

FFYNONE & UPLANDS CONSERVATION AREA: CHARACTER APPRAISAL & MANAGEMENT PLAN



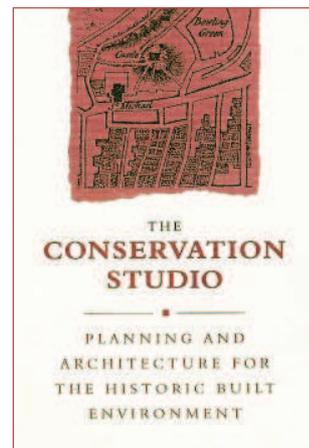
The Hawthornes
23 St James's Gardens

Adopted - January 2016

This document and its attendant Management Plan have been written and illustrated on behalf of the City and County of Swansea by The Conservation Studio in partnership with local stakeholders.

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FFYNONE & UPLANDS CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

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NOTE: This Conservation Area Review uses the historical anglicised name of 'Ffynone' for the area as is reflected in the name of Ffynone Road. However the correct Welsh name for this area would be 'Ffyhonnau' which means springs in the Welsh Language.

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EXECUTIVE SUMMARY

0.1 The key characteristics of the Ffynone & Uplands Conservation Area, which should be preserved or enhanced by actions as recommended within this Management Plan, and by the day-to-day use of Swansea Council's development management powers, are considered to be:

- The attractive location on a south-facing slope with long views to Swansea Bay
- The well preserved 19th and early 20th century properties with an interesting collection of detached, paired and terraced houses
- The large amounts of green open space – St James Gardens, the green area to the immediate south of Cwmdonkin Terrace, Cwmdonkin Park, and the Rosehill Quarry Community Park area – all of which enhance the views up the hillside and between buildings, and some of which specifically contribute to the green backdrop to the Conservation Area
- The mainly well preserved villas and more substantial terraced houses in Ffynone Road and the St James Gardens area, mainly dating to the 1850s and 1860s, and mainly listed
- St James's Church, its adjoining church hall, and the listed railings which surround the site
- Well detailed terraced houses dating to the 1870s onwards, the best preserved in Cwmdonkin Terrace, Richmond Road, and Richmond Terrace
- The Inter-War development in Hillside Crescent, mostly positive in its impact
- The links with Dylan Thomas, Wales' most famous poet, who was born and brought up in Cwmdonkin Drive from 1914 onwards

0.2 This Character Appraisal along with the Management Plan has been produced by The Conservation Studio on behalf of the City and County of Swansea. These identify the character and positive qualities of the Ffynone & Uplands Conservation Area, highlight key issues, and then put forward proposals for its future management. The survey, background research and initial drafting were undertaken between January and March 2013, and included a walkabout with local stakeholders, and a meeting at the LifePoint Church, on 8th March 2013.

0.3 A nine week public consultation exercise was held for the draft Character Appraisal and Management Plan between 4th August - 13th October 2014. This also included a public meeting held on the 28th August. Copies of the draft documents were available on the City and Council of Swansea website for the duration of the public consultation. (See appendix for Consultation Statement). Following this public consultation period amendments were made to the documents in response to replies received. This included merging the previous two documents into a single document which was adopted by council on 12th January 2016 as Supplementary Planning Guidance to Policy EV9 of the Unitary development Plan. This document is a material consideration when applications for change are considered within, or on the edges of the Conservation Area.

0.4 If you have any queries about this document please contact the Design and Conservation Team on 01792 635284 or email design@swansea.gov.uk



Devon Terrace, Ffynone Road



Cwmdonkin Terrace

1 INTRODUCTION

The legislative context

1.1 Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

1.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.3 In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Ffynone & Uplands Conservation Area and identifies opportunities for enhancement. It is in conformity with Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas.

1.4 In the absence from any specific guidance concerning Conservation Area Character Appraisals and Management Plans, Cadw recommend that advice contained within English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) is followed.

1.5 This document therefore seeks to:

- Define the special interest of the Ffynone & Uplands Conservation Area and identify the issues which threaten its special qualities;
- Provide guidelines to prevent harm and also achieve the enhancement of the Ffynone & Uplands Conservation Area in the form of a proactive strategy for the area.

1.6 Once the Ffynone & Uplands Conservation Character Appraisal and Management Plan documents have been adopted by the Council, they become ‘material planning considerations’ which will be used by the Council to determine applications for change within the Ffynone & Uplands Conservation Area.

1.7 Other relevant documents, which will all be used by the Council when determining applications for change within the Ffynone & Uplands Conservation Area, are:

- The Unitary Development Plan (UDP) adopted 10 November 2008 - Specifically policy EV9 (Conservation Areas)
- The emerging local development framework
- Supplementary Planning Guidance (SPG)
- Additional planning documents & strategies
- Previous Development Plans

1.8 In addition to this document, the main Supplementary Planning Guidance (SPG) documents relevant to development in this area are likely to be:

- Design Guide for Householder Development (2008)
- Infill and Backland Design Guide (2014)
- District Centres, Local Centres and Community Facilities (2010)
- Car Parking Standards (2012)

1.9 All of these are available on: www.swansea.gov.uk/index.cfm?articleid=10213

1.10 Other relevant documents include:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas
- English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)



Stakeholders' walkabout held on 8 March 2013



The Uplands Crescent shopping area

Public consultation

1.11 This document has been produced by The Conservation Studio for Swansea Council, following consultation with the local community, including a walkabout with representatives from a variety of local organisations, and local residents, on Friday 8 March 2013.

1.12 This document was subject to public consultation between 4th August - 13th October 2014 prior to seeking adoption as Supplementary Planning Guidance (SPG).

1.13 Appendix 3: Consultation Record sets out a summary of the consultation comments and the full comments can be found on the council public website.

Location and activities

1.14 The Ffynone & Uplands Conservation Area is located in Swansea, the second largest city in Wales (behind Cardiff) with a population of around 238,000. Swansea lies on the sandy South Wales coast, within the historic boundaries of Glamorgan. The district extends from Gower and the Lliw uplands in the west, to Port Talbot and Neath in the east, the city of Swansea occupying the central part. Much of the City Centre was destroyed by bombing in 1941, although there remain a number of older buildings including the ruins of Swansea Castle and the former Town Hall of 1825, now the Dylan Thomas Centre. Other facilities include the Glynn Vivian Art Gallery and Swansea Museum, and there is a large covered market, the largest in Wales. The Quadrant Shopping centre was opened in 1978, and the adjoining St David's Centre in 1982. Swansea was granted city status in 1969.

1.15 Apart from its role as an important centre for shopping and cultural events, Swansea now has two universities – Swansea University, founded in 1920 and based primarily at its Singleton Park campus, with plans for a new campus in Fabian Way, and Swansea Metropolitan University, located at three different sites within the City. The existence of these two establishments within the City has resulted in changes to the demography of the City with many houses being converted into student accommodation, and some City Centre businesses being notably weighted in favour of younger customers.

1.16 The Ffynone & Uplands Conservation Area lies on the western outskirts of Swansea, on a south-facing hill which looks out over the Bristol Channel towards north Devon. Whilst it was built principally as a residential suburb, with some late 19th century shops along Uplands Crescent (currently outside the Conservation Area), uses within the south-eastern part of the area, which lies closer to the City Centre, have incrementally become far more mixed with largely non-residential premises facing St James Crescent. These include an undertaker, an architects' office, and a small private school. These are mainly accommodated in the spacious detached villas which were built when the area was first developed from the 1850s onwards. There are two care homes in Ffynone Road, close to a Buddhist retreat, and two churches, St James Church in Walter Road, and the Lifepoint Church in Ffynone Road. Otherwise, the remaining streets to the west and north of St James Crescent are almost entirely in residential use, usually as family houses although there are a number of Houses in Multiple Occupation (HMO's), used as student accommodation due to the close proximity of Swansea University. The many students in the area do provide a certain

vitality and they help support the wide range of shops in Uplands Crescent which includes branches of national banks, Boots the Chemist, three convenience stores, and a number of public houses, bars, take-way restaurants, and cafes. This lies on a busy road which leads westwards out of Swansea and the activity and almost constant traffic contrasts markedly with the tranquility and relative calm of the streets within the existing Conservation Area which lies immediately to the north.

Geology, topography and landscape setting

1.17 The location of Swansea over, or near to, deposits of coal and limestone has provided an impetus to its industrial development. There were large limestone quarries at the Mumbles, and coal mining was an important activity in the late 18th century in the area to the north of Swansea, resulting in the establishment of the village of Morriston and the development of the copper industry. The first geological survey map of the Swansea district was mapped by William Logan and Henry De la Beche in 1844, specifically to provide technical information about the local geology to help support the various local industries.

1.18 Carboniferous rocks underlie the entire district, except for some Late Devonian conglomerates in the core of the Cefn Bryn Anticline in Gower. Of these, Late Carboniferous (Pennsylvanian) rocks of the Pennant sandstone-dominated Warwickshire Group are the most widespread. The lower coastal area is dominated by the steeply dipping, folded and faulted measures of the South Wales Coal Measures Group and the Namurian Marros Group, except for the Mississippian limestones of the Pembroke Limestone and Avon groups of the Gower, which also surface at the Mumbles.

1.19 Ffynone is located on a south-facing hillside which rises up from the coastal plain, noted for its sandy beaches leading to the seaside resort at the Mumbles. The western part of this slope is shown on the 1870s map as being sub-divided into small fields, presumably used for pasture, with a scattering of farmsteads and larger houses, such as Singleton Park. To the north, and closer to the City, was a large quarry, now the Rosehill Quarry Community Park. This quarry was used to extract the local sandstone which can be seen all over the Conservation

Area, mainly used as uncoursed rubblestone in boundary walls, or, presumably, as part of the base for the many rendered mid to late 19th century houses which can be seen all over this part of Swansea. The underlying geology means that many small streams break through the lower part of this hill, as can be seen in the Community Park and adjoining area.

1.20 Today, the houses in the northern part of the Conservation Area adjoin several areas of open land with important areas of woodland. Two of these, Cwmdonkin Park, and the Rosehill Quarry Community Park, are public open spaces which are well used by local residents. Cwmdonkin Park was upgraded with the help of a Heritage Lottery Fund grant in 2013 with works including upgrading the Dylan Thomas shelter, the restoration of a drinking fountain as well as improved paths, railings, engraved benches, and a small, wildlife-friendly series of ponds and boggy areas. Further north, above Terrace Road, the hill rises into an area of dense woodland which is currently outside the Conservation Area but which provides an important backdrop in both long and short views. Of note is the contribution made by these green wooded areas in defining the location of the area, particularly from the City below. Beyond these woods, 20th century development marks the skyline. The Conservation Area is separated from the City Centre and the beach by mainly late 19th century or early 20th century residential development, laid out on a grid pattern of streets.

Ecology

1.21 Since the 1980s, the Rosehill Quarry Community Group has worked together to save the former sandstone quarry and to provide this part of Swansea with a new public park, encouraging a rich mix of plants and animals to develop. There are several ponds, a stream and a waterfall, some of them originating in the small springs which pepper the hillside. Of note are the numerous damsel flies and dragonflies, and a speciality of Rosehill Quarry, a royal fern, can also be found here. The park forms part of the Hillside Wildlife Corridor, an extensive (27 hectares) of natural open space located between the Townhill, Mayhill and Mount Pleasant areas, less than one mile from Swansea City Centre.

2 HISTORICAL DEVELOPMENT

The development of Swansea

2.1 Ffynone forms part of the much larger City of Swansea, where a castle was built by the Normans in 1106. The location on the river Tawe provided a natural shelter for boats, and the settlement developed as an important port, with coal being exported from at least the mid-16th century, along with large quantities of limestone which was quarried in the Mumbles area. By 1560 the population was around 1,000 people, with activity focused on the river. Small scale coal mining and agriculture were also prevalent. In the 18th century there were efforts to develop Swansea as an up-market seaside resort, but this failed due to the continued growth of local industries, particularly the processing of copper. By 1750 Swansea was providing half the copper needs of Britain and later became known as 'Copperopolis'. Swansea also became a centre of learning and the founding of the Royal Institute of Wales in Swansea in 1841 confirmed its importance. Other innovations included the production of accurate geological maps which helped the local mining industry become even more successful. Another important industry was the production of pottery, and examples of Swansea pottery can be seen at the Glyn Vivian Art Gallery and at Swansea Museum.

2.2 In the mid-19th century, prosperous Swansea residents began to move to the west side of Swansea, away from the city centre. The demand for new houses led to the incremental development of the area which is now Brynmill, Sketty and the Uplands (Ffynone). The location meant that the prevailing westerly winds blew any smoke from the copper works to the east towards St Thomas and Kilvey.

2.3 Initially, the population of Swansea increased relatively slowly, from 6,000 in 1801 to 17,000 in 1851. In the 1850s, as Cardiff gradually became the more important coal-exporting port, Swansea docks declined in importance and by the 1870s, the population of Cardiff had exceeded that of Swansea. By 1881 Swansea's population had reached over 65,000 as copper works, iron smelting and coal mining became the principal industries and demanded more workers. In the

late 19th century foreign competition had an adverse effect on Swansea, resulting in some of the leading smelters in the area diversifying into tinplate or moving into non-ferrous metals.

2.4 During World War II, Swansea suffered intensive bombing with one three-day blitz in 1941 resulting in almost the whole of the City Centre being demolished. Rebuilding in the Post-war years has resulted in the emphasis of the City Centre moving from the High Street/Wind Street area to Oxford Street and the Kingsway. The Mumbles Railway was closed in 1960 and by this time, industry in the valley was in steep decline, resulting in the establishment of the Lower Swansea Valley Scheme, which sought to remove the derelict buildings and reclaim the former industrial land for new housing and other uses. More recently, land around the old docks has been developed for up-market flats and other facilities as part of a regeneration initiative for the City Centre.

The development of Ffynone

2.5 There are several variations to the spelling of Ffynone. It is called Ffynone in most pre 1900 publications and maps and Ffynonau is also used as a place name. Ffynone in Welsh means a well or spring, and no doubt refers to the presence of springs and streams which can be easily spotted in the hillside above Terrace Road and in the Rosehill Quarry Community Park.

