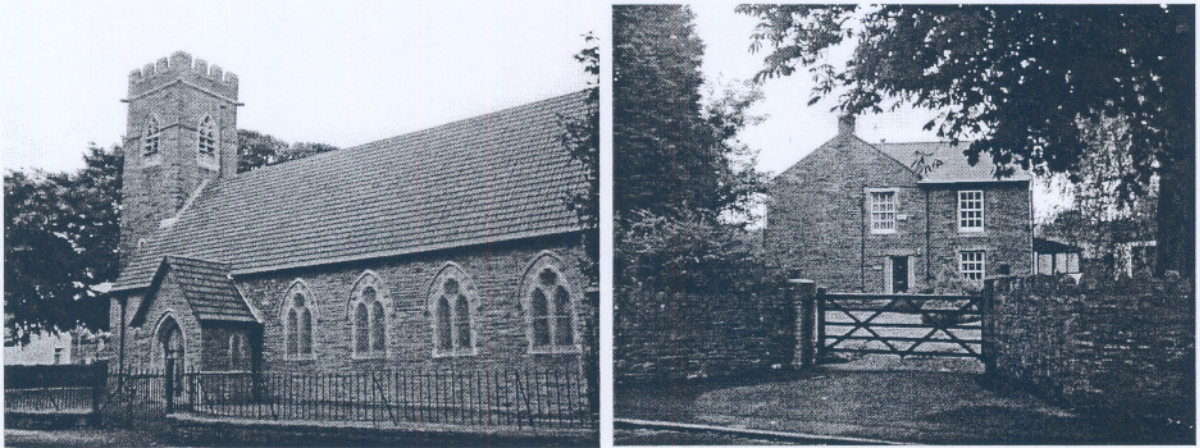
*Photographs no. 1 & 2: Royal Oak Pub, Commercial Street Nelson and Nelson Handball Court*

2.2.2 The former **Police Station** is located at the top of Station Terrace. It occupies a prime position on an important crossroads and represents an important landmark in Nelson. The building is no longer occupied as a police station but rather as a restaurant aptly named '*Sergeants*'. The conversion of the building has been for the most part sympathetic, retaining much of the original detail, including some fine, ornate wrought iron railings.

2.2.3 The original street pattern is still evident on **High Street**. This comprises of several terraces of cottages and Capel Peneul and Salem Chapel. Both of these chapels are in good condition and feature strongly in the street scene. Several of the cottages have been subject to renovations and alterations, but some still retain several of their original characteristics. These characteristics include:

- slate roofs;
- sash windows;
- recessed doorways; and
- stone built boundary walls.

- 2.2.4 **St John's Church and the Rectory** opposite form an important landmark in the village and the boundary to the Conservation Area. St. John's Church is set in well-kept grounds with mature trees and this breaks up the urban feel of the area. The Church is probably one of the most imposing buildings within the conservation area and is a building of historic significance. The church council are currently looking at various funding mechanisms to allow them to restore it fully. The Rectory is a large stone building set well back from the road, displaying many characteristics that reflect the status of this dwelling within Nelson, which also adds historical character and interest to High Street.



*Photograph no. 3 and 4: St John's Church and the Rectory, High Street, Nelson*

- 2.2.5 Part of **Commercial Street** lies within the Conservation Area boundary. This is the main route through the village and leads on to the tourist attraction of Llancaiach Fawr. (Llancaiach Fawr was formerly a manor house and is now a 'living museum'. It is also a Grade I Listed Building, one of only two in the county borough.) This is a positive feature in that many visitors to the area pass through the Conservation Area and pass The Square and the Handball Court.
- 2.2.6 The **Village Inn**, formerly the Nelson Inn is situated on Commercial Street. This is an attractive stone building, one of the oldest in Nelson. It lends much historical character to this part of the Conservation Area. Situated adjacent to The Village Inn is the second listed building in the Conservation Area, the War Memorial. Opposite are several cottages, which retain their original character and a parade of retail units. These retail units are three stories high, all have had their original shopfronts removed, although the Fish and Chip shop has been subject to a recent enhancement scheme which complements its setting



*Photograph 5: The Village Inn, Commercial Street, Nelson*

### **2.3 Character of Nelson**

2.3.1 The essential character of the conservation area is that of a collection of fine key buildings/structures (identified above) set against a backdrop of rendered or stone commercial and residential predominantly two storey terraced properties. This character remains in place today and opportunities to enhance the conservation area further are identified in the Enhancement Plan.

### **2.4 Negative Features**

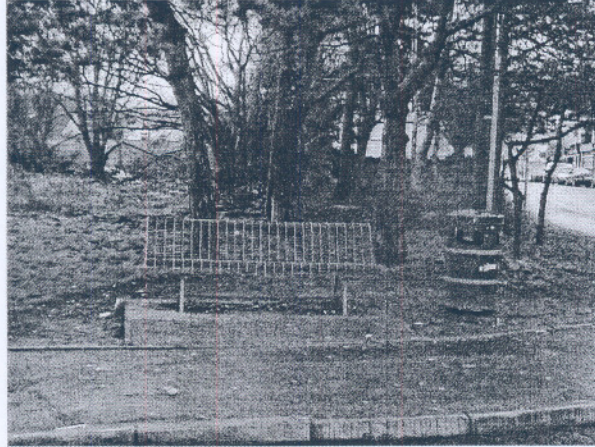
2.4.1 Improvements, alterations and extensions to the properties in the area have been made in a piecemeal, uncoordinated way often using inappropriate materials and an array of finishes. There has been little attempt to coordinate colour schemes, materials or finishes. These vary widely even within terraces of cottages and so detract from the continuity of the street scene. Individually alterations of this kind may have little effect, but here they have combined to the detriment of the area's character.

2.4.2 The **south side of The Square** is no longer enclosed and this means that it is a very open space dominated by tarmac. The Square is also open to the main road through the village (Commercial Street) and as such suffers from the level of traffic passing through. Because of these factors, The Square lacks atmosphere. This is a pity given its past importance to the life of the village and its prominent location.



*Photograph 6: The Square, Nelson*

- 2.4.3 **Street furniture** in Nelson is scarce and ill matched, especially in The Square where a seating area would be beneficial. The pavements in the Conservation Area have been patched and repaired in sections over many years. There is little continuity of materials or finishes, which gives it an untidy appearance. The centre of Nelson also suffers from an abundance of overhead cables that have a negative and distracting impact on the streetscape.



*Photograph 7: Street Furniture at The Square, Nelson*

- 2.4.4 There is **no interpretive signage** to inform either the resident or the visitor to Nelson of the Conservation Area or of the Handball Court. This seems a missed opportunity taking into account its location on the tourist route to Llancaiach Fawr and hence the potential to draw in passers-by / tourists.

## 2.5 Summary

- 2.5.1 In order to appreciate why it is appropriate to identify design principles for the Nelson Conservation Area, it is considered necessary to first understand the key features and characteristics in Nelson. Therefore, the above analysis represents a context for the policies contained in this Design Guide.

### 3 BUILDING GUIDELINES

#### 3.1 Introduction

- 3.1.1 The policies and guidelines contained within this section are designed to assist in the restoration of historical authenticity in Nelson and where appropriate to encourage householders and developers to consider sympathetic improvements and alterations to their properties. The cumulative impact of such action could have a very positive impact on the character of the conservation area.

#### 3.2 Local Policy

NLP1 NO NEW DEVELOPMENT NOR HOUSEHOLDER DEVELOPMENTS WILL BE PERMITTED UNLESS THE SCALE, BUILT FORM, MATERIALS AND DETAILING RESPECTS THE CHARACTERISTICS OF THE TRADITIONAL BUILDING FORM WITHIN THE NELSON CONSERVATION AREA.

- 3.2.1 Map 4 defines the Conservation Area boundary and the building groupings within Nelson. It is from the existence of the terraces, the commercial buildings and the ecclesiastical buildings that we can identify the form, style and materials that make up the traditional architectural and historic character of Nelson.

