

Morrison

Conservation Area Review

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Swansea Council

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INTRODUCTION

The draft Morriston Conservation Area Review comprises:

- Character appraisal;
- Management Plan.

Early sections of this document give an overview of the policy context and highlight the history and significance of Morriston. The document then provides a character appraisal and outlines the character areas to inform development proposals and changes in the area. The document concludes with a series of recommendations covering the management criteria and suggested boundary changes, as well as several potential enhancement projects. The format broadly follows the best practice guidance issued by Cadw for conservation areas.

A six week public and stakeholder consultation exercise was held for the draft Character Appraisal and Management Plan between 25th August – 8th October 2017. This also included attendance at Morriston Street Market on 2nd September and a public consultation event on the 14th September in The Tabernacle. 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 the public and stakeholder consultation period amendments were made and the document was adopted by council on 7th November 2017 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.

If you have any queries about this document or the public consultation process please contact the Design and Conservation Team on 01792 636320.



SUMMARY OF ISSUES AND RECOMMENDATIONS

Key issues

- Designation as a Conservation Area in 1975 has had limited effect in protecting the special character and appearance of the area
- There has been an erosion of traditional detail along Woodfield Street, Morriston's shopping centre, and along residential streets
- The boundaries of the conservation area deserve review in the light of changes within the conservation area, economic changes affecting the high street, and a better understanding of the topographical development of the town centre
- There is concern about the condition of key landmark buildings, houses that are unlisted but have significant townscape value, and the general character of Woodfield Street
- There is a need for an economic regeneration strategy for Woodfield Street that links with the heritage status. Conservation Area controls will not bring about the regeneration, so business support and grant funding is required.
- There is an opportunity to celebrate surviving structural and topographical features relating to Morriston's industrial heritage and link their significance to improved local amenity and green space
- There is considerable community interest in the history of Morriston which could be harnessed to the benefit of the management of change
- Selective Article 4 Directions to preserve specific unlisted houses of quality could be considered in order to protect surviving traditional detail where appropriate, but these will need to be carefully targeted
- The future of the 'iconic' landmark buildings of Tabernacle, St John's and Danbert Hall in particular need to be secured
- Advertisement control should be reviewed
- Options are identified for the amendment of the boundaries of the conservation area primarily in order (1) to improve the appearance, amenity and management of Woodfield Street; and (2) to reflect historical understanding of the development of the town prior to 1920
- The potential of a Townscape Heritage Initiative supported by grant from the Heritage Lottery Fund needs to be explored to support improvements to targeted buildings and streetscape features along Woodfield Street.
- A more robust approach should be taken to design control and the management of change within the conservation area
- The recovery and preservation of traditional shop fronts, façade detail and fenestration – both through development control and exemplar projects – should be pursued.
- Advice should be developed for owners of residential properties – Living in a conservation area – to support the retention of traditional detail and ensure sustainable maintenance of properties

Key recommendations

- Morriston needs a management plan that is grounded in an appraisal of character and which can promote better management of change within the conservation area, preserve and enhance character and amenity, and contribute to regeneration which will support investment in the historic built environment
- An awareness-raising programme is required for the wider community, and community engagement projects that involve local people in caring for the conservation area should be developed in conjunction with existing community groups.

2

NATIONAL AND LOCAL POLICY CONTEXT

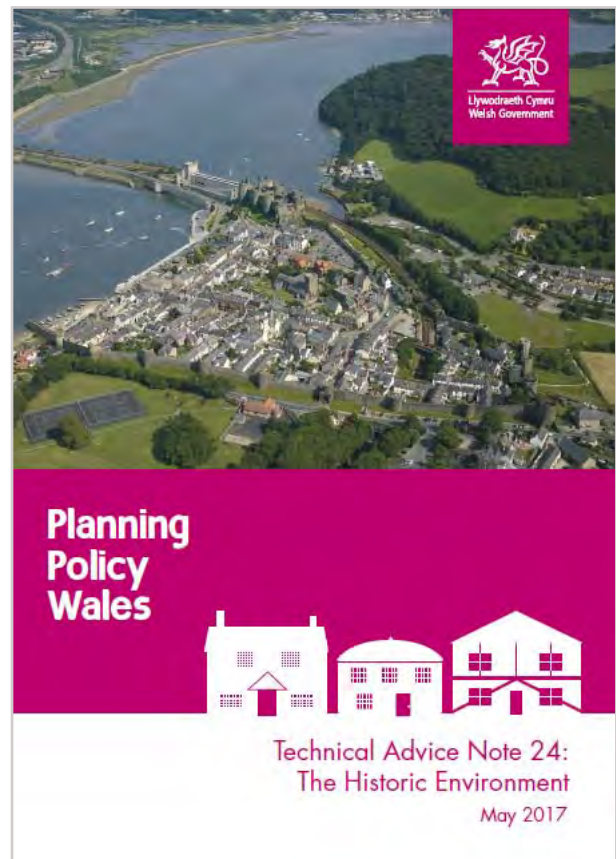
National Guidance

2.1 Policy and guidance are provided for the designation and management of conservation area at national and local level in Wales. Planning Policy Wales (8th edition, January 2016) (PPW) sets out the broad responsibilities of local planning authorities, in particular to conserve the historic environment 'while ensuring that it accommodates and remains responsive to present day needs' as a key aspect of their wider sustainable development responsibilities'. Conservation areas are recognised as the main local planning instrument to give effect to conservation policies for an area, enabling change to be managed positively while protecting or enhancing the character or appearance of the area. PPW also explains how the development plan should support the management of the historic environment and identifies the special controls over development that apply to, or can be adopted within, conservation areas. Detailed regulations relating to these controls are now contained in the Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2015.

2.1.1 Section 6 of TAN 24: The Historic Environment stresses the duty on local planning authorities to review their conservation areas from time to time and to decide whether they need to designate further areas. TAN24 stresses quality of place as the 'prime consideration' in identifying conservation areas, and explains that this depends on much more than individual buildings. It implies that an holistic approach is taken to the analysis of character and the significance of townscape features. Planning authorities need to publish proposals for the preservation and enhancement of conservation areas that include character appraisals and strategies for the future. These strategies should keep, where possible, to the minimum necessary control over businesses and householders. Residents must be consulted over the designation of areas and the definition of their boundaries and proposals for the management of a conservation area should be submitted to a public meeting, in connection with wider consultation.