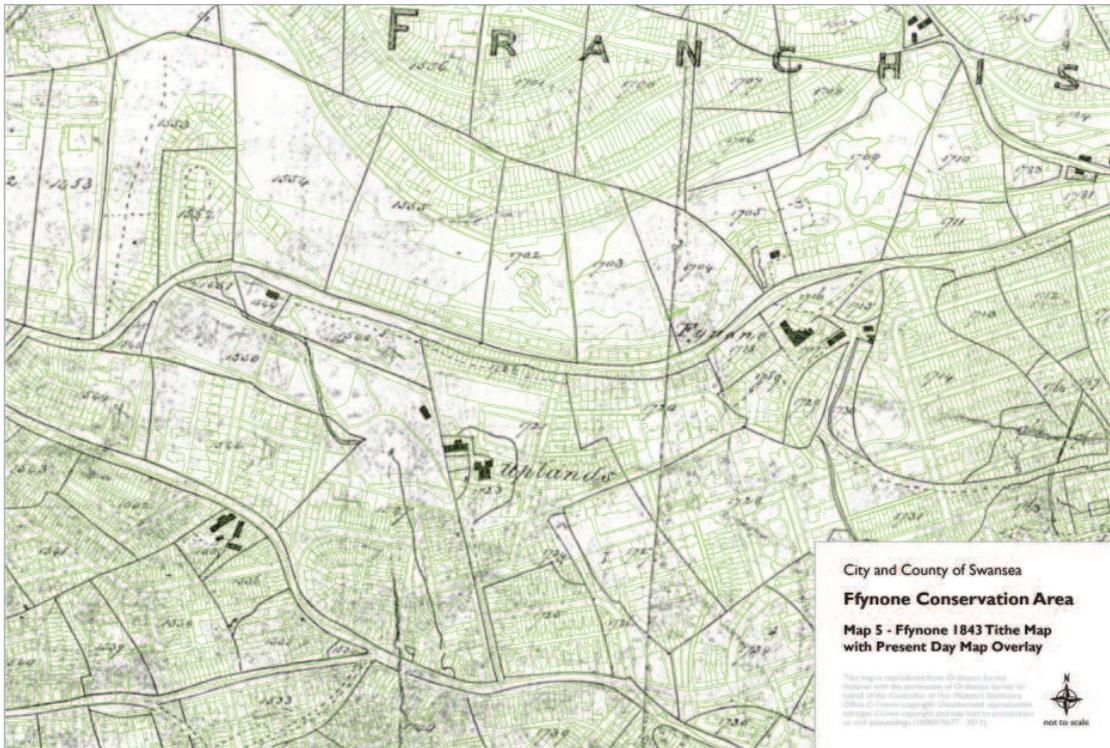
2.6 Records confirm that Townhill, which lies to the immediate west of Ffynone, was enclosed in 1762 under the Townhill and Burrows Enclosure Act, which created agricultural land from what had previously been open common land. Once enclosed, the land was rented out although the quality was not considered to be particularly good, and the steep land facing the sea to the north of Terrace Road was without a tenant for some time. The land on which the Ffynone & Uplands Conservation Area now stands was therefore a mainly rural area with the occasional farm or larger house. The Tithe Map of 1843 confirms this situation with just three houses in the immediate locality - Ffynone, located close to what is now Terrace Road, Uplands, to the west of what is now Cwmdonkin Drive, and Brin-y-mor (Brynymor), on the south side of what is now Walter Road. The road

layout of the mid 19th century is therefore easily traceable on the modern map, with a road which now forms Walter Road, Uplands Crescent and Glanmor Road running out of Swansea. Sketty Road is also shown, although as a more minor route. To the north, Terrace Road is also shown running along the contour of the hillside from east to west out of Swansea. Ffynone, which may have dated to the late 18th or early 19th century, stood where Ffynone Drive and Ffynone Close are now, and is shown on the 1935 map, so it must have been demolished in the late 1930s when the new houses were built. The Cambrian newspaper reports the sale of a 'valuable

freehold estate . . . comprising of a commodious dwelling house with suitable offices and 72 acres of land' and the house is said to command extensive views of the bay, town and coast of Swansea. Uplands House was demolished in the 1980s, when Clevedon Court was built, but Brynymor remains as the Stella Maris Convent. It was originally built in c1790 as a house for Thomas Eaton, a West Indies plantation owner, although it was rebuilt in the mid to late 19th century. Although listed grade II it has been heavily altered with the addition of very large extensions to either side.



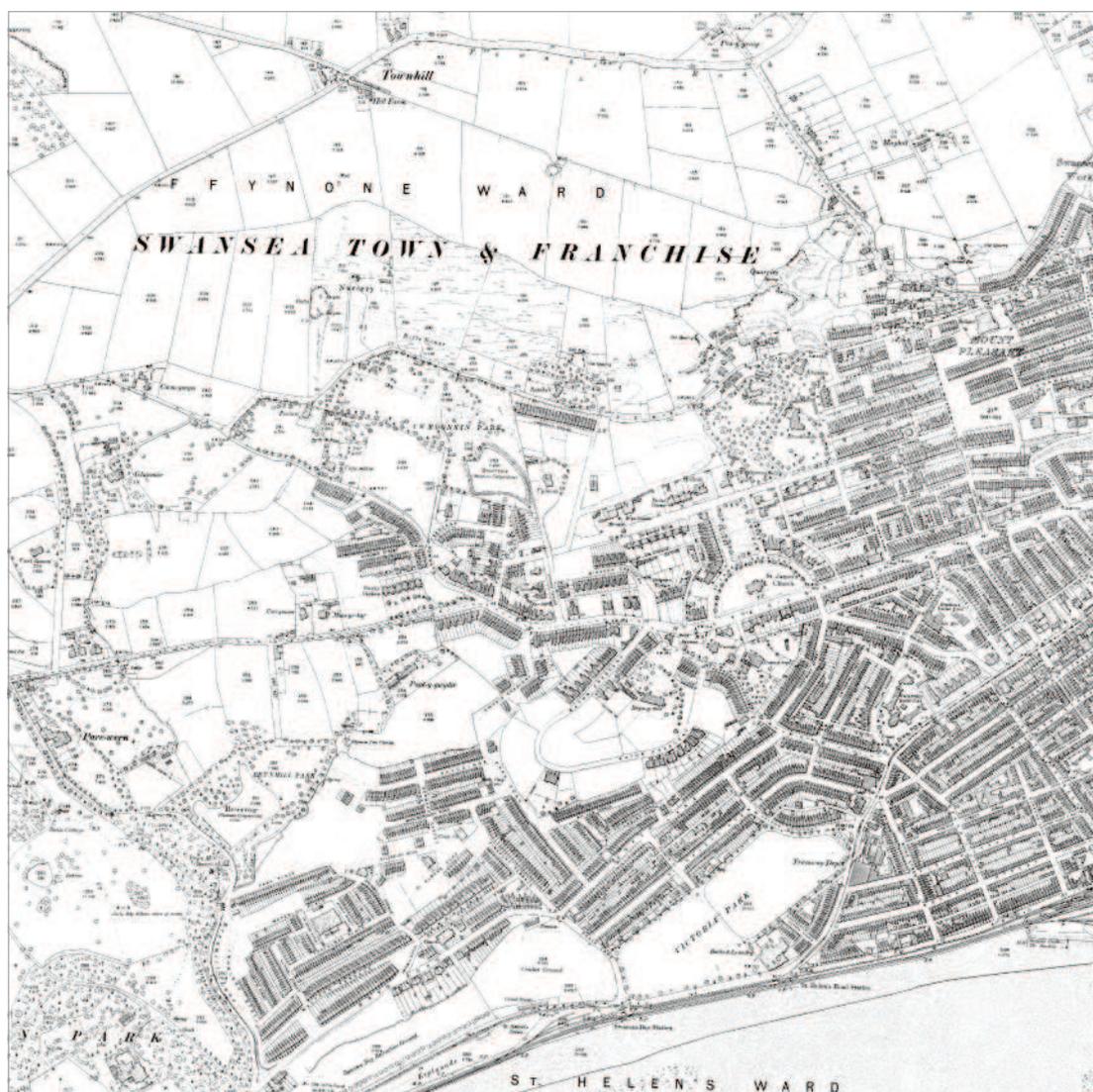
1843 Tithe map



1843 Tithe map with present day map overlay



1876 Tithe map



1899 Tithe map

2.7 James Walter, the son of a local colliery owner, was largely responsible for the development of the Ffynone area in the mid 19th century, responding to the increasing demand for large new houses for the middle-classes on the west side of the city, away from the industries along the river Tawe. He reused an existing country lane, now Walter Road, leading out of Swansea towards Sketty, and above this, and running parallel to it, he built Ffynone Road, making it wider than required at a generous 20 feet, although its route westwards was never continued and today it is in effect a cul-de-sac. The additional width of this road was provided to add status to his new houses, and as his new road created the southern boundary to

Ffynone house, he also wanted to capitalise on the prestige already bestowed by this important building. He then commissioned the building of substantial Italianate stuccoed villas on both sides, with eight houses on the south side, which date to the 1860s (Richmond Villas) and four houses of a similar date on the north side (Devon Terrace). Two detached villas were also built on the north side, which now form part of the Sancta Maria Hospital. The *Cambrian* reported that Swansea will now possess 'not only a fine promenade but one which will be a little conducive to their health from its proximity to the town and its healthy elevated position'.



Richmond Villas, Ffynone Road



St James Gardens

2.8 Similar houses were built along Walter Road, including Belgrave Gardens, and in 1867 St James Church was consecrated, providing a focus to the new community. The church was a chapel-of-ease to St Mary's Church, Swansea, until the area became a parish in its own right in 1985. The church faced Walter Road and the half-round crescent behind it provided another development opportunity, with houses of the 1880s and 1890s being built on either side of a large landscaped garden, creating an up-market square, centred on St James Church which lies immediately to the south. The change from detached or paired villas to terraced houses (albeit very large ones) seems to have occurred between 1870 and 1880, and probably resulted from simple economics – the terraced houses were more profitable and the demand for larger more prestigious houses must have dropped as the local economy was adversely affected by foreign competition.

2.9 As the years went on, the style of the new houses also changed, with stucco being abandoned for red brick, then stone. The Hawthorns, No. 23 St James Gardens, is a stone house and dates to c1885 with further examples on the east side of the square, including No. 30 St James Gardens. The trees and pathways in St James Gardens were laid out between 1878 and 1913 and the square was incrementally surrounded by houses. At the same time, more houses were built by the St George Freehold Society, which built terraced houses in the Rosehill and Mount Pleasant areas, the buildings being laid out on a strong grid pattern of streets.

2.10 By 1876, whilst the rural setting to the north and west of Ffynone had been retained, more houses had been added close to Ffynone Road, including Rheanva and Brooklands,

located immediately to the south east of Ffynone house. They are all still shown on the 1935 map, each sitting in a large garden, but only Brooklands still remains and is now used as the official residence of the Mayor of Swansea. The house was built in 1863 by a local builder Evan Matthew Richards as his family home. He was also the mayor of Swansea in 1855 and 1862. After his death in 1880 the house was sold twice before being purchased by the then County Borough of Swansea with the intention of making it the official residence of the mayor. From then on it was called Mansion Mouse. It retains many internal features of note including several white marble fireplaces, and much of the furniture came from the Glynn Vivian Art Gallery and Museum. The garden contains two brass cannons, cast in Woolwich in 1804. Another large Victorian house, Uplands, is also shown on the 1876 map, located to the south of Cwmdonkin Terrace. This was demolished in the 1980s and replaced with the houses which now form Clevedon Court.

2.11 Cwmdonkin Park was established in 1874 on land next to a reservoir owned by Swansea Water Works which initially supplied water to upper Swansea. The land was purchased from James Walter for £4,650 when it was described by the Cambrian as the sale of two fields. A further £2,251 was spent on landscaping the new park, with latter additions of benches and iron railings. It was also laid out with informal winding paths, designed to take advantage of the long views over Swansea Bay. These are clearly shown on the 1876 map. The reservoir eventually fell into disuse and was filled in by 1972, and the land grassed over to form part of the park.



Rosehill Quarry Community Park – site of former quarry

2.12 The 1876 map also shows quarries to the north east of Ffynone house, stretching into the hillside above. The map also includes references to 'Old gravel pits' suggesting that quarrying had been established here for some time. Stone would have been needed for the new housing in the area from the 1860s onwards, but once this was complete, mainly by 1900, demand would have fallen off. The site became overgrown and used for fly-tipping before pressure from local residents in the 1970s and 1980s encouraged the City Council to purchase the site and designate it as a Public Open Space. It is now supported by the Rosehill Quarry Community Group and maintained as a community park. The site is very delicate ecologically and this is represented in its lack of any formal cultivation, retaining an element of wilderness which helps to support a wide variety of animals and plants.

2.13 There appears to have been more development in the early 20th century, mainly along the eastern side of Cwmdonkin Drive and in Hillside Crescent, with paired or detached two storey houses, each with a garden. These contrast with the strong rhythm of the late 19th century terraces elsewhere in the Conservation

Area. More recent developments include Ffynone Drive (late 1930s) and Clevedon Court (1980s), the former excluded from the Conservation Area. A reservoir above Clevedon Court, which appears to have been built after 1935 and has now been grassed over.

2.14 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. Over time a number of the large family houses in the area have been subdivided into Houses of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living. Whilst more mixed uses have developed in the south east part of the Conservation Area, these are housed in historic buildings which retain their original residential character, with spacious gardens and planting. Cwmdonkin Park and the Rosehill Quarry Community Park provide a variety of green open spaces which are both well used by local residents and visitors. The location of both St James Church and the Life Point Church within the Conservation Area also give some spiritual focus to the local community.

The significance of Dylan Thomas (1914-1953)

2.15 Dylan Thomas is the most famous of all of the Welsh poets and writers, with an international reputation. He was born at No. 5 Cwmdonkin Drive, Ffynone, in 1914 and he lived there for the first 20 years of his life, referring often to the local landscape and surroundings in his later work. Whilst he and his wife Caitlin moved around a great deal during their married life, they returned to South Wales periodically and had several houses in the locality over the years, particularly at Laugharne, where they are both buried. Dylan remained deeply attached to South Wales and to the Swansea area in particular, visiting his parents at Cwmdonkin Drive and later at the house they moved to on the Gower.