- 3.2.2 Whilst a number of modern additions have been built within the Conservation Area in recent decades which are at odds with the traditional harmony of the area, it is nevertheless possible to identify key principles of **form, materials and scale** that can be used to enhance the character of the Conservation Area and preserve the remaining conservation interest. Homeowners and commercial developers should be aware that sympathetic alterations and careful restoration of historical detail could significantly improve the outward appearance of properties as well as enhancing their market value. The removal of original detailing can have a negative impact on the Conservation Area. Such alterations do not usually increase the value of the property and may make it more difficult to sell.

#### 3.3 Built Form

- 3.3.1 The traditional built form of Nelson can be divided into four distinct elements, namely:

- Unique features
- Traditional terraces
- Commercial buildings
- Ecclesiastical buildings

Map 5 shows these general building groups.

#### 3.4 Unique Features

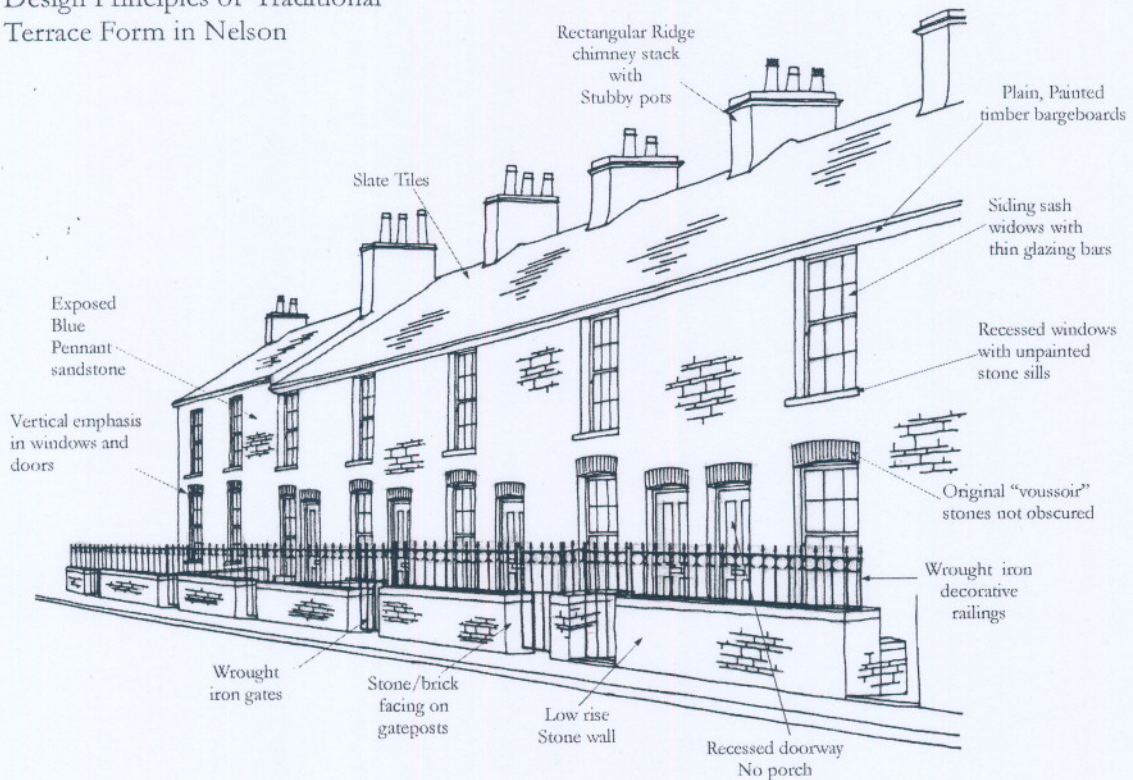
- 3.4.1 There are two unique features, which play a significant part in the character and local distinctiveness of Nelson. The Handball Court which is believed to have been built around 1860 by the Royal Oak Public House to entice customers. It is a three-sided court constructed of coursed rubble with roughly squared quoins. The sides slope up from end piers to a tall end wall all with added panels of wire mesh.

- 3.4.2 The War Memorial in Nelson was erected after the First World War 1914-18 and amended after the Second World War 1939-45. The Memorial is of a cenotaph type and stands in a flagged rail enclosure.

### 3.5 Traditional Terraces

3.5.1 There are two principal terrace forms in Nelson, namely the small walled garden terrace (High Street North) and the street fronting terrace (High Street South and Commercial Street). The original plan of all the terraces remains largely in place. Whilst the size of the terrace property varies, the slate tiled roof, recessed doorway, sash windows, exposed stonework and stone chimney are the vernacular terrace features in Nelson. For the most part to the rear of the terraces are outbuildings and stone walled gardens.

#### Design Principles of Traditional Terrace Form in Nelson



*Diagram 1: Principles of the Terrace Form to be followed in Nelson*

### 3.6 Commercial Buildings

3.6.1 There are a number of solid commercial buildings within the Conservation Area focused around the key crossroads of The Square, Commercial Street and High Street, each displaying unique features but together contributing to a sense of civic status. Typically, these buildings are three stories high with strong integral dormers. A variety of finishes is evident from exposed stone to stucco render. To a certain degree, there has been some attempt to 'enliven' some of these commercial buildings through the use of a coloured finish to the render. The degree of repair to the commercial buildings also varies, for instance the shops along Commercial Street are in need of enhancement and repair work.



*Photograph 8: Shopfronts, Commercial Street, Nelson*

### **3.7 Ecclesiastical Buildings**

- 3.7.1 There is a cluster of well-maintained religious buildings, namely St. John's Church, Capel Peneul and Salem Chapel along High Street. Each building is well maintained and constructed in a different style, each offering architectural references that may be appropriate for new building within the area.



*Photograph 9: St John's Church Window, High Street, Nelson*



## 4 MATERIALS GUIDELINES

### 4.1 Introduction

- 4.1.1 The following section sets out some of the 'original and/or existing features' found within the Conservation Area and also where appropriate, a selection of alternative acceptable materials. For the most part the guidance relates principally to the residential built form but reference is made to key commercial features. A check is therefore provided of appropriate materials, fittings and finishes that are acceptable to the area as a whole.
- 4.1.2 At Appendix 1 a Table of Building Materials has been prepared to provide a summary of materials and finishes that are evident within the historic area or which complement it. Its purpose is to provide a quick referenced checklist of appropriate materials.
- 4.1.3 This section is by no means an exhaustive list of all original features and or existing materials. Furthermore should unusual, innovative alternative materials be suggested, these would be considered on their merits, this guidance is not intended to stifle future development in Nelson, but rather enhance its existing historic character.
- 4.1.4 A **glossary** of building materials and building structures is provided at Appendix 4. This should be consulted in order to help understand some of the references made in the following sections.

### 4.2 Local Policy

NLP2 NEW BUILD, ALTERATIONS OR EXTENSIONS TO BUILDINGS WITHIN THE CONSERVATION AREA WILL BE EXPECTED TO CONFORM TO TRADITIONAL BUILT FORMS AND MATERIALS.

### 4.3 Feature Type

#### 4.4 Roofs

- 4.4.1 The original roof covering is typically a **slate tile**. These should not be damaged by a radical change in the size of the slate. Artificial slate tiles may be considered an acceptable alternative if the original tiles area damaged. The original **ridge tiles** should not be replaced with decorative terracotta tiles, which distract from the authenticity of the roof. A grey ridge tile should be chosen that complements the existing slate roof tiles.
- 4.4.2 The retention of the original **shape, pitch, cladding and ornament** of the roof is important. If a roof is stripped it is important that as much as possible of the original covering is re-used, preferably on the visible slopes with matching new materials on other slopes.
- 4.4.3 It is important that all extensions have **pitched roofs** and that they mirror this type of slate tile. The proposed use of concrete tiles that are of a different size or colour are inappropriate.
- 4.4.4 **Dormers and roof lights** are not characteristic of the residential terrace and should be avoided; they would damage the roof structure by their insertion. Some commercial buildings (particularly along Commercial Street) have substantial dormers and are an integral part of the roof detail. However, the enlargement of these dormers should be avoided.