2.1.2 Technical Advice Note 12 (2016) is also relevant in that it offers advice on the promotion of good design in the historic environment and in areas of special character. It identifies a number of factors that should be considered in context appraisals which are amongst those that a character appraisal of a conservation area should take into account (paragraph 5.6.2).

2.1.3 Advice on the appraisal of conservation areas and on designation and management issues has been published by Historic England (Conservation Area Designation, Appraisal and Management, February 2016). The content of this manual has informed this present appraisal and its approach to management of change.



Local policy

2.2 Swansea's Unitary Development Plan, 2010, contains the authority's general policy for the management of conservation areas. Policy EV9 (Conservation Areas) states:

Development within or adjacent to a conservation area will only be permitted if it would preserve or enhance the character or appearance of the conservation area or its setting.

New development in such locations must also be of a high standard of design, respond to the area's special characteristics, and pay particular regard to:

- I. Important views, vistas, street scenes, roofscapes, trees, open spaces, and other features that contribute to the character or appearance of the conservation area,
- II. The retention of historically significant and important boundaries and other elements that contribute to the established pattern of development,
- III. The relationship to existing buildings and spaces, and pattern of development,
- IV. Scale, height and massing,
- V. Architectural design, established detailing, and the use of materials,
- VI. Boundary treatment, and
- VII. Public realm materials.

2.2.1 The amplification of the policy *inter alia* requires detailed plans and drawings to be submitted for new development in its setting; and sets out an expectation that the highways authority and statutory undertakers use appropriate highways mark up, signs and structures to preserve or enhance the character or appearance of conservation areas.

2.2.2 Policy EV10 (Demolition of Unlisted Buildings in Conservation Areas) states that 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 the condition of the building does not justify the cost of repair; efforts have been made to find a viable use; redevelopment would produce substantial community benefits outweighing the loss; and that there are acceptable and detailed redevelopment plans.

2.2.3 Amongst other policies, EV13 (Shopfronts) and EV 14 (Advertisements) are also relevant locally in requiring design appropriate to their contexts.

2.2.4 The conservation area includes part of a designated district shopping centre therefore policy EC5 (District Shopping Centres) applies governing development, facilities, amenity and accessibility. Policy EC NR (Non-Retail Uses in Shopping Centres) deals with non-retail uses in shopping centres and seeks to safeguard the vitality, viability or attractiveness of established centres, particularly through the control of ground level uses and the management of vacant premises.

2.2.5 Para 2.4.26 of the Unitary Development Plan notes that the former Enterprise Zone scheme and other factors led to the promotion of the Llansamlet retail park and that this has had a bad effect on Morriston's shopping centre.

2.2.6 The UDP proposals map delineates the boundary of the district shopping centre and its relationship to the conservation area. In particular, the centre extends northwards of the conservation area boundary on Woodfield Street to include the extension of the latter to the Cross, and short extensions northwards along Sway Road and eastward along Clase Road, stopping short on the northern side at the curtilage of Seion chapel. The latter is a significant listed building and landmark feature.

2.2.7 The emerging draft Swansea Local Development Plan to replace the current UDP is being prepared for inspection and adoption. This document sets out a number of policies in relation to development within conservation areas. These include Policy KS01 (Delivering Sustainable Places) and Policy AW01 (Placemaking and Place Management) states that development proposals must enhance the quality of places and contribute to a sense of place.

2.2.8 Policy KS12 (Historic and Cultural Environment) highlights the need to safeguard features of historical and cultural importance as well as supporting appropriate heritage and cultural led regeneration. Policy HC2 (Preservation or Enhancement of Buildings and Features) sets out measures for the preservation and enhancement of heritage assets and the need for a high standard of design for new development which pays regard to the local context.

2.2.9 Policy AS28 (District Centres) sets out measures to maintain or improve the quality of shopping provision, the character of the area as well as the vibrancy and vitality of the street and area.

Conservation area designation

2.3 Morryston Conservation Area was designated by Swansea City Council in 1975. Its boundaries were drawn to reflect the planned town designed for John Morris by the famous bridge-builder, William Edwards, to house workers at his new Forest copper-smelting works. The concise original designation statement identifies the following special features:

- The gridiron plan defined by Edwards and Morris, “an early example of town planning within the Swansea area”
- The fine views looking eastward, particularly from Slate Street and Morfydd Street, that result from the way the settlement slopes downhill towards the valley bottom and the river Tawe
- The pleasant urban scene, composed of several recently cleaned stone terraces pre-dating 1918, with churches and chapels providing focal points

2.3.1 At the time of designation there was some discussion of appropriate boundaries, and this remains an aspect of interest today. In particular, the original proposed boundary was extended to include further houses on the North side of Glantawe Street, and certain houses on the South side of Clase Road. It was also noted that housing to the East of Woodfield Street was in poorer condition than that to the West and that this area had been declared a General Improvement Area.

2.3.2 Designation of the conservation area has had limited impact on local character and amenity. However, it appears to have raised local sensitivity to character and amenity in the form of the Morryston Conservation Society, active in the late 1970s, and concerned with issues such as parking, the impact of the by-pass, the condition of Tabernacle and St David’s, and future shopping policy, including landscaping outside Tesco.

2.3.3 In 1987 an enhancement scheme was undertaken around St John’s Church, providing new paving, a bench, a tree, and safety bollards, associated with an interpretation sign. In 1994 the Council launched a shop front design guide for the conservation area and the Morryston Commercial Improvement Area. This sought to protect pre-1940 shop fronts and to promote new shop front design that was framed by traditional elements and materials. The guide also reflected concern about inappropriate signage, canopies and shutters.