2.16 No. 5 Cwmdonkin Drive is now a grade II listed building and although owned privately, it is open as a visitor attraction. Many of his poems refer to his childhood in this house and

include references to Cwmdonkin Park, such as 'The hunchback in the park'. Other poems, such as 'Do not go gentle into that good night' have an international reputation.

2.17 In 1982 a plaque to Dylan Thomas was unveiled at Poets' Corner, London. In 1995 the Dylan Thomas Centre was opened in Swansea in the original Town Hall, located in what is now called the Maritime Quarter, and in 1998 the first Dylan Thomas celebration was held in Swansea. There are various Dylan Thomas Trails in the area, including one around Swansea, taking in Uplands Crescent, Mirador Crescent, The Grove, Cwmdonkin Park and Cwmdonkin Drive. Plans are currently underway for a major Centenary in 2014 to celebrate his birth 100 years ago.

More details of Dylan Thomas' life are included at Appendix 2: The life of Dylan Thomas.



No. 5 Cwmdonkin Drive

3 SPATIAL ANALYSIS

General character and plan form

3.1 Ffynone is a 'planned' Victorian and Edwardian residential suburb, rather than a settlement which has incrementally evolved. The layout of the roads resulted from carefully controlled development by James Walter from the 1860s onwards, his new road layout and his up-market Italianate stuccoed houses being located to the south of the existing Ffynone house and its garden. Terrace Road and what became Walter Road appear to have been the only existing routes at this time. There was a deliberate 'set piece' which was created by Ffynone Road and St James Gardens, with an emphasis on St James Church, although today the mature tree planting has reduced the visual effect. It is interesting to note that the western end of Ffynone Road ends abruptly and it is probable that this road was intended to continue.



Richmond Terrace

3.2 Later residential development was of a different character, with tall (three storey) terraced houses in long rows, such as Richmond Terrace and Cwmdonkin Terrace, which appear to date to the 1880s. Both of these have green areas in front of them which contribute positively to their setting. More modestly sized two storey houses came in the early 20th century, resulting in the development of Cwmdonkin Drive and Hillside Crescent, where the houses have larger plots and gardens which are visible from the street. The street layout is not obviously coherent, but may have been determined by the rising land, the need to access Cwmdonkin Park after 1874, and the type of incremental development by different builders of various plots of land.

Open spaces and trees

3.3 The principal open space in the Conservation Area is Cwmdonkin Park, a substantial area of public open space, with notable trees and winding pathways on a sloping site over-looking the residential streets below. Above, the wooded hillside provides an attractive backdrop. Another important open space is St James Gardens, part of James Walter's original layout and now filled with mature trees. This creates a formal setting to the adjoining historic buildings including St James Church. A further important open space is in the middle of The Grove, a lozenge-shaped area of mature trees and grass. This links visually with Cwmdonkin Park, which lies to the north. Further north, the wooded space around the Rosehill Quarry Community Park is another much more enclosed green space which retains a more tranquil character although it is also open to the public.



Cwmdonkin Park

3.4 Trees are particularly important in the Conservation Area, and many are already specifically protected with Tree Preservation Orders (TPOs). These, and other important trees or tree groups, are marked on the Townscape Appraisal Map. Many trees also lie on private land, so it has not been possible to do more than indicate where these visually important trees are sited,. The omission of a particular tree does not imply that it is not important and any applications to fell or lop a tree within the Conservation Area will always be carefully considered by Swansea Council before granting permission. The protection, management and long term care of these trees is considered in greater detail in the Management Plan.

Focal points, focal buildings, views and vistas

3.5 As the Conservation Area lies on a south-facing slope, with a backdrop of steeply rising land towards the 20th century houses which form the sky line, there are any number of long views out of the Conservation Area southwards or more obliquely to the east or west. These take in some of the prominent seafront buildings along Swansea Bay, as well as the Bay itself. Long views up this slope, terminating in the green backdrop created by the areas of woodland above Terrace Road, are of special mention. The most important views are noted on the Townscape Appraisal Map, but because there are so many, the omission of any particular view does not mean that it is of no significance.

3.6 There are also a number of natural 'focal points' within the Conservation Area, the most significant of which are considered to be:

- The green area in the middle of The Grove
- Ffynone Road at its junction with St James Gardens



Green area in the middle of The Grove

3.7 Because many of the buildings in the Conservation Area were built at the same time to a matching design, the number of buildings which particularly stand out are limited, but the following are probably the most obvious:

- St James's Church
- The Hillside Care Home, Ffynone Road
- No. 23 St James Gardens
- No. 30 St James Gardens

3.8 Two of the terraced groups are also considered to be particularly prominent:

- Cwmdonkin Terrace
- Richmond Terrace

Public realm

3.9 The public realm includes street lighting, street and pavement surfaces, and street furniture such as seats, litter bins and signage. All of these are the responsibility of Swansea Council as Highways Authority. Overall, such features in the Ffynone & Uplands Conservation Area are of limited historical value, as much has been altered incrementally or lost, so a great deal could be done at relatively low cost to improve the visual appearance of the area.

Street lighting

3.10 Street lighting throughout the Conservation Area is a mixture of old electric lights, similar to the old gas lights in design and height but probably dating to the 1920s, and completely modern steel fittings, usually simply detailed and relatively innocuous. On Walter Road, because it is a main road, the streetlights are much taller but are the same modern design – steel, painted light blue.

Pavements

3.11 Originally it appears that most of the pavements in the Conservation Area were paved in large slabs of the local Pennant sandstone, which weathers to a pleasing light grey, and has some surface texture. These are laid in courses across the width of the pavement. The only two examples which remain are:

- Cwmdonkin Drive – outside No. 5 (Dylan Thomas's house) – the stone pavement stretches from the junction with Hillside Crescent to the junction with a back lane to Nos. 1-18 Richmond Road on one side of the road only
- On both sides of the short road, locally known as Coutts Hill, which connects Richmond Road to Ffynone Road – parts of this pavement are in very poor condition due to cars parking illegally

3.12 Otherwise, there are several examples of setted crossovers, using square slabs of Pennant stone about 300 mm wide, such as:

- Outside the entrance to No. 8 Richmond Villas, Ffynone Road
- At the vehicular entrance to the driveway in front of No. 1 Richmond Road (the first house in the long terrace)
- On the south side of Richmond Road, where there were old driveways into what is now the Santa Maria Hospital.



Stone paving in Coutts Hill



Stone paving in Richmond Road

3.13 Many of the streets, particularly Ffynone Road, retain their original Pennant stone kerbs, about 100 mm wide, with a wider stone gutter below them.

Street surfaces

3.14 The streets throughout the Conservation Area are covered in modern tarmacadam, and most of the other pavements, and both are often disturbed by recent trenching.

Street furniture

3.15 There is no consistency in the details of the street furniture apart from in Cwmdonkin Park where the current enhancement scheme has provided reproduction 19th century park benches made of timber slats which have been stained, set in cast iron ends marked '2014' in honour of Dylan Thomas's Centenary. Otherwise there is the occasional seat, such as the one in Cwmdonkin Drive, built from slatted timber on a concrete base. Timber picnic tables with attached benches can be seen in the Rosehill Quarry Community Park.

3.16 Poor quality litter bins, of varying designs, can be seen throughout the Conservation Area, clearly added incrementally and of no special merit.

4 THE BUILDINGS OF THE CONSERVATION AREA

Building types, uses and dates

4.1 The majority of the buildings within the Conservation Area were built for residential use between the 1860s and the early part of the 20th century, with a few residential developments of the 1930s (Hillside Crescent) or even the 1980s (Clevedon Court). There is a large Doctors' Surgery in Uplands Terrace (The Grove Medical Centre), located in a probably 19th century former house which has been so altered it is difficult to date it. Apart from the odd 20th century building, such as the Reading Room in The Grove, which is probably 1920s, the only other truly modern building is the Lifepoint Church, a relatively recent upgrading of a possibly 1960s synagogue, and the Jehovah's Witness Kingdom Hall in Mirador Crescent. St James's Church dates to the 1870s and is surrounded by a small complex of houses, carefully designed so as not to adversely affect its setting. Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.

4.2 Whilst many of the larger properties in the south-east part of the Conservation Area, facing St James Gardens or Walter Road, are now in commercial uses, they remain little altered so their predominantly residential character has been retained, reinforced by a general (and welcome) lack of signage. The expanded Conservation Area also contains a number of shops and commercial properties which are mostly located in and around Uplands Crescent.

4.3 Of the older buildings, these divide into a number of building types:

- Terraced or detached houses in Ffynone Road, St James Gardens, Walter Road and Belgrave Gardens, either stuccoed or faced in stone, dating to the 1860s and 1870s and representing the earliest development in the area – these are largely listed grade II
- Slightly later terraced or detached houses, faced in stone or red brick, facing St James Gardens and Ffynone Road, and dating to the 1870s, 1880s and 1890s – some of these



Listed houses in St James Gardens

are listed grade II

- Stuccoed terraced houses, three storeys high, dating to the 1880s and 1890s, of which Cwmdonkin Terrace, Richmond Terrace and Nos. 1-18 Richmond Road are most prominent and the best preserved
- Similar terraced houses around The Grove, which tend to be less well preserved
- The late 19th century development in red brick of the long terraced two storey houses in Mirador Gardens, with a taller terrace of similar houses in adjoining Uplands Terrace and some larger paired houses of a similar age and design facing Uplands Crescent
- Paired or semi-detached two storey houses with larger gardens and set back from the road in Cwmdonkin Drive and Hillside Crescent – these date to between 1914 and the 1930s



Uplands Crescent

Listed buildings

4.4 There are currently 50 listed building entries in the Conservation Area (all grade II), which represent approximately 10% of all of the Listed Buildings and Structures within the City and County of Swansea. These are summarised below. Apart from St James's Church, they were all built as houses although some are now in commercial uses, mainly as offices. They date to between the 1860s and the 1890s, apart from the house where Dylan Thomas was brought up, which dates to 1914. Most of the buildings which form the earliest part of the development of the Ffynone area, and were therefore built by James Walter, are listed.

Nos. 1-4 Devon Terrace, Ffynone Road

4.5 This is a terrace of four three storey matching stuccoed houses, c1860, set up a bank from the road. They are faced in stucco, with two storey bay windows and raised front doors. No. 4 is currently considered to be 'at risk' due to a general lack of maintenance. The roofs are slated with a shallow pitch, but they are partially hidden by a parapet.

Hillside, Ffynone Road

4.6 Hillside is a large detached Italianate house of c1870, faced in pennant stone with Bathstone dressings and slate roofs. The Italianate belvedere tower is a feature of visual significance. It is now used as a Care Home.



Bryn-cerrig, Ffynone Road

4.7 Bryn-cerrig is a two storey detached house of c1870 built from local rubblestone with Bathstone dressings. The large windows feature stone dressings and stone mullions and transoms.

Hillside

Springfield, Ffynone Road

4.8 Springfield is a further two storey house of c1870 with unpainted stucco elevations, the one facing the road having two storey protruding canted wings, with sash windows and what appear to be the original blind boxes. The central front door has been altered. It is now a Buddhist Retreat.



Springfield, Ffynone Road

Nos. 1-8 consec. Richmond Villas, Ffynone Road

4.9 These houses were built in c1860 and with Devon Terrace, which they face on the opposite side of Ffynone Road, represent the earliest development of the Ffynone Estate by James Walter. They are built in the Italianate style, simply detailed with large multi-paned sash windows and shallow pitched slated roofs.

Nos. 7 – 11 consec. St James Crescent

4.10 These are imposing three storey stuccoed houses of c1870 which are located behind St James's Church. They include good quality Italianate details, with large replacement windows in original openings, relatively simply detailed. Doric porches to Nos. 8, 9 and 11 and canted ground floor bay windows with bracketed cornice to each are a special feature.



Nos. 7-11 consec St James Crescent

Nos. 12-22 consec. St James Gardens

4.11 This long terrace of matching three storey houses was built in c1890 using red brick which is decorated with Bathstone dressings. The houses have canted bay windows and tripartite sashed windows, and are listed because they form a cohesive visually dominant group with other older properties and make an important contribution to the Conservation Area.

The Hawthorns, 23 St James Gardens

4.12 This impressive corner house was built in c1885 and is two storeys high with details which are described in the list description as 'Northern European Residence' style. The most striking feature of the house is the use of local rubble stone with Bathstone dressings, including the stone mullioned and transomed windows. Tall gables and a raised ground floor entrance add stature to the building.



The Hawthorns, No. 23 St James Gardens

Nos. 1-8 consec Belgrave Gardens, Uplands Crescent

4.13 This more modestly sized two storey terraced group sits back from the busy road with an almost communal front garden of grass and trees, divided by simple pathways, providing a pleasant setting. The houses have canted ground floor bays with French windows, margin-light sashed windows, and parapets which partially conceal the shallow pitched slated roofs above. When the buildings were listed, some of the properties already had uPVC windows and other modern interventions which in time it would be advantageous to change.



Nos. 1-8 consec Belgrave Gardens

St James's Church, Walter Road

4.14 The church was consecrated in 1867 and was designed by the architect Thomas Nicholson (1825-1875) who was the Diocesan Architect for Hereford Cathedral. The detailing is a 19th century version of the Decorated style, and it is built using brown snecked stone with freestone dressings below a slate roof. Most of the windows have hoodmoulds with stone stops, although some damage was caused by a bomb in the Second World War. A tower was never completed. The adjoining, and slightly later, church hall is also listed, as are the surrounding cast iron railings.



St James Church

Nos. 94-96 consec. Walter Road and No. 43 St James Crescent

4.15 These five almost matching houses form a three storey stuccoed terrace which was built in c1865 in the Jacobethan style with shaped gables facing the street. Each house is two bays wide, one wider than the other, the wider bay providing the opportunity for the dominant gable. Below this larger gable there are canted bay windows to the ground floors. The houses have been somewhat altered but form a very important group next to St James's Church.