4.4.5 **Roof lights** were normally used only on industrial buildings and only occasionally on other buildings, usually out of sight. The provision of roof lights in Nelson should be avoided, particularly on prominent roof slopes, except in special circumstances, where natural light is required and only then on unobtrusive elevations. For example, its limited use may be acceptable where it can be shown that there is no other acceptable way to light an internal space, it is located on a rear and unobtrusive elevation and a suitable type of low profile, minimum sized rooflight is chosen.

#### 4.5 **Guttering**

4.5.1 The use of traditional, cast-iron rainwater goods is encouraged, especially where small elements are to be replaced. An acceptable alternative material is half rounded cast aluminium. The use of square plastic uPVC guttering materials should be avoided.

4.5.2 Down pipes are usually best painted in unobtrusive colours, but lead down pipes should not normally be painted.

4.5.3 **External plumbing** should be kept to a minimum and not disturb or break through any mouldings/decorative features.

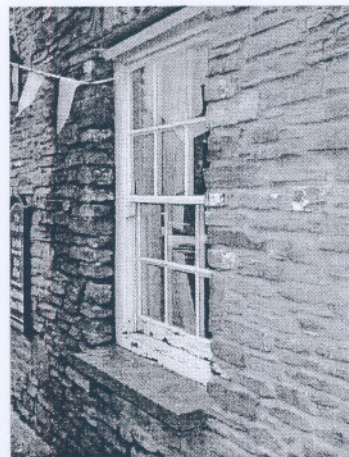
#### 4.6 **Windows**

4.6.1 The windows in the terrace form are vertical in emphasis and symmetrical throughout all the terraces. They are **typically recessed** with sills, single glazed, sliding sash, with thin glazing bars 6x6 frames, and some are horned. Stone sills should be left unpainted but concrete sills should have a painted finish. The top opening window is not an original feature in Nelson and should be avoided. The window reveals are either rendered or stone facing. Original 'voussoir stones' and 'keystones' should not be obscured.

4.6.2 Repairs and replacement of windows should be matched exactly like-for-like to the original style. The terrace form windows are traditionally recessed with painted sills. The windows are sash form with a white painted finish. The use of uPVC should be avoided as these can never replace the design of the sliding sash and narrowness of the glazing bars.

4.6.3 Original windows at the rear should ideally be retained where they exist and any further replacements should be either of this design or match the standardized sash windows at the front. The use of dark colours on window frames or surrounds should be avoided.

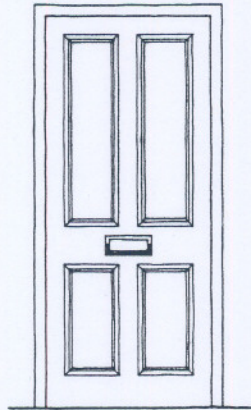
4.6.4 Within the commercial buildings the windows are again sliding sash with thin glazing bars.



Photograph nos. 10 & 11: Original Windows at the Shopping Parade, Commercial Street and The Village Inn, Nelson.

#### 4.7 Doors

- 4.7.1 Originally, front doors on the terraces would have been **panelled with a painted finish**. The recessed doorway with no porch seems to be the vernacular in Nelson.



*Diagram 2: Example of an Original Door*

- 4.7.2 However, the variety of door types does vary in the Conservation Area, ranging from solid wood to half panelled doors with leaded lights, and thinly glazed fan lights. In all instances, replacement doors should copy the original in both the materials and the detail of design and paint finish. Both hardwood and soft wood are considered appropriate materials, however in both instances a painted finish is desirable. Furthermore the decorative recessed doorway should be maintained. There are several examples in Nelson of the original tiling and decorative surround still surviving.



*Photograph 12: Example of a Surviving Original Door (no.57 High Street)*

#### 4.8 Porches

- 4.8.1 A porch can often be the dominant feature of an elevation and the detailing should always be respected. The design should be undemonstrative and should not challenge the integrity of the façade. However, amongst the street fronting terraces they should be

avoided. Within the small walled garden terrace there are a few examples of original porches. Where an original porch exists repairs and replacements should be like-for-like.



*Photograph 13: An Original Porch on High Street, Nelson*

#### **4.9 Walls of Buildings**

4.9.1 The typical facing of the terrace is **blue pennant sandstone**; usually exposed stone with lime mortar pointing. The retention of traditional stone, garden/curtilage boundary walls or stone-faced walls are extremely important and should be retained wherever possible. Homeowners are encouraged to repoint existing stonework rather than consider a rendered finish. In no circumstances should stone cladding be considered or the use of brick. Furthermore, 'pebble dashing', or 'spar' finishes are totally unacceptable and detrimental to the overall architectural and historic character of the area. They should be avoided in all instances.

4.9.2 The commercial buildings in Nelson are typically covered with a smooth render and painted over.

#### **4.9.3 Colour Palette**

4.9.4 There is no great painting tradition in Wales, especially in Valley towns; properties are usually rendered and left unpainted. However, the recent use of bold and bright, maybe even lurid colours on commercial properties, in places such as Ireland, is an admirable trend. Encouragement of this 'recent' tradition could give the conservation area extra character and individuality.

#### **4.10 Boundary/curtilage treatments**

4.10.1 Boundary walls are typically exposed stone with 'cock and hen' coping. Gateposts are brick faced and set proportionally to the gate. The use of wrought iron railings and gates is widespread amongst the small walled garden terraces.

4.10.2 The widespread use of alternative materials, i.e. plain or decorative concrete blockwork, rendered walls and modern, close-boarded fencing with a stained finish, for example, are unacceptable alternatives. In addition, proposals to demolish significant sections of these rear walls to build garages and other outbuildings should be avoided wherever possible. All proposals to carry out alterations or extensions to these boundary walls, (e.g. in height or materials,) should be treated with sensitivity and regard paid to the specifications described in this design guide and also to their special architectural and historic character.

#### **4.11 Chimney Stacks**

4.11.1 Within Nelson the chimney style is typically a rectangular ridge stack mostly shared; built of stone similar to the walling of the houses. The rendering of chimney stacks should be

avoided. Pots are predominantly stubby clay pots, although many are missing. In all instances, original chimney pots should be retained and rebedded following renovation works. Gas flu outlets should be accommodated within the existing chimney outlet.

#### **4.12 Bargeboards**

4.12.1 Bargeboards should be plain in design, of timber construction and painted to match existing timber. The use of uPVC is not encouraged since it is not appropriate in the Conservation Area.

#### **4.13 Rear extensions to terraced and end of terrace properties**

4.13.1 The following key points highlight the main factors that should be taken into account when considering extensions to domestic properties. These are taken from the Supplementary Planning Guidance entitled 'No.2 Householder Developments', that supports the County Borough's Unitary Development Plan 1996 – 2011.

4.13.2 Some very small extensions may not require planning applications to be submitted. If you are in any doubt, general advice can be obtained from the Planning Division on an informal basis in the first instance.

4.13.3 In general, good design appropriate to its setting, enhances the character and identity of an area or individual building. Alterations, which fail to complement the existing character of the house, be it in terms of scale, design, materials, or inappropriate windows etc. can substantially detract from the appearance of the property concerned and other houses in the immediate area, and can also affect its value.