SUMMARY OF SPECIAL INTEREST



Figure 1: View along Woodfield Street



Figure 2: Traditional doorcase

3.1 The present conservation area boundary was drawn to reflect the historic core of Morriston as it has developed within the remarkable grid plan defined by the industrialist and philanthropist John Morris and his civil engineer, the non-conformist minister William Edwards, in the 1780s. This makes Morriston special as the earliest example of a planned industrial town in the British Isles. Earlier examples of entrepreneurs building housing for their workers exist, but on a much smaller scale. There are examples in the Swansea valley and in early English industrial contexts. A planned town is of a very different order and Bath and Edinburgh New Town

(1766-on) provide the classic examples of 18th-century town planning – but for a very different milieu. The most obvious (later) parallels might be with Tremadog (Gwynedd), laid out by William Maddocks after 1798 to a classical plan and Aberaeron, developed from 1805 as a harbour town with a fine Regency square. Little of the original building within this grid survives, but the development and expansion of the community in the later nineteenth century is well-represented, so that the historic built environment within the conservation area dates essentially from this latter period. The building and rebuilding of chapels and improved housing and shops reflects the demographic expansion that was especially marked from 1870 onwards. Surviving earlier features are important visually and architecturally within this later townscape.

3.2 The grid planned by Edwards gives Morriston an urban form which is of great historical interest and which also shapes a distinctive quality of place. The exceptional origins of Morriston as Wales' first industrial planned town justify special protection, while the grid gives the modern town a special coherence and identity, reinforced by both landmark buildings and the broader townscape that provides their backcloth. Morriston's urban form contrasts markedly with the essentially linear, terraced development of valley-side towns in South Wales. Its symmetry also distinguishes it from the more irregular settlement pattern associated with intakes from common land that was typical of the earlier stages of industrialisation. This latter contrast is nicely exposed by the Llangyfelach Tithe Map (Fig. 3). Conservation area boundaries reflect this contrast.

3.3 The arrangement of Morriston's streets along a long North-South axis, and West-East to slope towards the valley bottom means that there are important outward views eastwards from cross streets on the grid; at the same time, the hillside above provides views westwards with a sense of enclosure. Northwards and Southwards there are long views along Woodfield and Martin Street, with the church of St John (1787) a significant anchoring feature, and the focus of Edwards' design. This latter urban space – St John's Square - is an important urban space.

3.4 Because building within the planned town was initially haphazard, long terraces are by and large untypical of the Morriston grid. Typically, development was mixed in character, with semi-detached, and the occasional detached villa cheek by jowl with short terraces. In 1876-9 there were plenty of gap sites to be filled in – and this would happen by the end of the century, at the same time as poor housing stock was renewed. Irregular development also lends several streets particular visual interest – represented, for example, by staggered frontages and long views along Glantawe Street, or by the stepped rooflines that run down the slope to the valley bottom. The later 19th-century expansion of retailing along Woodfield Street and towards the Cross where routes run northwards up the Swansea Valley, eastwards to Neath (from 1780 via Edwards' now lost Wychtree Bridge), and westwards to Pontarddulais, contributes to an architectural unity of time and place that connects shops, housing and public building.

3.5 Landmark buildings within the conservation area contribute to this special interest and quality of place. Tabernacle plays a very special role, both as a local and a distant landmark, but other structures provide visual cues/local keynotes at the same time as they represent good examples of their type. This is true both of residential streets and the retail strip along Woodfield Street.

3.6 Together with landmark buildings and other structures of historic or townscape significance, a range of period architectural detail survives within the conservation area and contributes to quality of place – notably traditional shop fronts and associated features, door cases, fenestration, and boundary walling. Often these combine to shape impressive local frontages or street corners. Meanwhile piecemeal development and the effects of slope have generated a varied roofscape and, notably along Glantawe Street, an irregular frontage of strong character and visual interest.

3.7 The boundary review has taken into account the relationship between features in the historic environment within and beyond the existing boundaries and the conclusions from this analysis are reflected in proposals that give weight both to the significance of the grid plan and the boundaries of the planned town, and to the nature of development immediately beyond the boundaries as the community grew in Victorian and Edwardian times, topographical evolution being shaped by road and rail transport and linkages to Morriston's industrial sites and its neighbouring towns particularly Neath and Swansea.

EARLY HISTORICAL AND TOPOGRAPHICAL DEVELOPMENT

Figures 3 through 6 provide map evidence of the growth of the town.



Figure 3: Tithe Map, 1838



Figure 4: Map of Morriston, c 1793

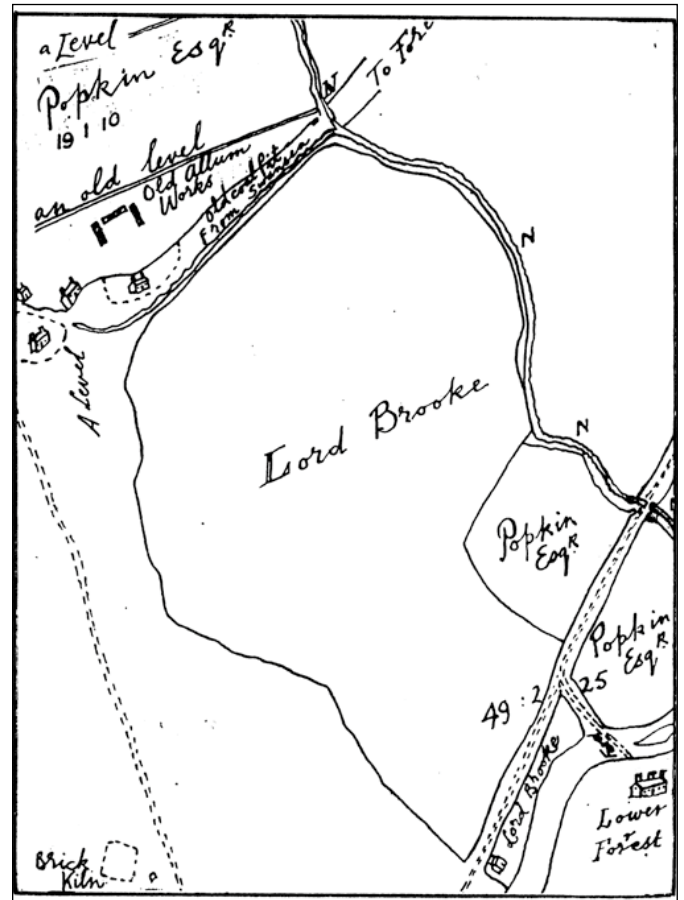


Figure 5: Map of land acquisition from Childs, 1994

4.1 Morriston was the first planned industrial settlement in Wales. It was laid out in the 1780s to attract and house workers in the expanding copper-smelting industry of the lower Swansea valley, a cradle of the early Industrial Revolution. Its early date as planned industrial housing in this significant historical context gives it, according to Hughes (2000: 163) international significance. Its grid plan has a renaissance quality shared by quite different eighteenth-century exercises in town planning (Edinburgh, say, or Bath). It was a model emulated later in South Wales at Trevillian and Tredegar. These settlements, together with Morriston, have roughly symmetrical layouts and carefully designed focal points that shape a quality of place quite different from that of other forms of industrial settlement. Newman (1995: 623) describes 'the self-containment and deliberation' of Morriston's plan. An important consequence is the way character is influenced by long views along streets, reinforced by slope on cross streets to promote, looking west, a sense of enclosure by the hillside and former common land above the original town, and looking east, open views across the Swansea valley.