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

Nos. 5 and 6 Cwmdonkin Drive

4.16 This pair of houses dates to 1914 and is listed because Dylan Thomas, Wales's most famous poet, was born in No. 5 and was brought up there. The exterior of the No. 5 retains its sash windows, tile hanging and canted bay windows, all original, although unfortunately its neighbour, No. 6, has been altered with uPVC windows and fewer original details.



Nos. 5 & 6 Cwmdonkin Drive

Eden Avenue

4.17 In Eden Avenue, these buildings have been listed grade II. They are notable for their steeply pitched roofs, tall brick chimneys, the use of timber-framing details to the front gables, and metal-framed leaded light windows set in wooden frames. Some of the houses have original, very well detailed, roof dormers. Walls are painted render, brick, a natural colour pebbledash or tile-hung, and the roofs are all covered in machine-made clay tiles. The general style is described by John Newman in *The Buildings of Wales: Glamorgan* volume as 'Norman Shaw Old English', and the list description suggests that they may have been designed by the Swansea architect Glendinning Moxham (see Appendix 3).



Listed dwellings on north side of Eden Avenue

Sketty Road

4.18 Sketty Road is notable for the three linked pairs of grade II listed villas (Ty Beck Hall) which sit back from Sketty Road and are now used by Swansea University for student housing. The houses were built in c1860 and are faced in Bath stone with classical details.

Walter Road

4.19 Ffynone Villa lies to the west of Belgrave Court also on the south side of Walter Road, and is a two storey house of c1870 which is listed grade II. Nos. 61-65 form a group of five matching three storey houses of c1865 which are listed grade II. They are faced in stucco with two storey canted bay windows and shallow slate roof facing the road. Apart from No. 65 they each retain the original open porch with classical

details and dentil cornicing. Nos. 66 and 67 have the same details and are also grade II listed. At the end of the group, Nos. 74 and 75 are of a similar design and date. No. 76 is a larger house with three storey tower set back from the road which is in need of some repairs.



Ffynone Villa

Eaton Crescent

4.20 The development of this area was probably contemporary to the rebuilding of Brynymor House, and to the re-orientation of the main entrance from Walter Road to the newly created Eaton Crescent, where a stables and coach house was built, which still survives and is listed grade II. Brynymor House became a convent and school and despite its grade II listing was substantially added to in the 1980s. Although the Stella Maris Convent is the principal historic building in this area it cannot be seen from the public domain although the spacious grounds, and the many trees within these grounds are clearly visible from the south-eastern end of Eaton Crescent.



Eaton Crescent

A relatively modern development of houses, called The Cloisters, has also been built in the grounds, but this is set back from Eaton Crescent

and is shielded by trees. The Convent itself has been substantially extended although it remains listed.

Unlisted but positive buildings

4.21 The majority of the unlisted buildings in the Conservation Area have been identified as 'positive' as part of the survey work for this Character Appraisal. These buildings, most of which are in residential uses and date to the later half of the 19th or the early part of the 20th century, provide good examples of relatively unaltered, well detailed structures which use traditional materials and details. Where they have been too altered, or restoration is not practicable, they are excluded.

4.22 There is a general presumption in favour of the retention of any unlisted but 'positive' building in a conservation area, so the identification of these buildings, which will then be subject to public consultation and the full endorsement of the Council, is important. In the future, once this Character Appraisal is finally approved, any applications to demolish a 'positive' building are therefore unlikely to be allowed unless a case can be made. Applicants are likely to be required to provide a full economic assessment of the reason why the building cannot be kept, including proof that alternative uses have been sought, including, where appropriate, putting the building on the open market. Any demolition proposals in the Conservation Area will only be considered if accompanied by an acceptable replacement scheme. This concurs with Policy EV10 in the Swansea Unitary Development Plan (UDP) which states:

4.23 Consent for the demolition of unlisted buildings that make a positive contribution to the character or appearance of a conservation area will not be granted unless it can be demonstrated that:

- (i) The condition of the buildings would not justify the cost of repair
- (ii) Efforts have been made to find a viable use
- (iii) Redevelopment would produce substantial benefits for the community that would outweigh the loss resulting from demolition, and
- (v) There are acceptable and detailed plans for redevelopment

4.24 Article 4 Directions are to be brought in by the Council to prevent positive unlisted residential properties from being spoilt by inappropriate alterations. This is a separate process which is currently underway and will result in the removal of some permitted development rights for positive unlisted buildings in order to protect the character of the conservation area.

Building styles, materials and colours

4.25 The earliest properties in the Conservation Area are the 27 stuccoed houses in Ffynone Road, St James Gardens and Walter Road, which are all listed grade II – these date to the 1860s with simple Italianate details including moulded architraves, have sash windows, shallow pitched slate roofs, sometimes concealed by parapets, and panelled front doors. These are usually painted white although the grade II listed eight properties at Richmond Villas in Ffynone Road are painted a variety of pastel colours. More detailed descriptions are included at 4.2 Listed buildings.



Richmond Villas

4.26 Slightly later, probably in the 1870s or 1880s, five further houses were also built in Ffynone Road which were completely different in terms of their materials, details and colours. They used the local rubble stone, coloured a mid-brown, with cream Bathstone dressings. Hillside Care Home continued the Italianate character with slate roofs and classical details, but its immediate neighbour, Bryn-cerrig, has mullioned and transomed windows and steeply pitched clay tiled roofs. These are both listed as is No. 23 St James Gardens (Hawthorns) a further stone building of c1885 with gabled elevations

which the list description summarises as being ‘Northern European Residence’ in style. On the opposite side of St James Gardens is a similar house (No. 30 St James Gardens), this time not listed, with slightly simpler details but also using rubble stone with painted stone dressings, with a slate roof.



No. 30 St James Gardens

4.27 Behind this house are two further stone buildings (the former Ffynone Nursing Home and the former RAFA Club) of a similar age and design but with no roofs and in a derelict condition. They sit opposite Mansion House, a substantial house which was originally called Brooklands. This was completed in 1863 in the local rubble stone with stone dressings, a slate roof, gables and a decorative corner turret. Now used as the official residence of the Mayor of Swansea, it retains a mahogany staircase and a large stained glass window commemorating the original owner, a local builder called Evan Matthew Richards. The entrance lodge, dated 1901, as well as the house called Richmond in Richmond Road, is probably the work of Glendinning Moxham FRIBA, a local architect who also designed several banks in Swansea and (probably) the



Entrance lodge to the Mansion House, Ffynone Road

listed buildings in Eden Drive. His most famous building is the Glyn Vivian Art Gallery (1903) in the City Centre (see Appendix 2 for a brief biography).

4.28 Apart from these examples, the prevailing style in the Conservation Area is the terraced three storey house, built in the 1880s, 1890s or very early 20th century, with gables facing the street, often decorated with fretted barge boards. Two storey canted bay windows to the fronts add further interest, although in many cases they have been altered and their details eroded by the use of modern materials. A few, such as No. 19 Cwmdonkin Terrace, remain almost as originally built, with the timberwork of the bays also being decorated with modillions and other carved features. Overall, the best preserved houses are in Richmond Terrace, Cwmdonkin Terrace and Nos. 1-22 consec. Richmond Road. Similar houses, but slightly more modestly sized and also more altered, can be seen in The Grove.

4.29 From the 1880s onwards there was also an incremental change to the use of brick as tastes and fashions changed with the growing popularity of the Arts and Crafts Movement. In Mirador Crescent, the matching terraced houses on both sides of the road, which date to the 1890s, have gabled frontages and two storey canted bays like the surrounding white-painted rendered houses, but they are built in red brick, with painted stone dressings. Doorcases with flat hoods are a special feature although very few of the original panelled front doors remain. Of note are the decorative cast iron railings on top of the bay windows. The visual effect of the long rows of these houses with their matching gables seen obliquely along the road is a further feature of note. Around the corner in Uplands Terrace are two pairs of three storey houses, again of the 1890s, with shallow canted bays built from stone, mullioned and transomed windows, and pointed almost Gothic arches to the front doors, again picked out in stone. These roofs are slated rather than tiled. The windows were almost certainly plain timber sashes, but none of these now remain.



No. 19 Cwmdonkin Terrace

4.30 The latest phase of development occurred in the early 20th century with the development of the Hillside Crescent area. These paired or (just) detached houses sit in larger gardens, set back from the road, and are typical of the 1920s or 1930s with rendered frontages, usually painted white, canted two storey bays to the front, and decorated gables above – some of these have details which are similar, though not as elaborate, as the houses in Park Drive, which face Cwmdonkin Park.

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5 CHARACTER AREAS

5.1 The Conservation Area has been broken down into ten distinct Character Areas according to their historical development, uses, landscape features, and architectural forms. This chapter includes an introduction to each area including its principal spatial characteristics and building types, and a summary of any negative features which are used in Chapter 6 Negative features and Issues to prepare a list of enhancement opportunities for the Management Plan.

5.2 The 10 Character Areas are:

Area 1: Ffynone Road, St James Gardens, and Walter Road

Area 2: Cwmdonkin Drive, Cwmdonkin Terrace, Hillside Crescent and Richmond Road

Area 3: Cwmdonkin Park

Area 4: The Grove, Mirador Crescent and Uplands Terrace

Area 5: Eden Avenue, Westfa Road and Park Drive (2015)

Area 6: Uplands Crescent *

Area 7: Sketty Road *

Area 8: Glanmor Crescent and Glanmor Road

Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent *

Area 10: Terrace Road, Rosehill Quarry and the green wooded backdrop to the north *

Note: the areas added to the Ffynone and Uplands Conservation Area as part of the 2015 review are highlighted with an * above.

Character Area 1:
Ffynone Road, St James Gardens,
and Walter Road

5.3 This Character Area forms the original part of the Ffynone & Uplands Conservation Area, encompassing most of James Walter's development of the 1860s onwards. The principal special features are Ffynone Road, a very wide street which forms the 'spine' of this Character Area. St James Gardens leads off Ffynone Road, and contains a heavily treed public park, surrounded by well detailed mid to late 19th century properties. Of note is the high incidence of listed buildings, with most of the buildings in Ffynone Road being grade II listed, along with the entire group of mainly

terraced houses along the west side of St James Gardens, as far as Belgrave Gardens, which is also listed grade II. St James's Church forms an important focal point, particularly in relation to Walter Road, along very straight road which leads directly east towards the City Centre. This was originally enclosed by long avenues of trees, although today many of these have been lost. The churchyard has been developed with new houses (St James's Court), carefully designed to enclose the church and its hall in a sympathetic way, as well as retaining the many trees and (separately listed) cast iron boundary railings. Of note is the use of the local Pennant sandstone, with stone or stucco dressings, on some of the listed buildings, along with the local red brick, most dramatically used along the west side of St James Gardens. The varied pastel colours of the houses which form Richmond Villas also make a positive contribution.



St James' Court, next to St James's Church



The Funeral Directors in St James Crescent

5.4 Trees are also important, particularly to the eastern end of Ffynone Road (which help to shield Mansion House from any public views) and in St James Gardens.

5.5 This Character Area therefore represents the earliest development of the Ffynone Estate. It retains the character of an affluent middle-class suburb, located on rising land above the busy traffic along Walter Road. The properties are, with three notable exceptions, well maintained and overall the area has a cohesive character which has been protected from inappropriate change by the listing of most of the buildings. These exceptions are provided by No. 4 Devon Terrace, an occupied but somewhat neglected grade II stuccoed villa on the north side of Ffynone Road, Cilwendeg (the former RAFA Club) and Llwyn Helyg (the former Ffynone Nursing Home) on the south side of Ffynone Road, next to the Life Point Church. These two privately buildings are completely derelict and planning permission was granted in December 2014 to extend the time period to implement an existing development on the site by a further 2 years.



Llwyn Helyg (the former Ffynone Nursing Home) is a Building at Risk

5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years. Many of the properties facing St James Gardens are in office use, and there is also a school (Ffynone School) on the east side of the square. This leads to some conflicts in terms of traffic and the need for car parking.

5.7 This part of the Conservation Area contains the only survival of original street paving, with both pavements of the un-named

back street which connects Ffynone Road to Richmond Road being partially covered in slabs of sandstone. There is also some original stone kerbing and stone gutters in various places, most notably in Ffynone Road.



The listed railings around St James's Churchyard

5.8 Issues in this area include:

- The very poor condition of the former Ffynone Nursing Home and the former RAFA Club in Ffynone Road which are subject to approved development proposals yet to be implemented.
- The detrimental effect this has on the neighbourhood due to anti-social behaviour on the site
- The possible relocation of the Sancta Maria Hospital and the potential future development of this site
- Pressure for car parking in St James Gardens particularly, although there is some designated Residents' Only parking
- Many of the specimen trees in St James Gardens are now over 100 years old and will need replacing or some form of maintenance soon
- The Gardens are in general need of enhancement including the seating, signage and lighting
- Pressure for on-street car parking
- There is a 20 mph speed limit at the eastern end of Ffynone Road which could be extended into the Conservation Area
- The loss of the original railings to the front boundaries of the listed houses in Ffynone Road
- The poor condition of the listed railings around St James Church
- Some converted former gas lights, but also modern steel street lights of little merit

- UPVC windows in many of the listed properties in Walter Road (Nos. 97-105 odd), along the west side of St James Gardens (Nos. 11-22 consec.), and in Belgrave Gardens
- Some poorly detailed modern residential development between Belgrave Lane and Mirador Crescent
- The damaged stone paving, caused by vehicular over-run, in the road which connects Ffynone Road to Richmond Road, much of which has been repaired using concrete slabs

Character Area 2:
Cwmdonkin Drive, Cwmdonkin Terrace, Hillside Crescent and Richmond Road

5.9 This very hilly area was developed in three different phases. In 1876 Uplands House was the only property on the land. By 1899, Cwmdonkin Terrace was complete, and Richmond Terrace had just been started. The rest of the land was still open. By 1914 Richmond Terrace was complete and houses, including Dylan Thomas' former home (No. 5), had been built in Cwmdonkin Drive, overlooking the green open space towards Uplands. Hillside Crescent appears to have been developed between 1920 and 1935 apart from No. 31 which is shown on the 1914 map and has similar details to the much bigger houses in Park Drive.