- Works should be seen as complementary and subservient to the existing building and character of the area.
- Any extension should be considered on the basis of individual circumstances, including its bulk and height, proximity of boundaries, adjoining windows, orientation, width of plot and relationship with adjoining properties.
- Single storey extensions –

Pitched, rather than flat roofs should be erected in (flat roofs should only be considered in exceptional circumstances)

Materials and finishes should match or complement the main dwelling

#### **4.14 Buildings within the curtilage of dwellings**

4.14.1 Garages, outhouses, garden sheds, and car ports/hardstandings all potentially fall within the scope of planning control. All such buildings should be of a scale and design appropriate to the curtilage in which they are located and the following criteria should be followed :-

4.14.2 Garages and larger sheds, should preferably have pitched roofs with materials and finishes complementary to their setting;

4.14.3 Garages and other structures should only be used for domestic purposes and their scale and design should reflect this;

4.14.4 Buildings within the curtilage shall not cover more than 50% of the private garden area of the dwelling in which they are proposed.

**4.15 Means of Enclosure**

- 4.15.1 Fences and walls on the boundaries of residential properties are also the subject of planning control, if they are adjacent to a highway used by vehicular traffic and over 1 metre in height and over 2 metres in any other case, then planning permission is required.

**4.16 The Party Walls Act**

- 4.16.1 Any works in relation to a shared or party wall may be affected by the Party Wall etc. Act 1996 by which a person must notify a neighbour in a formal manner and seek agreement as to the work. Full details are available from the Housing Division, National Assembly for Wales, Cathays Park, Cardiff, CF10 3NQ.

**4.17 Street Furniture**

- 4.17.1 In Nelson where there is street furniture it is often of an inappropriate style for the area. Further research is required in order to draft a style will be most appropriate for Nelson. (NB this will be included within the public consultation draft of this Design Guide.)
- 4.17.2 It is recognised that a new bus shelter on High Street would do much to improve the character of the streetscape. The Enhancement Plan at NCA 7 proposes that a new bus shelter is constructed. The Council will consider an appropriate scheme that reflects the design principles promoted in this guidance but that also meets the Council's Highway Divisions standards.

**4.18 Lighting**

- 4.18.1 The preferred choice of lighting for the conservation area is 8 meter high 'Albany' style lanterns with straight brackets and a plain column, which is to be painted black.

## **5 NELSON LOCAL POLICIES**

- NLP1 NO NEW DEVELOPMENT NOR HOUSEHOLDER DEVELOPMENTS WILL BE PERMITTED UNLESS THE SCALE, BUILT FORM, MATERIALS AND DETAILING RESPECTS THE CHARACTERISTICS OF THE TRADITIONAL BUILDINGS WITHIN THE NELSON CONSERVATION AREA.
- NLP2 ALTERATIONS AND EXTENSIONS TO BUILDINGS WITHIN THE CONSERVATION AREA WILL BE EXPECTED TO CONFORM TO TRADITIONAL BUILT FORMS AND MATERIALS.

### **5.1 Article 4 Direction**

- 5.1.1 In some Conservation Areas an Article 4 Direction has been introduced covering all properties within a Conservation Area boundary. This ensures that alterations to the front of dwellings are carried out in sympathy with the special historic character of an area.
- 5.1.2 The effect of such a direction would be to remove permitted development rights that otherwise allow owners to carry out minor extensions or alteration works to their properties. Therefore where such a Direction is in place, planning permission is normally required for the alteration of windows, doors, porches, chimneys, roof boundaries, house enlargement, painting, materials and hardstanding where the appearance of the front of the property is affected.
- 5.1.3 The Council has considered introducing such a Direction for the Nelson Conservation Area. This would mean that the Council would have a greater opportunity to enforce the design principles set out in this design guidance. There are, however no proposals to implement such action in the foreseeable future.

### **5.2 Historic Buildings Grant For Repairs**

- 5.2.1 The County Borough has a small budget for grant aiding small scale repairs and other maintenance work which the Council considers are necessary for the preservation and enhancement of the exterior of buildings that are listed or are within conservation areas. The 'Historic Buildings Grant' is intended to encourage appropriate restoration and repair works. The percentage of grant will be 25% of total eligible costs up to a ceiling of £2,000, whichever is the less.
- 5.2.2 Persons wishing to apply for the Historic Buildings Grant should contact the Conservation and Design Officer at the address below for an application form and further details.

### **5.3 Further Advice**

- 5.3.1 Planning Officers of the Development Control Section will also be pleased to discuss any development proposals with you prior to planning applications, listed building consent applications or conservation area consent applications being submitted. You can write to them at the following address or contact them by telephone or fax:-

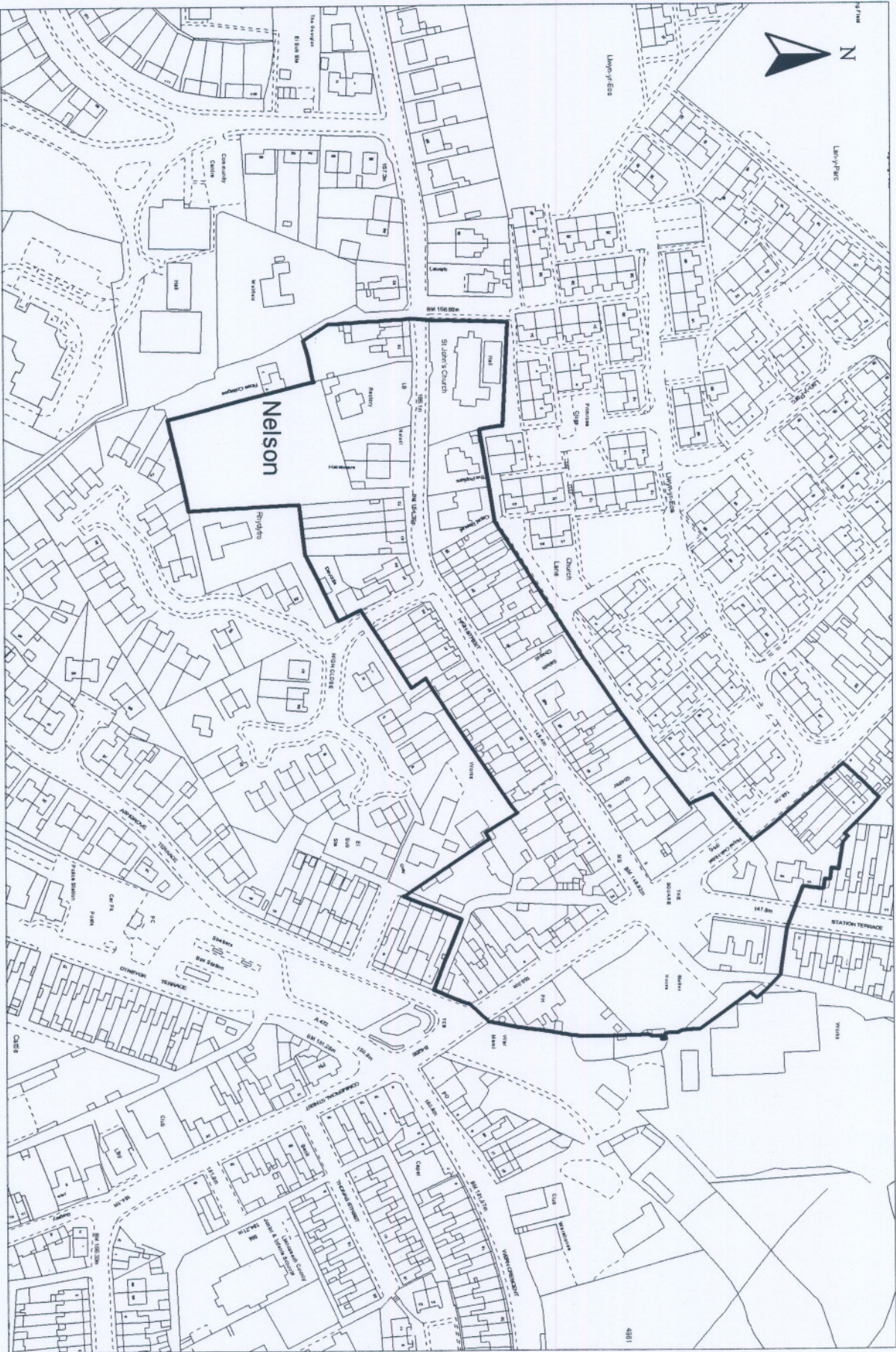
Chief Planning Officer,  
Directorate of Technical Services,  
Caerphilly County Borough Council,  
Council Offices,  
Pontllanfraith,

Blackwood,  
NP12 2YW.  
Tel: (01495) 226622  
Fax: (01495) 235013 or 235022.