Figure 6a: OS map 1876

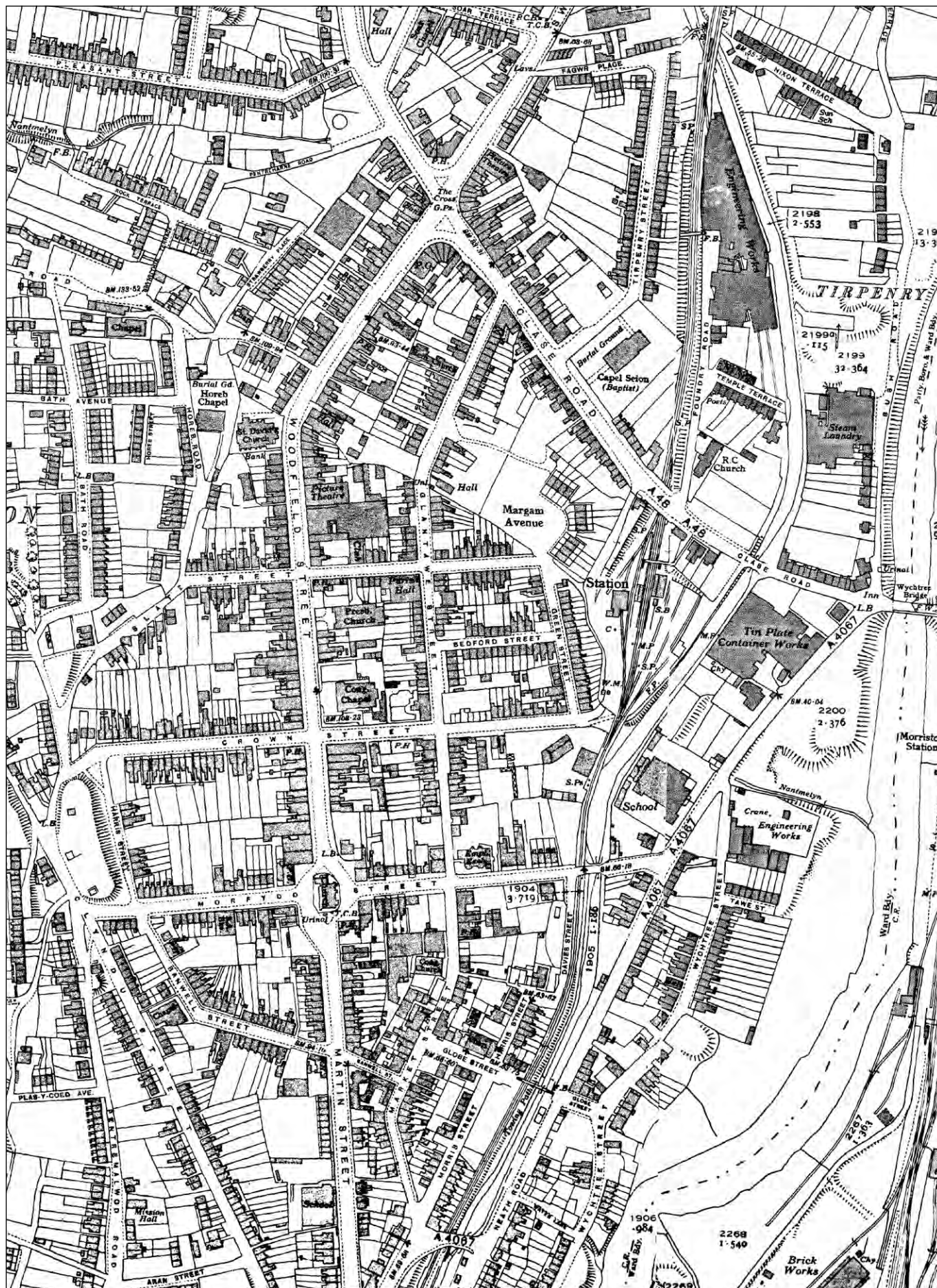


Figure 6b: OS map 1935

4.2 Morriston is named for its founder, John Morris I (b. 1745), of Lockwood, Morris and Company. His father, Robert, came from Shropshire. From 1727 onward he was one of the key entrepreneurs in the developing copper-smelting industry. Aided by favourable leases from the Beaufort estate, he obtained the right to mine coal for smelting almost anywhere between the Tawe and Loughor. John Morris' wealth built the family mansion of Clasemont, on the hill above the site of Morriston.

4.3 The early copper masters, such as Morris, were accustomed to providing housing for their workers. The remote location of their industries made this almost a necessity. But John Morris is a special case which contributes to the historic significance of Morriston. In 1815, Walter Davies noted that he was 'the most extensive individual builder of comfortable habitations for the labouring class' (Hughes, 2000: 187). The practical need to house workers at his Forest Works seems to have been combined with philanthropy, but also with his interest in creating an ornamental landscape associated with Clasemont (demolished 1819). In 1773 he ordered the building of 'Morris Castle' to house forty families in three blocks linked by towers around a central courtyard. This was sited so it could be seen from Clasemont, probably designed by the same architect, James Johnson. Wychtree House, which was possibly the earliest structure in the new settlement of 'Morris Town' – demolished but recorded in advance of demolition – was another remarkable example of workers' housing, and likewise designed by Johnson, in renaissance style.

4.4 Morriston might be seen as the culmination of an attempt to shape a picturesque/romantic industrial landscape on an heroic scale by building, not just hostels or a terrace or two for workers, but an entire town, influenced in its design by the politest standards of eighteenth century town planning. Morris sought to encourage the in-migration of workers in a way that would prevent them being a burden on the parish. They would take plots on which to build houses and grow food. In this case, Morris's partner was William Edwards, Methodist minister, architect, bridge-builder and civil engineer, who had worked for him since the 1740s.