View from Cwmdonkin Terrace

5.10 The buildings therefore fall into three types – the long, traditional late 19th century three storey terraced houses in Cwmdonkin Terrace and Richmond Terrace, both notable for their regular gables frontages and green setting, and the paired or detached two storey houses which came later, with more modestly sized properties in upper Hillside Crescent and some

much larger detached houses in Richmond Road of which Richmond House, with its red-painted timber-framed gables, is of special merit. Of note are the long views over Swansea Bay from many vantage points, and the green backdrop in views up the hill provided by the woodland behind Terrace Road. The buildings are also interesting and well detailed, being largely 'positive' in their contribution to the special interest of the Conservation Area. Good examples include Nos. 5 and 19 Cwmdonkin Terrace, which retain their original highly decorative bay window details, or the fretted barge boards on the gables of Richmond Terrace and Richmond Road.



Richmond Road

5.11 Issues in this area include:

- The reservoir in Cwmdonkin Drive has poor quality boundaries and the site generally is in need of improvements
- Negative views from Cwmdonkin Drive to the backs of Richmond Terrace, with a mixture of poor quality flat roofed modern garages
- Similar negative views of modern garages and poor quality boundaries in Terrace Road
- The maintenance and protection of the many original boundary walls, faced in brick, stone or rendered
- The protection of the green open spaces, particularly to the south of Cwmdonkin Terrace
- More street trees needed to replace missing trees in Cwmdonkin Drive
- Poor quality public seating on Cwmdonkin Drive
- Modern steel street lights of little merit, although some converted former gas lights also remain
- Some surviving Pennant stone paving

outside No. 5 Cwmdonkin Drive, some stone kerbs and wide stone street gutters, and some setted crossovers, particularly in Richmond Road, but otherwise poor quality tarmac pavements

- Very few surviving original windows – most have been replaced in uPVC, often to an unsympathetic design

Character Area 3:
Cwmdonkin Park

5.12 Cwmdonkin Park was opened in July 1874. It was created from two fields which lay to the north and west of a mid 19th century reservoir which was owned by the Swansea Water Works and which provided water to the upper part of Swansea. The fields formed part of the Ffynone Estate which was owned by James Walter. He sold the land for £4,650, and £2,251 was also spent on landscaping the new park, with latter additions of benches and iron railings. These fields were laid out with informal winding paths, designed to take advantage of the long views over Swansea Bay, and are clearly shown on the 1876 map. The use of public money for such a facility was apparently at the time somewhat contentious. The planting of the park started immediately and reached its peak in around 1900, with the 1901 catalogue describing over 15,000 species of plants in the park. The reservoir eventually fell into disuse and was filled in by 1972, and the land grassed over to form part of the park.

5.13 Cwmdonkin Park is famous for its associations with Dylan Thomas, who was born and brought up Cwmdonkin Drive, spending many hours in the park as a child and young adult. Some of his most famous poems relate to these early experiences.

5.14 The park is owned and managed by Swansea Council. In 2010 an application was made to the Heritage Lottery Fund (HLF) for a 'Parks for People' grant to help with the restoration of the park in time for Dylan Thomas' centenary in 2014. The project cost £1.39 million and other partners in the scheme include the European Regional Development Fund (ERDF) through the Welsh Government's Sustainable Tourism initiative. Swansea Council and the Friends of Cwmdonkin Park also contributed. The work undertaken included:

- The upgrading of the footpaths
- Tree and shrubbery clearance and pruning
- Replanting of herbaceous borders
- Improvements to the existing pavilion
- Drainage works
- New children's play ground
- Dylan Thomas shelter improvements
- New seats
- Lower pond improvements
- Refurbishment of memorial benches



Cwmdonkin Park



The newly restored pavilion, Cwmdonkin Park

5.15 Issues in this area include:

- Works to upgrade the park were completed towards the end of 2013. Some local residents have complained about the amount of tree felling and lopping which has been done, but this was undertaken to open up the area and make it safer for visitors, as well as for the health of the trees. It is considered that as this recent work has been carefully planned and executed, and that there are no immediately obvious outstanding issues which need to be addressed in the Conservation Area Management Plan.

Character Area 4:
The Grove, Mirador Crescent
and Uplands Terrace

5.16 This predominantly residential Character area was built mainly between the 1870s and 1900. It centres on The Grove, with its small area of central green space with mature trees, which leads up to the entrance to Cwmdonkin Park. Views up The Grove, taking in this entrance and the strong line of trees above, are of special merit. The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941 and between 1942 to 1951 was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Facing Uplands Crescent, the properties are larger and generally detached, and some are in commercial use.



Houses in The Grove

5.17 The buildings are mainly in terraced form with particularly cohesive frontages in Mirador Crescent and Richmond Terrace. This cohesion is less obvious in The Grove, where some of the buildings have lost their original details and have been altered or extended.



Houses in Mirador Crescent

5.18 Issues in this area include:

- Hardly any original windows or roof materials in The Grove
- Many of the bay windows in The Grove have been rebuilt or poorly upgraded
- Visible satellite dishes on the front elevations of some houses in Mirador Crescent, presumably erected without permission
- Poor quality concrete post and rail boundary around the central green space in The Grove
- Modern street lighting of little merit
- Poor quality litter bins
- Pressure for on-street car parking, and some illegal parking on pavements
- The Grove and Glanmor Crescent are used as a rat run by speeding traffic

Character Area 5:
Eden Avenue, Westfa Road and Park Drive

5.19 This area provides cohesive residential development constructed in the early 20th century and between 1919 and 1935. Most of the buildings are either Grade II listed or are considered to make a positive contribution to the streetscape.

5.20 Park Drive and Eden Avenue were partly developed with substantial detached or paired houses just before the commencement of World War I, with both western sides of each street being shown on the 1914 map. In Eden Avenue, these buildings have been listed grade II. They are notable for their steeply pitched roofs, tall brick chimneys, the use of timber-framing details to the front gables, and metal-framed leaded light windows set in wooden frames. Some of the houses have original, very well detailed, roof dormers. Walls are painted render,



Listed houses in Eden Avenue

brick, a natural colour pebbledash or tile-hung, and the roofs are all covered in machine-made clay tiles. Although each house is different, they use a common palette of materials and details which gives them an unusual sense of cohesion. This reinforced by the street trees and the way in which the houses sit up from the pavement behind a high stone retaining wall with arched gateways into each house. On the opposite side of Eden Avenue, there are further houses of the 1920s which replicate some of these details, but in a less impressive way, and have also been more altered including the loss of some of the front gardens for car parking. Oblique views along Eden Avenue into Cwmdonkin Park are of note, and many of the houses also have good views towards Swansea Bay, due to their elevation position. This street also retains some former gas lights, now converted to electricity. Because the road lies some height above the Park, direct access between the two is not possible but the added height does provide particularly good views of the trees and open green spaces, as well as longer views northwards up the hill beyond the Park.



View from Eden Avenue over Cwmdonkin Park

5.21 Park Drive also contains some pre-1914 houses, mostly facing directly towards Cwmdonkin Park, which lies at a slightly lower level but is connected to it by a gate in the right green metal railings which surround the Park. The two pairs at the northern end (Nos. 8 and 9, and 10 and 11) are of particular merit. These have extremely well detailed elevations with first floor balconies, three storey canted bays reaching up to jettied gables, and mullioned and transomed timber windows, most of them retaining the original coloured glass panes. Hipped slate roofs with half timbering decoration also feature. Of special note however is the



Nos. 8-11 consec Park Drive

rounded 'cross' decoration between the ground and first floor windows, created from timber, the cross-shape picked out in white on a black background. This same motif is also found at No. 31 Hillside Crescent, although is a more diminutive form. These houses should also be considered for statutory listing. The other houses in the road, Nos. 2-7 (consec.) have some original details such as long, first floor balconies over similarly-sized verandas, and together the 12 houses form an important group which are particularly visible from Cwmdonkin Park.

5.22 Issues in this area include:

- The loss of some of the front gardens to car parking
- Poor quality street lights and street signs
- The need for more street trees

Character Area 6:
Uplands Crescent

5.23 This part of Swansea was built in the late 19th century with two long terraces on the south side (Nos. 57-79 and Nos. 9-11 and 15-51 odd Uplands Crescent) now forming the core of the local shopping area. The houses are three storeys high with gables with either paired



Uplands Crescent (ca 1920)

corbels, the same as Nos. 1-23 Sketty Road, or fretted bargeboards, with oriel bay windows to the first floor. Where these properties remain in residential use (Nos. 9, 11 and 15) they are much better preserved, with three further houses of great merit, which also date to the late 19th century (Nos. 1, 5 and 7), being of special interest. On the north side of the road, Nos. 32-58 even form a mixed group which were all built by 1876 but have been much altered - only the Uplands Tavern retains some historic character.

5.24 Due to the diversity of the area as a result of the longstanding presence of nearby HMO's, there is an ongoing pressure for Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG.



Uplands Crescent south side

5.25 It appears that at least some of the buildings on the south side of the road had shopfronts in them when built, or else were converted soon afterwards, as a few examples of late 19th century shopfronts still remain although somewhat altered. These are as follows:

South side:

- No. 28 Rainbow
- No. 38 The Gower Kitchen (the most complete example)
- No. 65 Samaritans Charity Shop
- No. 75 Squirrel Cafe
- No. 83 Hair Quarters

North side:

- Computer Shop, Taffey's and H Sports (known collectively as No. 49 The Grove).



No. 75 Squirrel Cafe



No. 38 The Gower Kitchen



Uplands Tavern, north side of Uplands Crescent

5.26 In addition, Colliers Photo Emporium (No. 81 Uplands Crescent) has a well preserved shopfront with Art Deco details which probably dates to the 1920s or the 1930s.

5.27 Issues in this area include:

- Saturation of food & drink uses which takes space away from shopping uses in the day and can also lead to problems associated with a night time economy based around a cluster of premises serving alcohol.
- There is a plethora of modern shopfronts, poorly detailed first or second floor modern windows, and a general lack of maintenance
- Whilst this is a vibrant shopping area, the buildings are generally not well maintained
- The streetscene is dominated by busy traffic and various negative features installed by the Highways Authority such as signage & barriers
- The area would benefit from a variety of improvements including:
 - Reduce Highways features to the minimum required.
 - Generally de-clutter the street and pavement, and improve the pedestrian experience
 - Consider a grant scheme to repair buildings and to reinstate lost architectural features
 - Encourage new shopfronts, the design of which should follow new Shopfront Guidance from Swansea Council
 - More street trees
 - Improved street lighting, seating and litter bins
 - Action by private property owners to improve their frontages generally
 - Increased vigilance on unauthorised signage and advertising

Character Area 7: Sketty Road

5.28 Sketty Road is notable for the three linked pairs of villas (Ty Beck Hall) which sit back from Sketty Road and are now used by Swansea University for student housing. The houses were built in c1860 and are faced in Bath stone with classical details. To either side are cohesive three storey red brick terraces (Nos. 4-14 and 28-48 even), mainly in commercial uses and built between 1899 and 1914. These face a group of well detailed two storey paired houses (Nos. 25-51 odd) of a similar date which are faced in red brick with painted pebble-dash, half-timbered gables and some original porches, all reasonably well preserved. Turning back towards the City Centre, Nos. 1-23 odd Sketty Road form a cohesive red brick terrace with Bathstone dressings. The windows to the second floor bedrooms are located in tall gables which have paired brackets supporting the bargeboards. Two storey canted bays, some of them with original sash windows, are of note. They date to the late 19th century.



Uplands Crescent (ca 1926)
now Gower Kitchen-Sainsburys etc

5.29 Issues in this area include:

- Potentially conflicting commercial and residential uses
- The demand for on-street car parking
- Dominant signage
- Busy traffic
- Poor quality street lights
- The management of the open green space and the important mature trees in front of Ty Beck Hall

Character Area 8:
Glanmor Crescent and Glanmor Road

5.30 The late 19th century houses in Glanmor Crescent and Glanmor Road (Nos. 17-53 odd) are typical of the area, with three storey gabled elevations facing the road and one or two storey canted bay windows below. The houses in Glanmor Road are, for some reason, much better preserved with more original details (including fretted barge boards) than the slightly smaller houses in Glanmor Crescent, particularly on the north side of the road. Whilst these earlier buildings are all faced in painted render, one house stands out – No. 53 Glanmor Road, a double fronted corner building with stone, rather than rendered, elevations, and a small gabled attic room with a particularly well preserved fretted bargeboard, which matches the details of the adjoining terrace.



Nos.1-23 odd Sketty Road



Ty Beck Hall

5.31 Issues for this are include:

- Busy traffic
- The Grove and Glanmor Crescent are used as a rat run by speeding traffic

- Unsympathetic alterations to the front elevations of some of the 19th century houses, particularly in Glanmor Crescent
- Many of the bay windows in Glanmor Crescent have been rebuilt or poorly upgraded
- Loss of architectural details and bay windows to some properties



No. 53 Glanmor Road

Character Area 9:
South of Walter Road, Bryn-Y-Mor and Eaton Crescent

5.32 This area lies along the south side of Walter Road, facing St James's Church and the buildings already within the Ffynone & Uplands Conservation Area. It includes the site of the earliest building in the area, now called the Stella Maris Convent. This was built in c1780 by Thomas Eaton, a West Indies plantation owner, when it was called 'Brynymor'. It was largely reconstructed during the mid to late 19th century when the surrounding estate was incrementally developed. Most of the buildings close to Walter Road were built by 1876 and some are likely to have formed part of James Walter's planned development of the area from the early 1860s onwards.



Walter Road looking east



Nos. 61-65 odd Walter Road

5.33 There is one block of purpose-built flats, Belgrave Court, a substantial four storey red brick and stone building used as flats which dates to the 1920s. It retains a commemorative plaque to Sir Arthur Whitten Brown, navigator of the first transatlantic flight on June 15, 1919. Ffynone Villa lies to the west of Belgrave Court also on the south side of Walter Road, and is a two storey house of c1870 which is listed grade II. Nos. 61-65 form a group of five matching three storey houses of c1865 which are listed grade II. Between this group and Belgrave Court is a substantial but unlisted late 19th century detached house, built from rubblestone with painted Bathstone dressings (No. 79 Walter Road) which retains a partly converted stable of a slightly later date, also of interest.