- 5.3.2 For other enquiries, please contact the Conservation & Design Officer of the Urban Renewal & Conservation Section on tel: (01495) 235235 or (01495) 235093.
- 5.3.3 For enquires related to trees, please contact the Tree Officer of the Countryside and Landscape Services Section on 01495 235112.



Map 1 Nelson Conservation Area Boundary



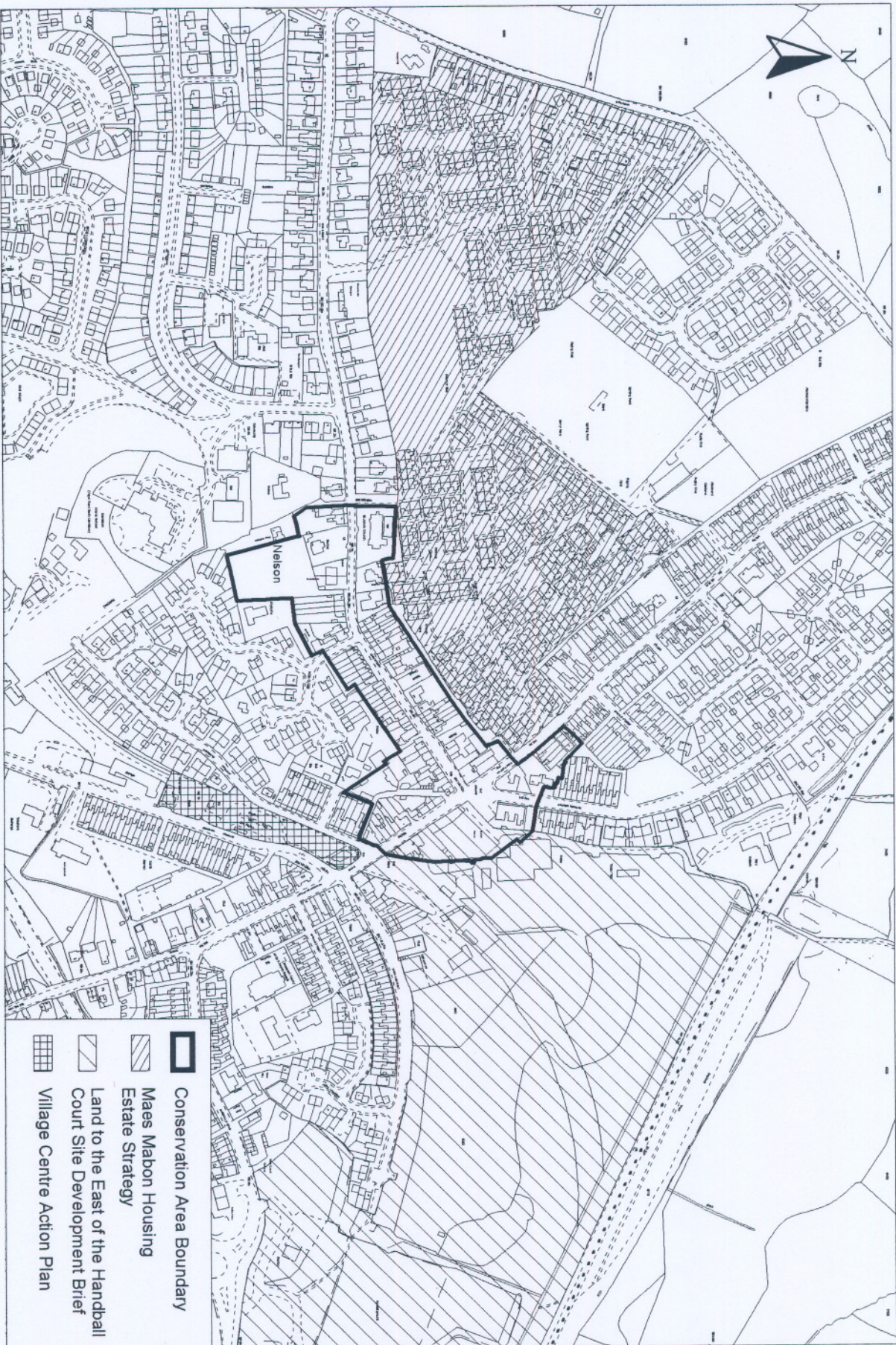
1:2500





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Atgynhychwyd o fapiau yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrthidi hawffraint y Goron. Mae atgynhychu heb awdurdod yn tom hawffraint y Goron. Gall hyn arwain at erlyriad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2002.

# Map 2 Nelson Village Spatial Framework

1:5000



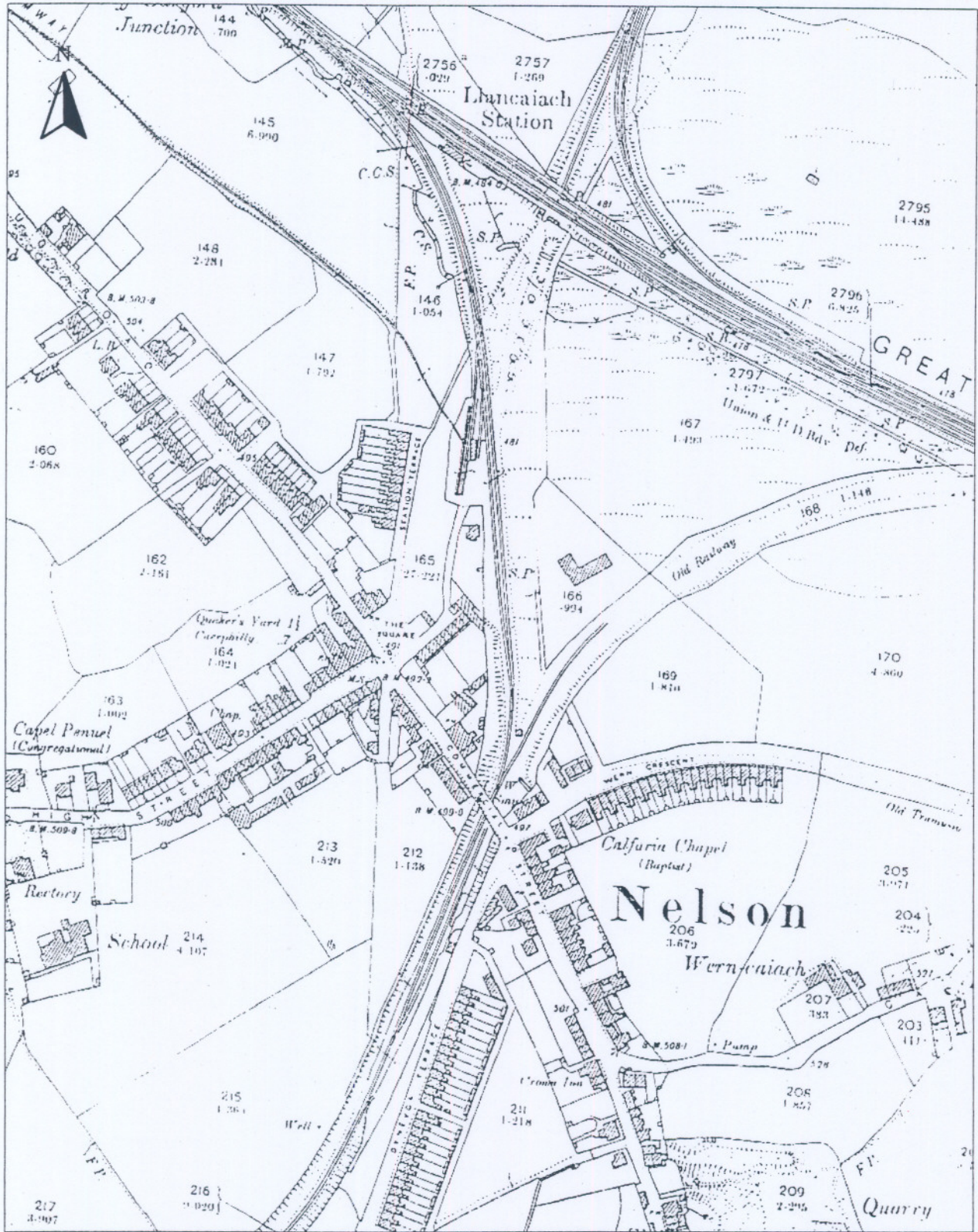
-  Conservation Area Boundary
-  Maes Mabon Housing Estate Strategy
-  Land to the East of the Handball Court Site Development Brief
-  Village Centre Action Plan