4.5 In 1778 Edwards had designed and built the Wychtree Bridge (demolished 1959) across the Tawe to serve the new Swansea-Neath turnpike. This may have been the trigger for Morriston, but preparations for development took place earlier. Childs has analysed

the land acquisitions of the Morris estate. Part of this was the farm of Tir Hopkins Edward shown on a map of 1761, which Morris bought from the Beauforts. The boundaries of the planned town were strongly shaped by the boundaries of this estate, its northern edge being marked by the Nant Felyn Brook, separating the manor of Trewyddfa from the manor of Clase (Childs, 1994). The south-eastern part of this parcel faced the Forest Works across the river, crossed by the old Forest Bridge. Within this purchase Edwards would set his grid of streets and mark out the plots where migrants could build houses to his design. In addition, Morris endowed St John's Church (1787) for newcomers who favoured the established church. This was given pride of place at the intersection of the town's long axis along Woodfield Street with Morfydd Street. The siting of the earlier Libanus chapel (1782), also endowed by Morris for nonconformists, is a clue to the probability that the town was planned in two phases. These phases help to produce areas of distinctive townscape character. Libanus chapel is placed on the north-west corner of the earlier, smaller grid, canted away from the second, more ambitious phase of development to which St John's formed the anchor, in a tight shape generated by field boundaries.

4.6 Hughes shows how Phase 1 occupied a single field near the river and the works, and included the new turnpike road as it ran north-east towards the Wychtree Bridge. (Hughes. 2000: 199ff) Morris Street and Market Street ran parallel to the turnpike as it bypassed an earlier, winding road along what became Wychtree Street. Castle and Globe Street were laid out as East-West cross streets to form a tight grid plan. The coherence of this plan was disrupted as early as 1796 by the building of the Swansea Canal. By the late nineteenth-century the line of the canal had been strengthened by the Morriston Loop of the Great Western Railway. However, the final disruption of the first grid was only accomplished recently by the dualling of the A4067 between 1994 and 1997. However, looking westwards from Ash Street, which appears to be a remnant of the turnpike, it is briefly possible to ignore the main road and recapture in the imagination the original integrity of the street layout.

4.7 The second phase was laid out within fields west of the original, its outer boundaries determined by those of Tir Hopkin Edward. The more generous layout enabled more substantial building plots to be defined, lending much subsequent development east and west of Woodfield Street a much more open feel than the enclosure that is typical of the original streets.

4.8 Walter Davies (cited in Hughes, 2000: 200) suggested that by 1796 there were 141 houses and 619 inhabitants, doubling by the end of the Napoleonic wars. In 1841, the census suggests twice the number of people, but only 443 houses compared to the 300 in 1820. Early maps provide indicative rather than conclusive descriptions of development history. One plan of 1793 suggests a second square north of St John's that was never built. The tithe map is presumably more accurate, reveals the extent of open land within the planned town, and neatly contrasts the regular layout on the grid with the irregularity of settlement along coal roads and trackways associated with the industrial workings to north-east and south-west.

4.9 The 1841 census does not give street names. Clearly there was expansion along roads outside the Morris landholding. However, it is clear from both the 1838 tithe map and from the earliest OS survey that the grid plan took decades to be fully developed. Moreover, much earlier housing came to be replaced, probably more than once. Significant rebuilding infill and intensification of development occurred between the 1870s and the end of the nineteenth century as the population expanded with the growth of the tinplate industry and associated enterprises and the railway revolutionised transport services and patterns of migration. Church and chapel building and rebuilding in the 1850s and after was triggered by this growth, as was the intensification and extension of development northwards along Woodfield Street and the emergence of the familiar late Victorian and Edwardian shopping centre. The construction of Tabernacle in 1872 symbolised the growth of the town and the self-confidence of workers and industrialists alike, but also probably contributed to the alteration of the centre of gravity along Woodfield Street, reinforcing the pull from the Cross and the Wychtree Bridge.

4.10 The condition of early Victorian housing was poor, and this explains why most of it seems to have been replaced or so rebuilt that it is unrecognisable. Swansea was the subject of an investigation into living conditions as part of the work of a Royal Commission in 1844. In Morriston, G.T. Clark, conducting a second investigation in 1849, reported that 'the streets and roads were ill-made and neglected. The houses were built too close against the hillsides and were consequently very damp.' Local people, in the middle of an industrial depression, complained that their landlords would not provide drains or privies. There was no public water supply. As a result fevers and epidemics were frequent, virulent and often fatal. The weir on the Tawe was a source of disease as it received 'nearly the whole of the animal and vegetable filth of the place as well as the foul waters of the collieries... the bulk of the population drink their tea brewed with this filthy water'. It was these conditions that were the context for the cholera epidemic of the same year. 'Fever food and cholera food are unremittingly supplied to the lungs and bowels of the inhabitants.' A similar report noted the way sewage clogged the open street gutters of the town, creating noxious smells, especially in hot weather. (Ridd, 1960: 44; Hughes, 2000: 188).

5

HERITAGE ASSETS



Figure 7: Philadelphia Chapel (Grade II)



Figure 10: St Johns Church (Grade II)



Figure 8: Old Police Station (Grade II)



Figure 11: Morfydd Street bridge (Grade II)



Figure 9: Danbert Hall (Grade II) (At Risk)



Figure 12: Tabernacle (Grade I)

Listed Buildings

5.1 There are several listed buildings within Morriston, which are of national importance and benefit from formal protection additional to that enabled by conservation area status. These are:

- Philadelphia Chapel (Fig. 7), Chapel House and Sunday School (1802, 1829, entrance remodelled 1935) at Morris Street/Globe Street (listed Grade II 1993)
- The former Police Station complex, Banwell Street (listed Grade II 1993) built in 1875 and 'listed as evidence of late C19 urban improvement' (see Fig. 8)
- Danbert Hall (Fig. 9), Morfydd Street (listed Grade II 1993), built in the 1880s for a local tinplate manufacturer, a "large Victorian town house, rare in Morriston"
- St John's Church (Fig. 10), consecrated in 1862 as the successor to William Edwards' original (listed Grade II 1993). Its planned west aisle was never built, which is just as well for the local traffic circulation (Hughes, 2000: 258-9).
- The canal bridge at Morfydd Street and the associated boundary wall at Davies Street (listed Grade II 1991, listing amended 1993); of ca 1794-6. This is an original Swansea Canal structure and a rare Welsh example of a "changeover bridge", all the more so because it is combined with a road bridge. It is also "one of the few remaining canal structures in Swansea" (listing description). See Figure 11.
- Tabernacle, the "cathedral of Welsh nonconformity", listed Grade I in 1993, and designed by John Humphrey; described by Cadw as "perhaps the most ambitious grand chapel in Wales with striking exterior and virtually unaltered fittings" (Fig. 12). Its location, on a sloping site on the east side of Woodfield Street at its corner with Crown Street, ensures that three of its facades are visually prominent and this is reflected in the design treatment, with special attention, of course, to its frontage to the high street. The steeple is the highest on a nonconformist chapel in Wales – possibly, says Hughes, the highest in Britain (2000: 278)
- Seion Chapel at Clase Road was Grade II listed in 1993. This chapel sits back from the road in an enclosed graveyard. The chapel includes a number of bays with the front 3 articulated with Tuscan pilasters.

5.1.1 Each of these structures plays an important role in the townscape. Philadelphia Chapel is a keynote structure within the little streets that comprise the remnant of Edwards' original grid, and anchors an

important corner. The Police Station and its associated structures are prominent at the southern entry to the town. Danbert Hall, St Johns and Tabernacle are the three most prominent buildings in the town, and visible from a distance, on approaches through the Swansea valley. The Morfydd Street bridge and associated walling have a significant visual importance as well as intrinsic historical importance highlighting the line of the filled-in Swansea Canal.

5.1.2 Danbert Hall has been unoccupied for some time and is in a very poor state. Its condition is of special concern. It retains the potential to be a building of striking beauty and interest, the key element to the streetscape east of Woodfield Street.

5.1.3 St John's Church is no longer used for religious purposes and is beginning to deteriorate badly. Vegetation is attacking its external features. Its boundary walls are in poor condition. This is a key landmark feature that is the focus for the design of the planned town.

5.1.4 The other listed properties are in reasonable condition, with the Police Station in commercial use. Until 2009, the Philadelphia Chapel was a derelict listed building at risk. The site is now in commercial use and the conversion comprises of flats and offices. The premises are in industrial use.

5.1.5 Tabernacle is Morriston's signature building, lending dignity and character to Woodfield Street, visible from everywhere within the town as well as being a valley-wide landmark, familiar to a worldwide audience through television and its famous choral tradition. Its condition must be a priority. For this reason a study is underway in partnership between chapel trustees, Cadw and the Council to explore options to sustain the building within the community. This includes a review of the future management of the chapel as a potential community building.

5.1.6 Seion Chapel, on Clase Road, is a grade II listed building within the immediate setting of the conservation area, set back from the street line in a large graveyard. It is the most prominent building between the Cross and the A4067 junction, providing a foil to domestic and retail buildings along the street; it has a strong classical frontage and replaced an earlier chapel of 1845; its rebuilding dates from 1870. It was designed by John Humphrey of Swansea, the architect of Tabernacle, and has recently benefited from a Cadw grant towards the stabilisation of its frontage.

Unlisted Buildings

5.2 Morriston also contains a range of unlisted heritage assets which have historic, architectural or townscape value. A number of these have been recognised on Coflein, the database maintained by the Royal Commission on Ancient and Historical Monuments.

5.2.1 Within or adjacent to the present conservation area the following surviving sites and structures have been noted:

- Clyn-Du coal pit, Upland Street
- Aion Baptist Chapel, Cwm Bath Road (1880)
- Gem Cinema, Sway Road
- Bethania Welsh Calvinistic Methodist Chapel, Woodfield Street (1878, rebuilt in Romanesque style in 1888)
- St David's Church, Woodfield Street
- 91a Woodfield Street (late eighteenth-century, designed by William Edwards for Sir John Morris; now a shop). 'One of only two surviving Morriston houses which date from the town's first period of construction'.
- Dyffryn Villa (Fig. 13), Morfydd Street. Dyffryn Villa fronts the line of the canal at the eastern end of Morfydd Street, was formerly as a tinplate owner's house, is recognisable on early plans, and may be contemporary with the canal's development
- Salvation Army Chapel, Morfydd Street (Fig. 14)
- 35 Morfydd Street 'One of only two surviving Morriston houses which date from the town's first period of construction' (Fig. 15).
- Libanus Independent Chapel, Market Street, originally 1782 by William Edwards; rebuilt latterly by Thomas Thomas of Landore in 1857, by John Humphreys of Treforest in 1872, and again in 1905 (Fig. 16).
- Old Market and Schoolroom, Market Street (1827), (Fig. 17).



Figure 13: Dyffryn Villa



Figure 14: Salvation Army



Figure 15: 35 Morfydd Street



Figure 16: Libanus Chapel



Figure 17: Old Market Hall

5.2.2 Apart from their historic interest, the townscape value of these sites is important to the built character of the planned town and its setting. It is worth noting that the flurry of church and chapel building or alteration in the 1870s and after is a good index of the town's growth during this period and these structures are important to the integrity of the late Victorian character of the historic built environment.

5.2.3 During survey, an additional property that may date from the early period of the town was identified at 8A Morris Street, set back from the highway and close to the rear of Market Street. What looks like an original eighteenth-century build is partially obscured by a modern extension. External detail is lacking, but the proportions of the building seem correct, and there is a structure marked on this site on early maps.

BOUNDARY AMENDMENTS

Figure 46 shows the revised conservation area boundary, annotations in the following text refer to specific changes to the boundary made as part of the 2017 review.

To the north

6.1 The conservation area was enlarged to 'square off' the present boundary starting from Strawberry Place (A), taking in the chapel and extending along the east side of Woodfield Street to bring in the northern commercial area to the Cross (B), including a short stretch of the old Pentrepoeth Road (C), then return down the south side of Clase Road (D) to join with the existing boundary.

Rationale & Setting

6.1.1 To recognise the 19th Century development of Morriston and give opportunity for proper status to be given to the ancient cross with Pentrepoeth Road.