5.34 To the south of Walter Road are two roads which represent the development of the Brynymor estate from the 1860s or 1870s onwards. Bryn-Y-Mor Road and Bryn-Y-Mor Crescent are two long terraces of three storey houses, with painted render elevations and fretted bargeboards to the prominent front gables. The earliest of these dates to pre-1876, by which time Eaton Crescent had been laid out and some smaller scale development started along the south-east side of the street.



Bryn-Y-Mor Road

5.35 Eaton Crescent was developed on land which once formed the large garden to Brynymor House, and whilst the earliest properties date to pre-1876, most were built between 1876 and 1899. Together they provide a cohesive and attractive streetscape, although some parts of the road have suffered from later alterations. The earliest houses lie on either side of the Western end of the road, where they are usually stuccoed and terraced, three storeys high with fretted bargeboards to prominent front gables. Two storey canted bay windows also add interest. Opposite, they are similar but with parapets rather than gables, and moulded architraves to the sashed windows (these all pre-date 1876). Further along, the houses are two storeys high with gables and attractive sash windows and two storey bays – these are built from red brick and render. At the bend in the road, where it curves quite sharply around, the houses were added relatively late, between 1914 and 1935. Again, they are two storeys high with gables facing the road and overhanging eaves. Nos. 78/80 are a one-off pair of stuccoed houses, with Italianate details and gables supported on giant consoles – they date from 1882-1883. Beyond this, Nos. 61-91 odd are three storeys high with canted two storey bays and unusual second floor tiled gables facing the street. They date to c. 1900-1910 and sit up above the road with the trees which form the lower part of the Stella Maris Convent closing the view on the north side of the street. Red brick houses of a similar age lie at a lower level along the other side of the road, leading to further stone and red brick detached houses which have been somewhat compromised by forward extensions towards the pavement. This last group, Nos. 104-122 even date to c1880. Finally there is a well preserved group of three storey houses in Gonville Terrace which drops steeply down the hill towards the City – these date to c1900.

5.36 Although the Stella Maris Convent is the principal historic building in this area it cannot be seen from the public domain although the spacious grounds, and the many trees within these grounds are clearly visible from the south-eastern end of Eaton Crescent. A relatively modern development of houses, called The Cloisters, has also been built in the grounds, but this is set back from Eaton Crescent and is shielded by trees.

5.37 A further point of interest in this location is the Llwyn Y Bryn site and in particular the existing facade onto Bryn Y Mor Road which is to be retained for its impact upon the character and appearance of the Ffynone & Uplands Conservation Area. It is important to note that whilst this site falls outside of the conservation area, sites on the periphery of such areas are considered in a similar manner for the impact upon the setting of these heritage areas.

5.38 Issues for this area include:

- The busy traffic in Walter Road
- Pressure for on-street car parking, particularly in Walter Road
- Poor quality street lighting throughout
- The poor condition of some of the building
- The use of modern materials and details for some of the buildings, and the loss or alteration of historic features such as the well detailed front bay windows
- Poor quality front extensions in Eaton Crescent
- The need for the enhancement of some of the private front gardens or areas



View along Eaton Crescent



Houses forming part of Nos. 61-91 odd Eaton Crescent

Character Area 10:

Terrace Road, Rosehill Quarry and the green wooded backdrop to the north

5.39 This very hilly part of the Conservation Area lies to the north of the more built-up part of Ffynone, and encompasses thick deciduous woodland (mainly beech) and the former stone quarries which now form the Rosehill Quarry Community Park. It lies halfway up the steep, south-facing slope which forms the principle topographical feature of the Conservation Area. Part of the former quarry was used as a tennis court between the 1920s and 1950s, finally becoming totally over-grown before local residents persuaded Swansea Council to buy the site as a Community Park. Within the Park, which is permanently open, are interpretation boards, a picnic area, and an area of open grass which is popular with people exercising their dogs. The six acre Park has been deliberately left wild in places to encourage animals, birds and plants – today, over one hundred species of plants, and over thirty species of birds as well as newts, frogs, and an array of dragonflies and damsel flies can be found here. These are also encouraged by the many springs which emanate from the hillside and trickle across the road and down the adjoining hillside towards the more built-up area. Whilst the site is still owned by the Council, the Rosehill Quarry Group takes an active part in its management.

5.40 There are some houses on the north side of Terrace Road (Nos. 134-148 even, and No. 156) which are set well back from the road up a steep incline above a stone retaining wall. These retain a somewhat remote character due to their location and the abundant tree cover, although they probably have the best views in the whole Conservation Area. No. 134 retains some cast iron railings on the road frontage which are probably late 19th century in date, and sits above a stone retaining wall of impressive height and length. All of the houses have been somewhat altered and extended, which makes it difficult to date them, but they are mainly late 19th century in date, with some more recent infilling. Two further houses, Nos. 153 and 160 Terrace Road, are accessed from a long lane off Terrace Road leading to a backlands site, marked on historic maps as a nursery and once containing a number of greenhouses – it is not clear if these are still in commercial use.

5.41 Terrace Road is an historic route, at least mid 19th century in date, and once formed the northern boundary of the Ffynone house garden – the former lodge to this property is now all that remains, just visible from the street with a fretted bargeboard. Of special note is the very tranquil and private character of this part of Ffynone, away from the bustle of the streets below, and the long views from many vantage points over the houses below towards Swansea Bay.

5.42 Due to the topography of the land which rises steeply up the hill to the north of the Conservation Area, the green woodland which lies between Terrace Road and Pant-Y-Celyn Road forms a natural backdrop in views from and across the Conservation Area. It is also clearly visible in very long views from the City Centre, allowing the location of the Conservation Area to be determined. As such although Pant -Y-Cleyn Road lies outside of the Ffynone & Uplands Conservation Area any development in this location could potentially impact upon the setting of the conservation area and this must be taken into consideration for any applications submitted for sites along this road. Whilst there

is no immediate threat to this woodland, which is owned and managed by Swansea Council, it is considered that it should be included within the Ffynone & Uplands Conservation Area because of the important contribution it makes to its setting. It is also an important community facility, forming part of a large open space below



The wooded backdrop above Cwmdonkin Park

the 20th century Townhill Estate.

5.43 Issues for this area include:

- Modern containers and garages facing Rosehill at the entrance to the Community Park
- The interpretation Board in the Community park is in need of some maintenance
- Poor quality litter bins
- Modern steel street lights
- The poor condition of the boundary wall along the south side of Terrace Road, with several sections completely lost
- Some highly visible poor quality modern boundary treatments, including timber fencing and wire mesh
- Poor quality alterations and extensions to some of the historic buildings
- The need for a Tree Management Plan for the whole area
- The protection and of the wildlife in the area, including the enhancement of their habitats



The open area in the Community Park



Terrace Road

6 ISSUES & OPPORTUNITIES

6.1 This section summarises the issues and opportunities identified as a result of the undertaking of the review of the character of the Ffynone & Uplands Conservation Area.

Conservation Area boundary review

6.2 Following detailed survey work, consultation with the local community during the walkabout on 8 March 2013, and using previous survey work completed by conservation staff at the City Council, a number of additions were proposed to the existing conservation area. These additions also formed part of the discussion during the nine week public consultation during August - October 2014 with the majority of respondents supportive of the proposals to increase conservation area boundary.

6.3 The areas added as part of the expanded Conservation Area include:

- Area 5: Eden Avenue, Westfa Road and Park Drive
- Area 6: Uplands Crescent
- Area 7: Sketty Road
- Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent
- Area 10: The green wooded backdrop as part of the Terrace Road, Rosehill Quarry and the green wooded backdrop to the north

The control of unlisted but positive buildings

6.4 Survey work has confirmed that whilst many of the 19th and early 20th century unlisted building retain a large proportion of their original details, the almost ubiquitous use of uPVC windows, and the loss of front doors and other details including roof materials, have all had a negative effect on the special character of the Conservation Area.

Sites and buildings for enhancement

6.5 A number of sites for enhancement have been noted. These include:

- The green wooded area in the middle of The Grove
- Cwmdonkin Drive – the reservoir, seats and trees
- The green wooded area which forms St James Gardens
- The poor condition of the listed railings around St James's Church
- The former Ffynone Nursing Home and former RAFA Club in Ffynone Road
- The backs of various groups of terraced houses, where this impacts on the streetscape

The design of new development

6.6 A certain amount of new development has already taken place in the Conservation Area, including the construction of Clevedon Court in the 1980s. Future development opportunities are constrained by the built-up historic frontages and the Conservation Area status of the area, which requires that all new development preserves or enhances the area. Some modern buildings, like the block of flats in Mirador Crescent (Richmond Mews), have had a negative impact on the street scene.

Boundaries and back lanes

6.7 At certain locations in the Conservation Area, poor quality back boundaries and modern garages of little merit are negative in their impact. In addition, a number of significant stone or brick walls need to be protected.

Traffic and parking

6.8 Due to the close proximity of commercial businesses and the City Centre, there is an on-going problem with the demand for on-street car parking. This is most noticeable in the St James Gardens area. There is also pressure for off-street parking in some streets, where this can be accommodated in front gardens. The Grove forms part of a popular 'rat-run' during busy periods. Residents have requested the use of a 20 mph speed limit throughout the Conservation Area. Damage has been caused to some of the pavements due to vehicular over-run.

The public realm

6.9 Street lighting, street furniture, and pavement and road surfaces are of a variety of styles and generally of poor quality. Where historic surfaces remain, such as the road above Devon Terrace, the stone has been damaged by parked cars. Street nameplates are modern with no sense of place or local distinctiveness.

Branding

6.10 There is currently little sense of local distinctiveness on entering the Conservation Area. This could be enhanced by a number of measures.

Engagement and guidance

6.11 There is a need for more detailed information for property owners in the new and revised Conservation Area. If the Article 4 Direction is implemented, detailed design guidance will also be needed for the owners who are affected. If the Conservation Area is extended as proposed, there will be a need for improved Shopfront Guidance for the Uplands Crescent area.

6.12 Other issues

- The use of many of the properties as Houses in multiple Occupation (HMO's) – this impacts on traffic, parking, waste collection, external signage (estate agents)
- The preservation of the open land in front of Cwmdonkin Terrace
- The role of local amenity groups in the planning system

7 MANAGEMENT PLAN

The purpose of the Management Plan

7.1 Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Ffynone & Uplands Conservation Area which make the Conservation Area unique. Part 2 of this document, the Management Plan, builds upon the positive features and addresses the negative features which have been identified through consultation with local stakeholders to provide recommendations for improvement and change.

7.2 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

7.3 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

7.4 In response to these statutory requirements, the Character Appraisal defines and records the special architectural and historic interest of the Ffynone & Uplands Conservation Area and identifies opportunities for enhancement. It is in conformity with Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas.

7.5 In the absence from any specific guidance concerning Conservation Area Character Appraisals and Management Plans, the Welsh Office recommend that advice contained within English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) is followed.

7.6 These documents therefore seek to:

- Define the special interest of the Ffynone & Uplands Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the Ffynone & Uplands Conservation Area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Plan’).

Stakeholders’ involvement

7.7 As both planning and highways authority, the ultimate responsibility for the proactive management of the Conservation Area rests with the City and County of Swansea. However, they must work in partnership with local residents and other stakeholder organisations across the City and the Ffynone & Uplands Conservation Area is unusual in that it has an established network of committed and proactive groups who are already working in the area. These include:

- The Swansea Civic Society
- The Friends of Cwmdonkin Park
- The Cwmdonkin Community Conservation Society (CCCS)
- The Friends of Eaton Crescent
- The Uplands Area Community Group www.uplandsareacommunity.org.uk
- The Swansea Sustainable Community Initiative (SSCI)
- The LifePoint Church

7.8 Some of these organisations already monitor and comment on planning applications in the area. In addition, several of their representatives attended the walkabout on 8 March 2013 with the Council staff and The Conservation Studio. Some of the matters raised have been summarised at Appendix 1, and the recommendations contained within this Management Plan generally reflect the issues raised at this meeting.

Relevant documents

7.9 The relevant documents, which will all be used by the Council when determining applications for change within the Ffynone & Uplands Conservation Area are:

- The Unitary Development Plan (UDP) adopted 10 November 2008
- The emerging Local Development Plan (LDP)
- Supplementary Planning Guidance
- Additional planning documents and strategies
- Previous Development Plans

7.10 All of these are available on:
www.swansea.gov.uk/index.cfm?articleid=10213

7.11 Other relevant documents include:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas
- English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)

7.12 Once the Ffynone Conservation Character Appraisal and Management Plan documents have been subject to public consultation, and approved by the Council, they become 'material' documents which will also be used by Council staff to determine applications for change within the Ffynone & Uplands Conservation Area.



Richmond Terrace



Cwmdonkin Terrace

8 RECOMMENDED ACTIONS

8.1 The following Recommendations will largely be the responsibility of Swansea Council. However, the successful implementation of these Recommendations will also depend on the co-operation and support of the local community.

Recommendation 1: The control of unlisted but positive buildings

8.2 The Ffynone & Uplands Conservation Area (as existing and as proposed) includes a large number of unlisted properties, most of which date to the late 19th or early 20th century. The majority of these are considered to make a positive contribution to the special interest of the Conservation Area although they could be threatened by demolition, or by inappropriate alterations or additions. The demolition of any structure over 115 cubic metres requires Conservation Area Consent (CAC) and the proposed demolition of any of the unlisted but 'positive' buildings (as marked on the Townscape Analysis Map) will be resisted by the local planning authority, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a listed building. The retention of unlisted but 'positive' buildings is included in English Heritage guidance relating to the protection and management of conservation areas. There is already a presumption in favour of the retention of listed buildings.

8.3 In addition, all unlisted buildings in use as family houses have a number of permitted development rights which allow a number of alterations to be carried out without planning permission. This contrasts with residential properties which are used as flats or HMOs (Houses in Multiple Occupation), or commercial properties generally, which have far fewer permitted development rights, so such changes are already controlled by the need to obtain planning permission.