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Atgynhychwyd o fapiaid yr Arolwg Ordnans gyda chaniatod meolwr Llyfrfa ei Mawrthdy hawlfraint y Goron. Mae atgynhychu heb awdurdod yn torri hawlfraint y Goron. Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2002.

Map 3 Extract from 1873  
 Ordnance Survey for Nelson

not to scale

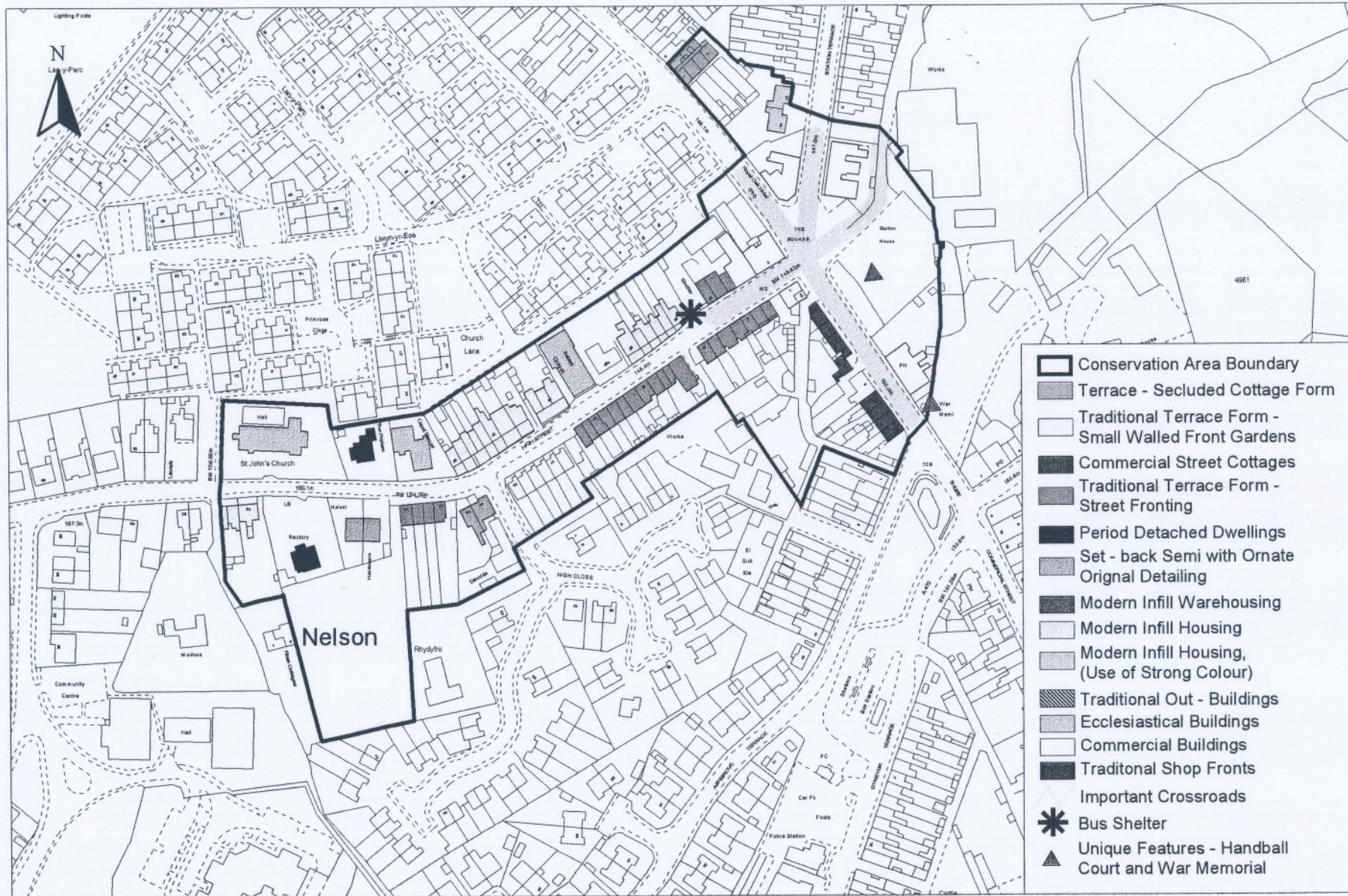


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Atgynhychwyd o fapiaid yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawffraint y Goron. Mae atgynhychu heb awdurdod yn torri hawffraint y Goron.  
 Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2002.

# Map 4 Building Groupings

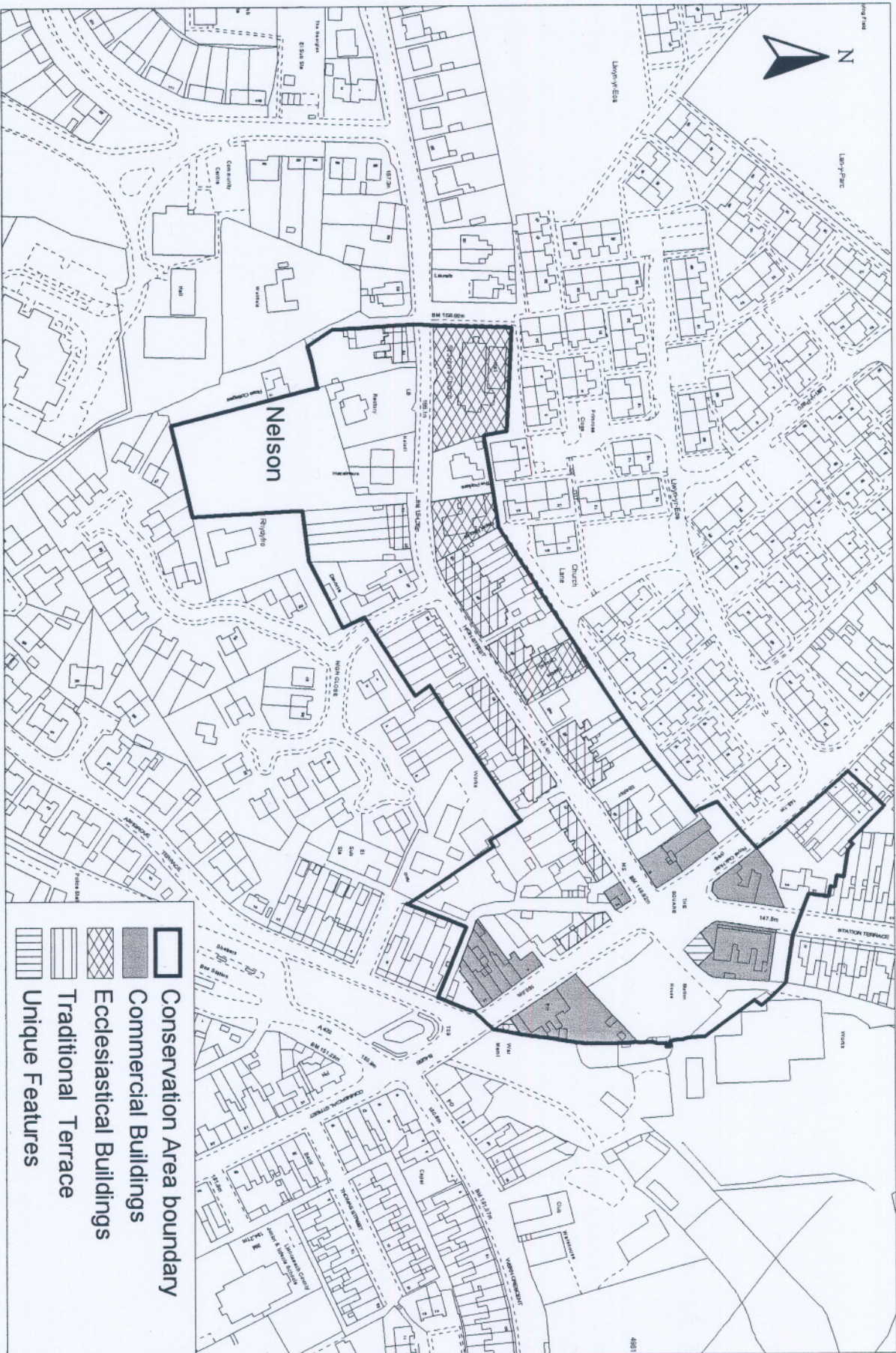
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 Agyghychwyd o lapas y'r Arwng O'rnamans gwas chaniadaid rheolwr Llyfrfa ei Maerdyd hawlfraint y Goron. Mae eiddo'nhyrchu heb awdurdod yn lomi hawlfraint y Goron. Gall hyn arwain at enwydd neu achos sili. Cyngor Brodyntref Sirol Caerffili, LA09004L, 2003.