6.1.2 The history and relevance of Pentrepoeth School, Sway Road, its housing and route to what was expanding industrial activity and Seion Chapel all tempt the boundary northwards. The report recommends that these areas be identified as relevant setting.

To the East

6.2 The boundary was extended to include the area north and south of the 'Morfydd' Bridge (M), using the 'new' road edge to include as much of the former canal route and environs as is evident, including Morriston Primary School (N), boundaries of the canal and walling. To the south side of Morfydd bridge, the boundary includes the canal, significant early walling (Davies Street (O)), railway walling, pathways and green space, and follows the edge of the roadway, down to the southern boundary identified above. The Margam Avenue block is also included (P).

Rationale & Setting

6.2.1 Some of the most precious history, and the canal line itself, are within and adjacent to this extension. Margam Avenue is included to 'finish' the story and bring it into the twentieth century.

6.2.2 On this east side, the old Neath Road and the early routes over the canal and, later, the rail line to the Wychtree Bridge, and to Phase 1 of Morris Town, mostly lost both prior to and with the road works, all merit recognition as setting.

To the south

6.3 The boundary was extended to include the full length of Martin Street but not the modern development on the west side.

Rationale & Setting

6.3.1 To capture the former Neath Road connection, its link over the canal and then rail line, as can be seen on the early Morris Town Plan.

6.3.2 To the south there is no important setting due to the previous highways infrastructure works as well as the presence of newer commercial and light industrial units which have significantly altered the layout and character of this area.

To the west

6.4 The boundary takes in the old Mill House Inn and its outbuilding (E). There is a minor adjustment to exclude the modern development on Horeb Street (F) and inclusion of the turn of the century properties that face down Slate Street (G).

6.4.1 The 'development plot' at the western boundary, between Morfydd and Slate streets, the site of former pit workings (Clyn-Du (H)), and other land on the old coal cart line on Clyndu Street was retained within the conservation area to ensure that development meets the conservation 'tests'.

6.4.2 The conservation boundary was extended to include properties at the top south side of Morfydd (I), and include the house/former commercial premises at the junction with Martin Street (J), where the boundary takes in the podium residences at the lower end (K) and brings the whole street into the Conservation Area.

6.2.4 Attention is drawn to Trewyddfa Common, Pentremalwed Road, the Victorian housing, of similar character to that in later 'Lower Morriston', to the Clyn-Du coal cart tracks and to the significance of Morriston Park. There was strong community support for the inclusion of the park in the conservation area, but to do so would require a significant extension of the boundary to an unmanageable size.

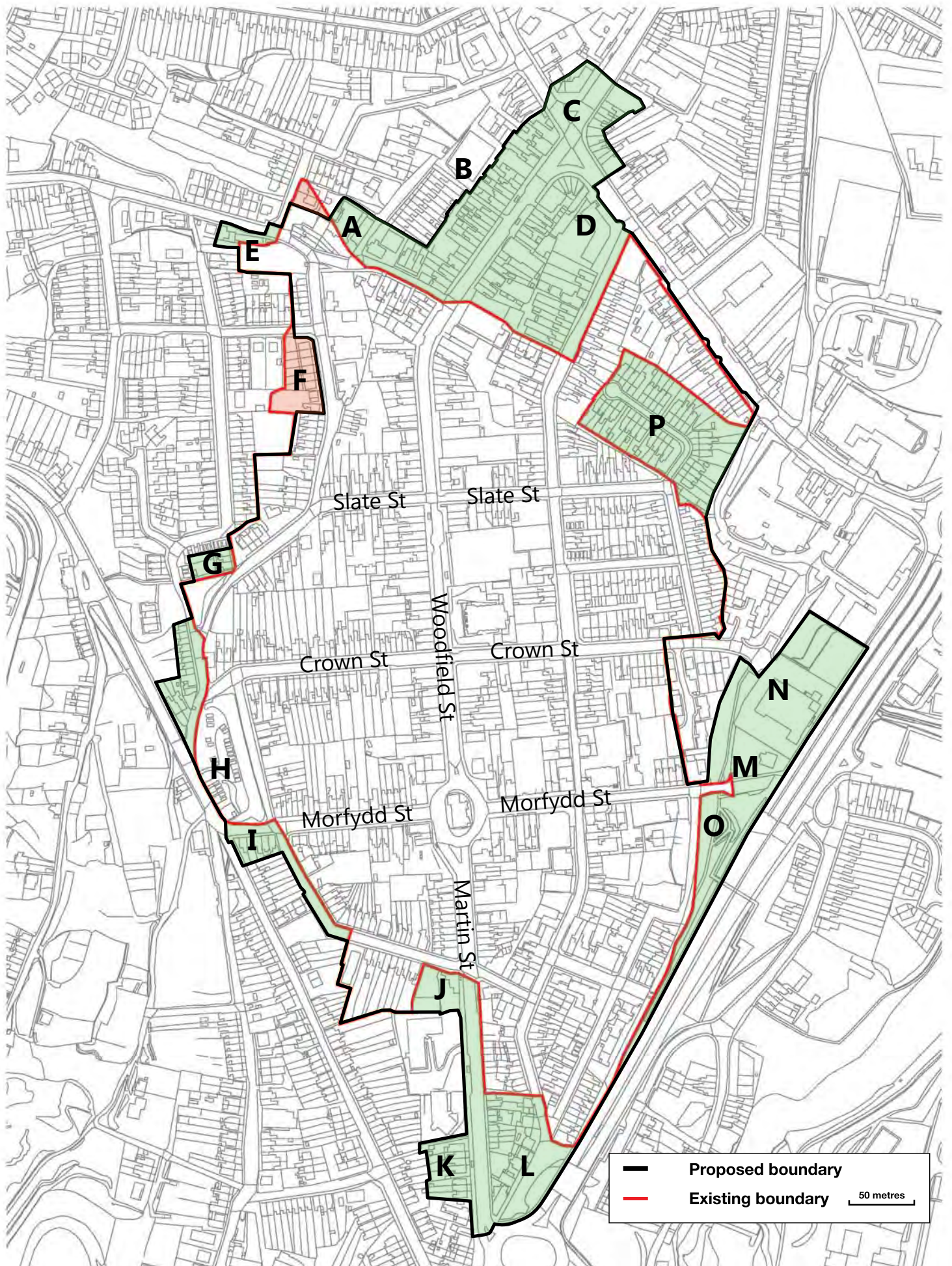


Figure 46: Revised Conservation Area Boundary

CHARACTER APPRAISAL

7.1 The following discussion is based primarily on visual survey and forms an analysis of the components that shape today's townscape. An assumption is that domestic and shop premises from before 1850 are few and concealed by later facades. A basic uniformity of design is reflected in working-class dwellings from around 1875 and similar architectural detail was employed throughout the later nineteenth and early twentieth centuries. What we see today, on a much earlier grid plan, is essentially a late Victorian town, with its homes, commercial buildings and places of worship.