8.4 Permitted development rights for houses in conservation areas include:

- The replacement of traditional roof materials with concrete or artificial slate roofing

- Changing original timber windows and front doors with uPVC or aluminum
- Adding front porches
- Demolishing front boundaries walls and losing front garden space to create car parking areas
- Adding micro-generation features such as solar panels or photo-voltaic cells to any roofslope

8.5 These permitted development rights can be removed by the imposition of an Article 4 Direction, bringing such changes under planning control, but would only be used to control the 'positive' family houses in the Conservation Area. Article 4 Directions are made under the General Permitted Development Order 1995, and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. It does not mean that development (such as changes to windows or doors), will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

8.6 Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Ffynone & Uplands Conservation Area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as unlisted 'positive' buildings which retain their original details and materials. Any Direction will require an up to date photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders.

8.7 Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

House extensions

8.8 Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house (including entrance porches) which fronts a highway, private road or open space (this lowers the limit

of 'permitted development' already imposed by conservation area designation).

Painting of dwelling houses

8.9 Planning permission will be required for the painting of the exterior of a dwelling house.

Replacement windows and doors

8.10 The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, can be relaxed in the conservation area (or for listed buildings).

The creation of car parking in front gardens and the removal or replacement of front boundaries

8.11 The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

The addition of solar panels or photo-voltaic cells to the front roofslope

8.12 Recent changes to the GPDO allow the addition of these features to the front roof slopes of unlisted buildings in conservation areas, although not to front elevations. It is possible to bring these changes under planning control by an Article 4 Direction and it is considered important that this is done in the Ffynone & Uplands Conservation Area. This is due to the high visibility of the roofs in both long and short views, and also to the large number of roofs with dominant front gables, which means that the installation of such features tends to leave awkward areas of roof which are often highly visible in views along each street.

8.13 The photograph (above right) from the conservation area highlights the changes that can currently be carried out to unlisted houses under current Permitted Development rights for article 1(5) land (conservation areas).

8.14 The plan at appendix 1 (map 5) highlights the best preserved groups of unlisted houses where there are sufficient remaining architectural features and /or detail that makes a significant contribution to the character of the conservation area streetscene. The loss of these traditional details would be to the detriment of the conservation area and it is considered that further protection is required.



8.15 An Article 4 Direction can be 'fine tuned' to suit the particular circumstances of a conservation area. Rather than a blanket article 4 direction covering the whole conservation area, the proposal is to restrict permitted development rights in specific 'groups' of properties as indicated by the yellow colour in the plan at appendix 1 (map 5). Some of the groups relate to individual detached houses whilst others relate to an entire terrace. The groups are numbered on the plan and linked to the table below which identifies the features proposed for protection and could be controlled through removal of the relevant part of the permitted development rights from the GPDO as follows:

Part 1, Class A	The enlargement, improvement or other alteration of a dwellinghouse	This would protect features on the street elevation such as bay windows, architectural details and materials
Part 1, Class C	Any other alteration to the roof of a dwellinghouse	This would protect roofing materials and roof edges such as decorative barge boards
Part 1, Class D	The erection or construction of a porch outside of an external door of a dwellinghouse	This would protect the areas immediately outside the front door and the character of building facades
Part 2, Class C	The painting of the exterior of any building	This would protect unpainted brick and stonework from inappropriate painting

8.16 Furthermore the proposal is for a blanket control over changes to boundary walls throughout the Conservation Area through withdrawal of parts 2A and 31B of the GPDO as follows:

- Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Part 31, Class B – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

8.17 The removal of the permitted development rights as outlined above by means of an article 4 direction is a separate process to the conservation area review and will require further consultation and reports to Council.

RECOMMENDATION 1:

The local planning will serve an Article 4 Direction within the Ffynone & Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.

Recommendation 2: Enforcement Action

8.18 The historic environment is a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning as once the heritage value of an area is lost it cannot be replaced. Conserving this resource for future generations is therefore important and accords with the principles of sustainable development. National Planning Policy also places a priority on its conservation and applications for development in designated conservation areas must ensure that it either preserves or enhances these areas.

8.19 That requires proactive and intelligent management of heritage assets. Sometimes change will be desirable to facilitate viable uses that can provide for their long term conservation. However unsympathetic changes are detrimental to the character, appearance and heritage value

of conservation areas and as such there needs to be a strong and rapid approach to dealing with unauthorised works which damage the special character of heritage assets.

RECOMMENDATION 2:

The local planning authority will prioritise its Enforcement action role with in the Ffynone & Uplands Conservation Area.

Recommendation 3: Public Realm Opportunities

8.20 A number of sites for enhancement have been noted. These include:

The green wooded area in the middle of The Grove

8.21 This is a grassed area with a number of mature trees. Improvements could include:

- Replacing the concrete posts and metal railing which currently surrounds this space with higher quality plain black metal railings with two gates for access of a similar height
- Ensure that the trees are maintained properly, for instance, by removing any dead or dying branches
- Ensure that the grass is cut regularly
- Provide a simple park bench for residents to sit on
- Provide better quality street signs, litter bins and street lighting generally
- Ensure that the litters bins are emptied regularly



Green space in the middle of The Grove

Cwmdonkin Drive

8.22 The reservoir, seats and trees The covered reservoir is in private ownership and lies immediately opposite Dylan Thomas' former home in Cwmdonkin Drive (No. 5). It is highly visible and its current appearance is, at best, disappointing. Possible improvements could include:

- Upgrade the current metal fence which surrounds the reservoir, or add planting between the fence and the footway to provide visual softening
- Consider adding a plaque to the new boundary, opposite No. 5, about the area's significance
- Remove rubbish from within the site
- Add more trees to the reservoir site and also to Cwmdonkin Drive, to supplement the existing street trees
- Consider more sandstone paving to match the short length of original stone paving outside Dylan Thomas' former home
- Replace the wooden slatted bench seat at the southern end of Cwmdonkin Drive, and consider adding further seats up the hill, both possibly to the traditional design which has been used in Cwmdonkin Park
- Improve street lighting and street signage generally



View down Cwmdonkin Drive

St James Gardens

8.23 This park was laid out in the 1880s and is now the responsibility of Swansea Council. The trees are mainly around the edge of the site with an area of grass, crossed by winding paths, surfaced in tarmacadam, in the middle. There are a number of simple slatted timber park

benches and concrete litter bins, all of which are in poor condition. There are also two small buildings, presumably once used as either a gardeners' stores or as vending kiosks, which are both boarded up. The plain metal railings which surround the park are mainly modern and painted green – these appear to be in reasonable condition (some spear-headed railings remain on the north side which may be original).

8.24 The trees, some of them specimen trees of some significance which are now 130 years old, are in need of careful management or even replacement. A survey of the trees has been carried out by children at the adjoining Ffynone School. This information could be used as a basis for a full Tree Management Plan, recording the species, age and condition of each tree, and providing a planting plan for future additions.



St James Gardens

8.25 Improvements could include:

- Prepare a Tree Management Plan
- Replace the seats and litter bins
- Ensure rubbish is collected regularly
- Consider holding public events in the Gardens, and opening up the buildings, periodically

RECOMMENDATION 3:

Swansea Council, will, where funding and staff time allow, actively seek out to implement the various initiatives listed above.

Recommendation 4: Problem Private Buildings & Structures

The poor condition of the listed railings around St James's Church

8.26 The grade II listed railings are cast iron with spear heads of two different designs, arranged alternatively and supported by more substantial cast iron posts or by stone piers. Some of the posts are inscribed 'Thomas and Bath Swansea'. The railings sit on a low stone plinth and are set into the triangular stone coping to this plinth in the traditional way with lead. The railings and walls date to c1867 when St James's Church was consecrated, and they enclose the entire crescent-shaped plot on which the church stands, so they face both Walter Road and St James Crescent. It is not clear who is responsible for the railings, but it is assumed to be the Parish Council.

8.27 In many places the cast iron has rotted away at the base where the railings meet the stone coping. This is due to poor quality maintenance and to the ground level in the churchyard being as high as the plinth wall, resulting in damp affecting the coping and the railings. The following measures should be undertaken as a matter of urgency, before the railings reach the point where repair becomes impossible:

- Undertake a detailed survey of the railings to ascertain the extent of the deterioration
- Draw up a detailed specification for the necessary repairs
- Obtain estimates and carry-out the work



The listed railings around St James's Churchyard

8.28 Some funding may be available from Cadw, the Welsh Government, or the Heritage Lottery Fund for this work, although some local funding may also be required.

The former Ffynone Nursing Home and former RAFA Club in Ffynone Road

8.29 These two late 19th century buildings are, even in their current state, important historic buildings which could be repaired and reinstated as buildings which will make a 'positive' contribution to the special interest and character of the Ffynone & Uplands Conservation Area. It is understood that they were in use until about ten years ago, but that since then the roofs have been stripped and the buildings allowed to fall into a derelict condition. Whilst discussions are continuing with the current owner, no actions have been undertaken to provide even basic protection to the buildings, such as temporary roof coverings or weather-proofing the windows. In addition, there have been offers from third parties to take on the buildings, but the owner appears reluctant to sell them. Meanwhile the buildings continue to deteriorate and neighbours have complained about anti-social behavior including drug-taking. Whilst the site is clearly being neglected and has become overgrown, some of the trees are protected by Tree Preservation Orders (TPO's) so any clearance must be very carefully carried out. For the local community, the continued and deliberate neglect of these two important buildings is the most important 'issue' in the Ffynone & Uplands Conservation Area today.



The former Ffynone Nursing Home and

8.30 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner the above course of action is unlikely at present.

8.31 Sites can also be improved through the use of a Section 215 Notice, served by the local authority without any need for permission from the Welsh Government, which specifies the work which must be undertaken to make a site visually acceptable. If the work is not completed satisfactorily within a set period, the Council can do the work themselves and put a charge on the property to cover the cost.

8.32 At the present time, the Council is hoping to work with the existing owner to ensure that these buildings are saved by repairing them and converting them to an appropriate new use, rather than by resorting to the use of statutory powers, which are inevitably expensive and time-consuming. However, if negotiations with the owner fail to progress, it is recommended that Swansea Council undertake the following:

- Resist applications for demolition, or for unsympathetic alterations or extensions
- Ensure that the site is kept secure to prevent more anti-social behavior
- Support the design of a viable scheme for re-use

RECOMMENDATION 4:

Swansea Council, will, work with the owners of these buildings to bring them back into beneficial use and ensure that any structures of value are maintained.

Recommendation 5: The design of new development

8.33 There are very few opportunities for new development within the Ffynone & Uplands Conservation Area due to the density of listed buildings and other unlisted but 'positive' buildings which together make such an important contribution to the local streetscape. Most recent applications within the Conservation Area have been garages, minor extensions or to internal alterations to listed buildings. Where new development has been allowed, such as the new houses off Belgrave Lane, the architectural form and materials have not been very sympathetic to the neighbourhood. A recent appeal decision, to allow an unsympathetic addition to the Santa Maria Hospital, was disappointing. New development should therefore:

- Follow national and local guidance
- Be sympathetic in terms of its form, footprint, height, bulk, details and materials to the neighbourhood

RECOMMENDATION 5:

Swansea Council will, through its development management role, ensure that all new development within the Ffynone & Uplands Conservation Area, is of the highest possible quality.

Recommendation 6: Boundaries and back lanes

8.34 Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone & Uplands Conservation Area and as such are a key characteristic of the area.

8.35 In many locations, high stone walls, built from the local Pennant sandstone rubble, make a special contribution to the streetscape and the overall character of the Ffynone & Uplands Conservation Area. Particularly important walls can be seen in:

- Terrace Road
- Hillside Crescent
- Ffynone Road
- Richmond Road
- Belgrave Lane
- Bullins Lane



Stone walls in Terrace Road

8.36 In addition, brick front boundary walls are of special note in:

- Mirador Drive
- Along parts of the north side of Uplands Crescent
- Richmond Road



Stone walls in Belgrave Road

8.37 All walls, but particularly where they form part of the streetscape, should be protected from unsympathetic alteration or demolition.

8.38 Because of the terraced form of development, and the rising topography, there are several locations where back gardens abut roads running behind the houses, which makes new garages and out buildings very prominent. This includes:

- Terrace Road, where the houses facing Hillside Crescent back onto it
- The land at the northern boundary to Nos. 1-18 Richmond Road
- Richmond Road, where the gardens to the mainly listed houses in Ffynone Road back onto it
- Belgrave Lane, where the listed houses facing St James Gardens back onto it

8.39 In these locations, where planning permission is required, the Council should:

- Ensure that any new buildings are sympathetically designed, including pitched roofs
- Ensure that only high quality materials, such as natural slate, are specified
- Avoid the use of modern materials such as uPVC
- Garage doors should be painted timber
- Where appropriate, ensure that back boundaries are defined by solid walls rather than light-weight modern fencing

RECOMMENDATION 6:

Swansea Council will, through its development management role, ensure that existing walls within the Ffynone & Uplands Conservation Area are protected, through the introduction of an Article 4 Direction, and also that proposed alterations to back boundaries are of the highest possible quality.

Recommendation 7: Traffic and parking

8.40 Due to the close proximity of the City Centre and the commercial properties along Uplands Crescent and within the south-east corner of the Conservation Area, there is constant pressure for on-street car parking. As a result, some of the existing front gardens have already been altered to allow car parking. This is detrimental to the character of the Conservation Area, reducing the available green space including planting and trees. In some streets, 'Residents' Only' parking bays have been introduced, and generally appear to work effectively.



Obtrusive car parking in St James Gardens

8.41 In addition, several of the roads are used as 'rat-runs', most noticeably The Grove and Glanmor Crescent. The local community has already asked the City Council to consider the imposition of a 20 mph speed limit throughout the Conservation Area, which has been rejected on the basis that there is no 'proven' need, as there have not been any fatalities in the area. A similar request, to consider a one-way system around St James Gardens, was also turned down, as the highways engineers considered that this would actually increase traffic speeds.