# Map 5 General Building Groupings

1:2500



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Algyhyrwyd o fapiaid yr Arolwg Ordnans gyda chariadad rheolwr Llyfrfa ei Mawrthdy hawlfairt y Goron. Mae atgyhyrchu heb awurdod yn torri hawlfairt y Goron. Gall hyn arwain at etrysd neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2003.

### Appendix 1 – Summary of Key Materials

Feature Type	Original / Appropriate Materials	Inappropriate Materials
<b>Roofs</b>	Slate tiles Matching grey ridge tiles Re-use of original materials Alternative - artificial slate tiles	Coloured concrete tiles
<b>Guttering</b>	Traditional cast-iron rainwater goods Half rounded cast-aluminium	uPVC guttering
<b>Windows</b>	Wood sliding sash with thin glazing bars Vertical emphasis and symmetrical Recessed with sills Unpainted stone sills, painted concrete sills Rendered or stone faced reveals Single glazed often (but not always) 6 x 6 frames	uPVC windows and double glazed aluminium Top opening 'tilt & turn' windows Dark colours on frames and surrounds
<b>Doors</b>	Hardwood or softwood Recessed doorways with no porches Painted finish Decorative surround with tiling	Stained finish doors uPVC or double glazed aluminium 'Bull nosed' glass
<b>Porches</b>	Replace original like-for-like	Avoid porches on street fronting terraces
<b>Walls</b>	Exposed stone with lime mortar pointing Retention of original stonework Repoint stonework rather than render over	Stone cladding Use of brick or cement render Pebble-dashing / spar finishes
<b>Boundary treatments</b>	Exposed stone with 'cock and hen' coping Brick faced gate posts Wrought iron railings	Plain or decorative concrete blockwork Rendered walls Close-boarded fencing
<b>Chimney stacks</b>	Ridge stacks with stubby clay pots Similar stone to that of the walls	Rendering chimneys
<b>Bargeboards</b>	Plain in design of timber construction Painted to match existing timberwork	Use of uPVC Stained timber

## **Appendix 2 – Summary of Relevant Plan Policies**

### **Rhymney Valley District Local Plan 1991 – 2006 (Approved 1996)**

#### **Conservation Areas**

BE6 DEVELOPMENT PROPOSALS IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER AND ARCHITECTURAL MERIT OF THE AREA.

#### **Other Policies**

TM303 LAND IS IDENTIFIED FOR IMPROVED VISITOR FACILITIES IN THE CENTRE OF NELSON

R311 AN AREA ALONG COMMERCIAL STREET IS IDENTIFIED AS A SHOPPING AREA FOR THE PURPOSE OF POLICIES R1-R14 IN PART A

### **Emerging Caerphilly County Borough Unitary Development Plan 1996 – 2011 (Modification Plan dated January 2003)**

#### **Historic Environment**

HE1 DEVELOPMENT AND PROPOSALS TO PRESERVE OR ENHANCE THE QUALITY AND CHARACTER OF THE HISTORIC ENVIRONMENT WILL BE PERMITTED.

HE 3 DEMOLITION OF BUILDINGS WHICH ARE LISTED OR MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS THE BUILDING IS STRUCTURALLY UNSAFE AND CANNOT BE MADE SOUND FOR TECHNICAL OR ECONOMIC REASONS. SUCH APPROVAL WILL BE SUBJECT TO A CONDITION THAT, BEFORE DEMOLITION BEGINS, PLANNING PERMISSION IS OBTAINED AND A CONTRACT LET FOR APPROPRIATE REPLACEMENT OR REDEVELOPMENT.

HE 4 DEVELOPMENT, CHANGE OF USE, OR DEMOLITION WILL ONLY BE PERMITTED IN CONSERVATION AREAS, INCLUDING THE FOLLOWING, WHERE IT PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA:

3. NELSON

HE 5 DEVELOPMENT WITHIN CONSERVATION AREAS WHICH INCLUDE THE PROVISION OR REPLACEMENT OF ROAD OR FOOTPATH SURFACES, OR NEW STREET FURNITURE INCLUDING ADVERTISEMENTS, SHOULD BE SYMPATHETIC TO THEIR SETTING AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

#### **Other Policies**

H1 THE FOLLOWING SITES HAVE BEEN ALLOCATED FOR RESIDENTIAL USE:  
8. EAST OF HANDBALL COURT, NELSON

## Appendix 3 – General Guidelines for Conservation Areas

### Listed Buildings

A listed building is a building of special architectural or historic interest that has been included on a list approved by the National Assembly for Wales under s.1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The expression 'listed building' can be applied to objects or structures not conventionally described as buildings – for example, bollards, railings, war memorials, boundary walls, pillar-boxes, mile-posts etc. Listed buildings are categorized as being a grade I, II\* or II.

Once a building has been included on the '**Statutory List**' it is an offence to demolish or to carry out any works of alteration or extension (either to the exterior or the interior) which would affect its character as a building of special architectural or historic interest, without first obtaining **Listed Building Consent**. This includes any works which could spoil its setting.

**Listed Building Consent** is also required for any alterations to any object or structure which lies within the grounds or 'curtilage' of a listed building and which was constructed before 1<sup>st</sup>. July 1948. It is important to note that altering a listed building without consent is a **criminal offence**.

In addition to **Listed Building Consent**, many works will also require planning permission, in which case, determination of the application should run concurrently.

### Conservation Areas

The definition of a conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Planning (Listed Building and Conservation Areas) Act 1990 section 69(1).

The purpose of designating conservation areas is to afford protection to the combination of features that give an area its special character and attraction. These features include urban and village patterns, individual and groups of buildings, attractive open spaces, historical artefacts and landscapes and trees.