8.42 However, a number of improvements could be carried out, which would cumulatively reduce speeds, although they should be well designed and any new signage carefully located and detailed. These include:

- New signage along Walter Road, Sketty Road and Glanmor Road to tell people they are now entering a Conservation Area
- Change of road texture to warn car drivers they are now entering the commercial area in Uplands Crescent
- Undertake a speed monitoring exercise along the principal streets
- Ensure that the parking restrictions are enforced regularly visits by parking wardens
- Consider the use of Article 4 Directions to both residential and commercial properties to prevent the further loss of front gardens

8.43 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010). This encourages a contextual approach not standardised designs.

RECOMMENDATION 7:

Swansea Council will, through its role as highways authority, ensure that traffic speeds and car parking in the Ffynone & Uplands Conservation Area are controlled adequately and will consider, where funding allows, the addition of further measures to reduce traffic speeds through the area.

Recommendation 8: The public realm

8.44 The public realm includes street lighting, pavement and roads, street signs, street furniture, and litter bins. There are few historic features apart from some sandstone pavements in Cwmdonkin Drive and above Devon Terrace in Ffynone Road, as well as a few pavement crossovers. Street lighting is at best utilitarian although the converted former gas lights which can be seen in various locations, which probably date to the early 20th century, retain a domestic scale and should be retained.



Sandstone Pavement at Cwmdonkin Drive

8.45 Various improvements could be undertaken, subject to funding. These include:

- Adopt a consistent range of high quality modern street furniture, including litter bins, street nameplates, and street lighting
- Ensure that the range of street furniture and lighting reflects the heritage status of the area.
- Add sandstone paving to match the existing paving in Cwmdonkin Drive, particularly in Ffynone Road, to provide an appropriate setting to the adjoining listed buildings
- Protect the existing sandstone paving in the road which connects Ffynone Road to Richmond Road (known locally as Coutts Hill), which has been damaged by vehicular overrun
- Protect existing stone kerbs and stone gutters, such as the ones in Ffynone Road
- Ensure that all grass verges and street trees are well cared for, and that trees are replaced or supplemented as necessary



poor quality pavements and street lighting in Ffynone Road

RECOMMENDATION 8:

Swansea Council will, through its role as highways authority, and as funds allow, consider the above enhancements to the Ffynone & Uplands Conservation Area.

Recommendation 9: Branding

8.46 Whilst there is a strong community spirit in the Ffynone & Uplands Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest. With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness and place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010).

Measures could include:

- New street nameplates with the words 'Ffynone & Uplands Conservation Area' on them
- New street furniture, such as litter bins, public seating and street lighting, specific to the area, possibly with a 'Ffynone' logo
- Developing the shopping area in Uplands Crescent with all of the above, in association with improved shopfronts and repairs and restoration works to the existing historic buildings

- New banners, ideally mounted on the existing street lights to reduce the cost and street clutter, along Uplands Crescent and Walter Road
- Strengthening and reinforcing the connections with Dylan Thomas

RECOMMENDATION 9:

Swansea Council will, through its role as highways and planning authority, and as funds allow, consider the above enhancements to the Ffynone & Uplands Conservation Area.

Recommendation 10: Engagement and guidance

8.47 There is currently little information available to local residents or business owners within the Conservation Area. Some or all of the following would be helpful once the revised Conservation Area boundary is designated:

- A leaflet concerning the revised Ffynone & Uplands Conservation Area, outlining the basic restrictions, to be distributed to all property owners
- A Shopfront Guidance leaflet, to be distributed to shop owners in Uplands Crescent
- An Article 4 Leaflet, to be distributed to all property owners affected by the new Article 4 Directions

Awareness Raising

8.48 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.

8.49 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.

The role of local amenity groups in the planning system

8.50 The possibility of setting up a Conservation Area Advisory Group, to monitor and comment on current planning applications within the Ffynone & Uplands Conservation Area, was discussed at the Stakeholders' Walkabout on 8 March 2013, but amongst the group generally it was considered that the existing system, largely dependent on one or two proactive local residents, worked reasonably well at present. This idea could be revisited at some future date if the community asks for it to be reconsidered.

8.51 Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.

8.52 Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone & Uplands Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.

RECOMMENDATION 10:

Swansea Council will ensure that information is distributed to stakeholders regarding the Ffynone & Uplands Conservation Area, the council will also investigate the possibility of setting up a Conservation Area Advisory Group

Other issues

The use of many of the properties as Houses in Multiple Occupation (HMO's)

8.53 Local residents have expressed concern over the high number of houses which have become HMOs. Swansea University and Swansea Metropolitan University both have campuses nearby, and increasing student numbers has led to an increase in the demand for this type of accommodation, although it should be pointed out that HMOs also form an important element of the general affordable housing supply. Development of the Fabian Way Campus may mean that demand for student accommodation in the Uplands has peaked, but it is unclear what affect the Welfare Reform Act will have on demand for shared affordable accommodation in the area.

8.54 The many properties in use as HMOs are considered to have an adverse effect on the local neighbourhood, particularly in terms of pressure for on-street car parking during term time and the use of dominant external signage, most notably provided by estate agents' signs which are often left as a form of advertising long after the property has been let. Other problems include the abandoned rubbish, noise and anti-social behavior which can be associated with high concentrations of HMOs. Many HMOs are only occupied during term time and in the holiday months, particularly in the summer, the high number of empty properties can have a negative effect on the area. The transient nature of the occupants can also lead to a general lack of care for the local environment.

8.55 Swansea Council has a strong licensing policy. In addition to mandatory licensing, it also has discretionary powers in the Uplands Ward so that all HMOs, irrespective of size, have to be licensed. The Council has, where appropriate, refused applications for new HMOs (e.g. on the basis of car parking issues) in the past but have not been successful on appeal. The Council is therefore in the process of lobbying the Welsh Government for tighter planning development controls in Wales (as exist in England) to be included in the forthcoming Planning Bill.

Lettings/Estate Agents boards

8.56 One of the issues raised by local residents regarding HMO's is the proliferation of estate agent advertisement/letting signs which are often up on a permanent or semi-permanent basis irrespective of whether a property has been let or not. Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:

- Only one board per property
- The board should be removed within 14 days of the sale or tenancy agreement
- Size limits of 0.5m x 0.5m

8.57 If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.



Proliferation of Letting Boards

8.58 In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.

8.59 Future actions could include:

The Council will continue to ensure good links across internal teams dealing with related issues (such as noise and waste enforcement), to work closely with the Universities' and Students'

Unions; and to continue in a strong partnership with the Police and Fire and rescue service

- The Council will ensure that estate agents signs are monitored and regulated and removed promptly in line with the information set out above
- The Council will use its enforcement powers where properties are regularly causing late night noise

The preservation of the open land in front of Cwmdonkin Terrace

8.60 The open land to the South of Cwmdonkin Terrace is privately owned and is the subject of a Restrictive Covenant dating from 1939. The covenant was imposed by the owner of 24 Cwmdonkin Terrace (H J Hoskins) when the land to the south was sold to the Mayor Alderman and County Borough of Swansea in 1939. The Covenant covers the area south of Cwmdonkin Terrace down to the grounds of Uplands House at the lower level. It is binding irrespective of ownership and states that no new permanent building shall be constructed which injures amenities. In 1985, Uplands House was demolished after being severely damaged by a fire and the lower area was redeveloped as Cleveland Court. Although Cwmdonkin Terrace residents were advised that this development was an infringement of the 1939 Restrictive Covenant, they decided not to object because the southern area of the plot did not materially affect their general amenity use or view.



Greenspace in front of Cwmdonkin Terrace

8.61 There have been unsuccessful attempts to develop on the remaining open space and in 2000 the residents of Cwmdonkin Terrace formed themselves into a local action group called the Cwmdonkin Community Conservation Society (or CCCS) and have subsequently thwarted further attempts to develop the land. The CCCS have assembled evidence of continuing general amenity use and social events when they were considering making an application for the land to be granted Village Green status in 2004. They have now assembled written and photographic evidence of these activities spanning a 60 year period and continue to maintain the land and organise regular social events to promote a sense of community spirit. Many people who visit Dylan Thomas' birthplace in Cwmdonkin Drive walk on the land, and take photographs of the historical view.



1970s - Resident Children playing ball games

8.62 The green open space in front of Cwmdonkin Terrace has been identified as part of the survey work for the Character Appraisal for the Ffynone & Uplands Conservation Area as an important green space which contributes to the special interest of the Conservation Area. It should therefore be preserved in its present form and development resisted.



1980s - Residents Street Party



1950s - Resident Children in with the Guildhall in Background



2000s - Residents Street Party



1960s - Residents sunbathing

9 ACTION PLAN

9.1 Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Swansea Council will review the content of this document as necessary, to carefully monitor change within the Ffynone & Uplands Conservation Area, and will involve the community in any proposals for enhancement (although these enhancements will of course be subject to the funding being available).

9.2 Immediate actions (up to one year):

- Consider the implementation of an Article 4 Direction once the new designations have taken place

9.3 Medium term (one to three years):

- Secure Enhancement Funding
- Prepare and implement detailed schemes for enhancement for the various sites within the Ffynone & Uplands Conservation Area as set out in the Management Plan
- Serve the Article 4 Direction, ensuring that a full photographic record of the buildings affected is made when the Direction is served
- Produce general guidance on the revised Ffynone & Uplands Conservation Area, outlining the basic restrictions, to be distributed to all property owners; a Shopfront Guidance leaflet, to be distributed to shop owners in Uplands Crescent; and an Article 4 Leaflet, to be distributed to all property owners affected by the new Article 4 Direction

9.4 Longer term (three years onwards):

- Carry out periodic reviews of the effectiveness with which the service addresses pressures for change (e.g. by monitoring applications for Listed Building Consent within the Ffynone & Uplands Conservation Area)
- Update the baseline photographic survey of the Ffynone & Uplands Conservation Area Review the Ffynone & Uplands Conservation Area Character Appraisal on a regular basis
- Review and update the Ffynone & Uplands Conservation Area Management Plan

APPENDICES

Appendix 1: Maps

Map 1: Conservation Area Boundary

Map 2: Character Areas

Map 3: Townscape Analysis

Map 4: Historical Development

Map 5: Proposed Article 4 Directions

Map 5 Information: Proposed Article 4 Direction Groups

Appendix 2: Stakeholder Walkabout 8th March 2013

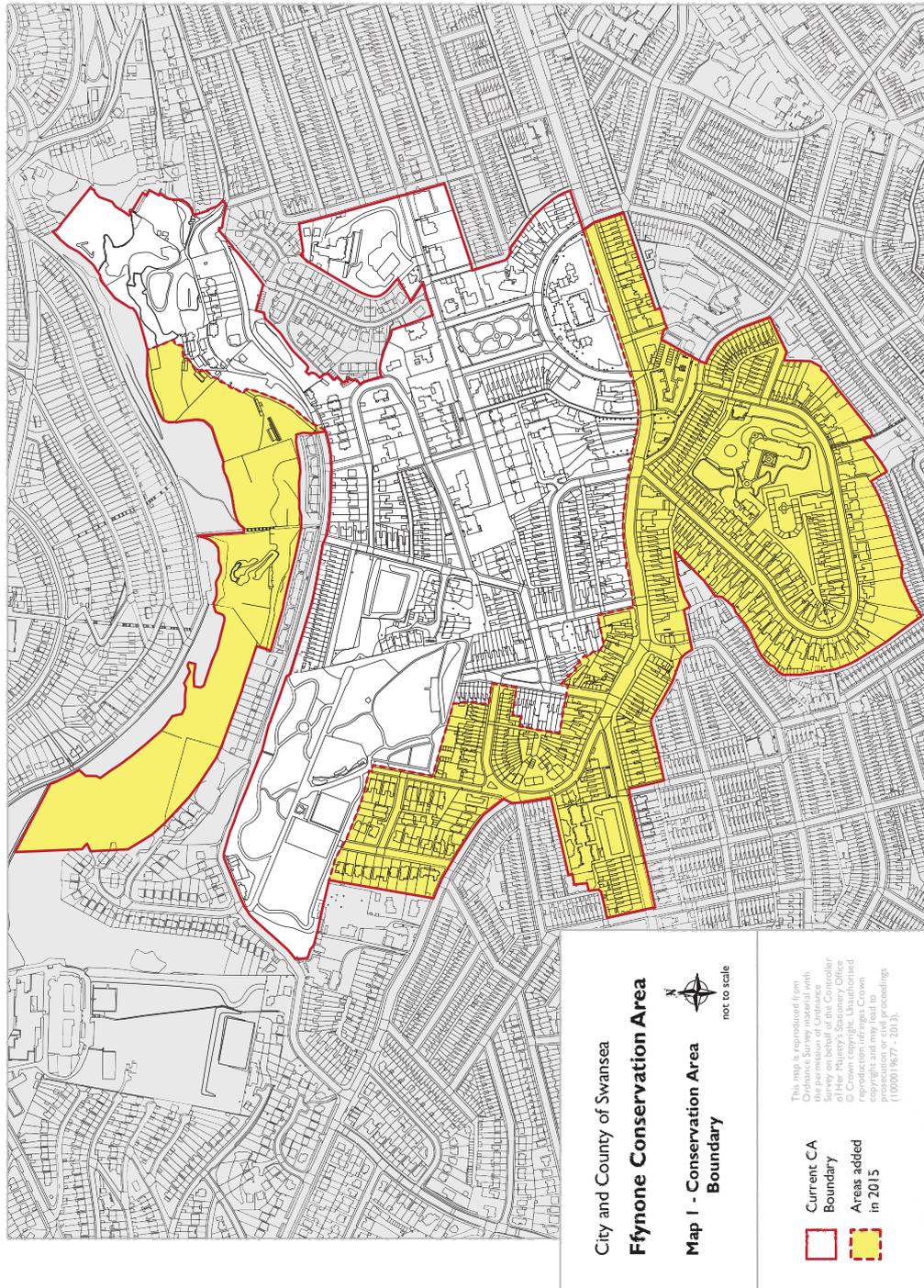
Appendix 3: Consultation Record

Appendix 4: The life of Dylan Thomas

Appendix 5: Glendinning Moxham FRIBA – short biography

APPENDIX 1

Map 1: Conservation Area Boundary



APPENDIX 1

Map 2: Character Areas