The consequences of conservation area designation are that there are a range of special controls which give additional protection over normal planning control. In particular, a building may not be demolished without first obtaining Conservation Area Consent. The local authority is under a general duty to ensure the preservation and enhancement of a conservation area, and have a duty to prepare proposals to that end. Minor forms of development which are normally 'permitted' may require planning permission. Extra publicity is given to planning applications affecting conservation areas. Furthermore, notice must be given to the local authority before works are carried out to any tree in the area. The display of advertisements are more restricted than elsewhere.

### Trees and Hedges

The planting of a mixture of both coniferous and deciduous trees, in appropriate locations and for the right purpose, can be used to good effect and is therefore encouraged wherever space allows. In reality, there is little scope for hedges and trees within curtilages of properties along High Street and Commercial Street.

There is however some opportunity in the area around the Square for some environmental enhancement works.



## **Trees in Conservation Areas**

The protection for trees afforded by a tree preservation order (TPO) extends to trees within a conservation area which are not already covered by a specific TPO. If a person wishes to cut down, lop, top, uproot or damage a non-TPO tree in a conservation area, he must give notice to the local planning authority at least six weeks before carrying out the act. The local planning authority may give its consent to the act within six weeks or take steps to protect the tree by means of a provisional TPO. There are a number of exceptions to this rule whereby a notice to the local planning authority is not required. If you intend carrying out any works to trees within the Conservation Area and you are unsure as to whether you need consent from the Council, please contact the Countryside and Landscape Services Section of the Planning Division (the address and telephone number is given in the section titled 'further advice'.

## **Satellite dishes.**

Many homes now have satellite TV. Listed Building Consent is always required to install a satellite dish onto a listed building since it will inevitably affect the character and appearance of a listed building and/or its setting. The permitted development rules are the same as for unlisted buildings, i.e. each dish must be sited in such a way that minimizes its impact on the external appearance of the building and removed when no longer needed. If an acceptable positioning cannot be agreed, consent should be refused. (*See details below*).

In addition to this general requirement, within a conservation area the installation of a satellite antenna on any building or structure, or within the curtilage of a dwelling house, planning permission will also be required if :-

- a) the size of the dish exceeds 90cm in any dimension;
- b) when installed on a roof, the dish will exceed in height the highest part of the roof;
- c) it is installed on a chimney;
- d) it is on a building exceeding 15m in height;
- e) it is on a wall or roof slope fronting a highway (including a footway);
- f) it is located so that it is visually obtrusive; or
- g) there is already a dish on the dwelling house on any structure, or within its curtilage.

If any of the above do apply, a specific planning application will be required – and it is unlikely that permission will be granted.

## **Development by Telecommunications Code System Operators**

As a result of advances in this technology, a number of public companies have been licensed under the provisions of the Telecommunications Act 1984 as public telecommunications operators. These include British Telecom, Mercury, cellular radio companies, and local broadband cable systems. Their licences allow them to install in the street and on private property apparatus such as wires, poles, masts, street cabinets and other antennas (including dish aerials). Although normally permitted development, they are not permitted if the building or structure is a listed building. Their installation, alteration or replacement are also not permitted within a conservation area *except* for one small antenna on a dwelling house (or within its curtilage) of less than 15m in height, which must not be on a chimney, a wall or a roof slope fronting a highway.

Radio equipment housing is only permitted development in a conservation area if it is less than 2 cubic metres in volume.

### **Advertisements in Conservation Areas.**

All outdoor advertisements affect the appearance of the building or the neighbourhood where they are displayed. One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of an attractive environment.

It is therefore the local authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering whether to grant consent for advertisements in such areas.

It is important that local planning authorities are flexible in the use of their powers, because outdoor advertising is as essential to retail and commercial premises in these areas as anywhere else.

Special provision is made with respect to the control of advertisements in conservation areas. Regulations apply almost exactly as elsewhere, with only three minor exceptions. Express consent is required within conservation areas in the following situations:

- (a) the display of an advertisement on a tethered balloon for any length of time (elsewhere this requires consent only if the display is more than ten days in any year) and
- (b) the display of -
  - (i) illuminated signs in retail parks and on business premises, and
  - (ii) advertisements on hoardings surrounding building sites.

### **Storage tanks**

Planning permission is generally not required for the installation of storage tanks for domestic oil heating or propane gas cylinders within the curtilage of a dwelling house, provided that :-

- The capacity of the container is not more than 3,500 litres;
- no part of the container is more than 3 metres above ground level;
- no part of the container is nearer to a highway which bounds the curtilage than :-
  - that part of the original dwelling nearest to that highway, or
  - any point up to 20 metres from that highway, whichever is nearer.

Local planning authorities can however, exercise controls in respect of such proposals if they are considered to be detrimental to the character and appearance of a Conservation Area. This can be done either through planning policies or where there is an Article 4 Direction in place. Such containers in any event, should be sensitively sited where they would have the least impact, in the interests of the visual amenity of the area.

It is therefore considered that such containers be sited either at the rear of the property, set back from the footpath or highway or buried. Where these options are not practical, they can be screened to minimise their intrusion. The form of screening should be dependant upon the

location of the site to be screened. The use of either planting or stonewalls may be the most appropriate methods of screening, depending upon the circumstances.

### **Outline planning applications**

Planning applications in conservation areas, whether or not they are accompanied by applications for other types of consent, will be subject to the usual rules with regard to the submission of forms and supporting material. In practice, the requirements of local authorities as to the amount of information that should be submitted about the materials and details of the proposed development will often be more demanding within conservation areas than elsewhere. This is because without this additional information, the level of impact of an 'outline application' on the character or appearance of a conservation area cannot always be gauged.

This Council will discourage outline applications for development within or affecting the setting of a conservation area. However, if an outline application is registered, the Council can ask the applicant to submit any details that they consider are needed within 28 days (under Article 3(2) of the Town and Country Planning General Development Procedure Order 1995). If the applicant fails to submit those details the Council can refuse the planning application due to the lack of information, as well as for any other appropriate reason. The submission of additional details as part of outline planning applications will continue to be encouraged during pre-application discussions. Special regard should be had for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interest of harmonizing the new development with its neighbours in the conservation area.

## Appendix 4 – Glossary of Building Materials

**Building Form** - The layout/arrangement of a variety of buildings within a location.

**‘Cock and Hen’ Coping** – The stonework situated on the top of a stone wall, with one flat and one vertical, which continues in a sequence.

**Coursed Rubble** – Walls constructed from layers of brick/stone waste.

**Dormer** - A projecting up right window in a sloping roof.

**Ecclesiastical Buildings** - Religious Buildings such as a Church.

**Exposed Stone** - Walls of a building, with a stone surface, not brick, which is not covered.

**Glazing Bars** - Bars which divide up windows into equal segments, and combines numerous panes of glass.

**Half Panelled Doors** - Doors with a distinct rectangular/square section carved onto a surface.

**Horned Sashes** - Traditional style of sash windows.

**Lime Mortar Pointing** - A mixture of lime with cement, sand, and water, used in building to bond bricks or stones.

**Mouldings/Decorative Features** - An ornamentally shaped architectural feature.

**Ornament of the Roof** – Pattern/decoration of the roof.

**Pitched Roof** - A roof with some form of slope in its design.

**Recessed Window/Door** - Set back into the exterior walls.

**Rendered** - Cover (stone or brick) with a coat of plaster.

**Ridged Tiles** - Tiles situated along the join of the roof at the top of the roof.

**Roof Light** - A window located within the roof, which follows the gradient of the roof of the building.

**Scale** - The height, size and shape of a building in comparison to its surroundings.

**Sliding Sash Windows** - Windows that do not open out but are opened by sliding the window up/down.

**Squared Quoins** – A stone or brick forming a corner stone.

**Stone Facing** – Exterior stone surface.

**Thinly Glazed Fan Lights** – Essentially a window/pane of glass which is located above exterior doors.

**Window Reveals** – The setting of the window. The area that surrounds the window, usually stone but sometimes a smooth render.