7.1.1 Within the conservation area the original grid is represented by Market Street, Morris Street and Globe Street. Libanus Chapel and Philadelphia Chapel stand on early chapel sites, while the Market Hall and schoolroom dates from 1827.

7.1.2 The piecemeal history of building and infill within the grid gives most of Morriston's older streets a feeling of variety rather than monotony. Typically, for example in Morfydd Street and Crown Street, development takes the form of short terrace rows, generally built directly to the street, interspersed with semi-detached pairs and, occasionally, a more substantial detached or semi-detached villa.

Components of character

7.2 The various components and attributes of character which make up a locality work together to create a sense of place and identity for these areas. In Morriston a key contribution to character and quality of place is made by the striking views and vistas that are experienced walking through the town.

Views and Vistas

7.2.1 The grid-based layout of Morriston's streets means that a key contribution to character and quality of place is made by the striking views and vistas that are experienced walking through the town. Of particular importance are the long views through and across the major grid. The view along the broad, straight length of Woodfield Street (Figs. 18 and 19) is closed at the southern end by the square and St John's Church;

looking north, the bend in the road beyond the line of the Nant Melyn, and the end of Edwards' grid, provides a different sense of closure and departure. At the corner with Crown Street, the view is dramatically punctuated by Tabernacle, with its bold classical frontage and spire. More modestly, interest along the street is provided by variation in roof line and facades, and by generally strong corners where the cross streets intersect. However, the modern redevelopment north of Tabernacle has eroded an earlier unity of appearance, and this erosion of character is reinforced in front of the modern shopping parade by weak street furniture, floorscape and signage.

7.2.2 Entering Woodfield Street at the Cross, there is already a sense of arrival, reinforced by the distinctive commercial premises that define the north-east corner of the street. The built character of the high street is already clear, and at the bend in the road that marks the former line of the Nant Melyn, the long view that opens up past Tabernacle to St John's Square (Fig.18) is impressive.

7.2.3 Beyond St John's, the view south is predominantly open, but interest is provided by the good residential frontages on Martin Street, and by the listed police station on Banwell Street corner. The approach along Martin Street from the south is also visually interesting. The eye is immediately caught by the distant church in its 'square' and, on the right as the street rises, the gable end and stacks of the Victorian police station (Figure 20). Outside the conservation area on the west side, but visually prominent, the short terrace on a podium above street level acts as a strong marker of arrival, as does the Swan Inn on the eastern corner of Martin Street. Modern development interrupts the building line on the west, but the sense of place is restored by the quality of the corners of Banwell Street and Martin Street.

7.2.4 Strong views in either direction along Morfydd Street (Fig. 21), Crown Street (Fig. 22) and Slate Street (Fig. 23) are important. To the west these are closed by the hillside and the increased steepness the line of the grid; the eye is also caught by the irregular grouping of short rows of mid and late Victorian terraces. Once,

this context would have been primarily industrial, with hillside coal workings that have left a legacy in unstable land, and, within the conservation area, the site of a coal pit. The view along Morfydd Street is closed by the church and the square, intended as a focal point of the planned town, and the place where early commercial activity developed. Looking eastwards, each of the cross streets has open views eastwards across the Tawe Valley – very different from the dramatic and smoky industrial character of the town's setting in earlier times.

7.2.5 West of Woodfield Street, views along the cross streets are enhanced by the irregular building line, variations in built character, and the stepped roofscape. East of Woodfield, along Morfydd Street and Crown Street, the descent to the river is now interrupted by the wide, fast Neath Road. Earlier character has been diluted by modern infill development. However, towards the line of the canal and Davies Street, trees give this corner of the town a green edge (Fig. 24).



Figure 18: View south along Woodfield Street



Figure 19: View north along Woodfield Street



Figure 20: View north on Martin Street towards St John's



Figure 21: Morfydd Street view east



Figure 22: Long view east along Crown Street



Figure 23: View east along Slate Street



Figure 24: Green edge on the eastern edge of Morriston

7.2.6 Glantawe Street runs north from its corner with Morfydd Street parallel with Woodfield Street. The view in either direction along this street is an important, secondary vista within the planned town, its interest enhanced by the irregular building line (particularly between Morfydd and Crown Streets), and variations in width (Fig. 25). Where Glantawe Street crosses the line of the Nant Melyn, and the boundary of the grid plan, the road bends eastwards in parallel with the extension of Woodfield Street as it approaches Clase Road. To the south, Glantawe Street connects with Market Street. Here the bend and fall to the street line reinforce the awareness that one is entering a different part of town at the point where the earlier and later grids join.

7.2.7 The late Victorian development of Clase Road, from the Cross to the former railway bridge, is only partly in the current conservation area, but shares the same essential built character in terms of commercial and residential detail, though interrupted by modern

development in particular at the corner of Glantawe Street. The former station building survives on the south side of the bridge, but the integrity of the streetscape has been disrupted by redevelopment within the station area and former sidings, and lost with the modern road scheme, the loss of Wychtree Bridge, and the modern Bingo Hall at the corner of Neath Road and Clase Road.



Figure 25: Glantawe Street

7.2.8 Between Green Street and Clase Road, Margam Avenue (Fig. 26), constructed just after the Great War, but in essentially Edwardian style, acts to round off the story of Victorian and Edwardian development. It is distinctive in layout with four-house rows set in large front gardens in a way that lends the street something of a garden city feel. The redbrick construction is in keeping with the short rows of bayed Edwardian houses that can be found elsewhere in the planned town, with the best preserved of these being numbers 1-4. There is a good lane connection with Glantawe Street.



Figure 26: Margam Avenue

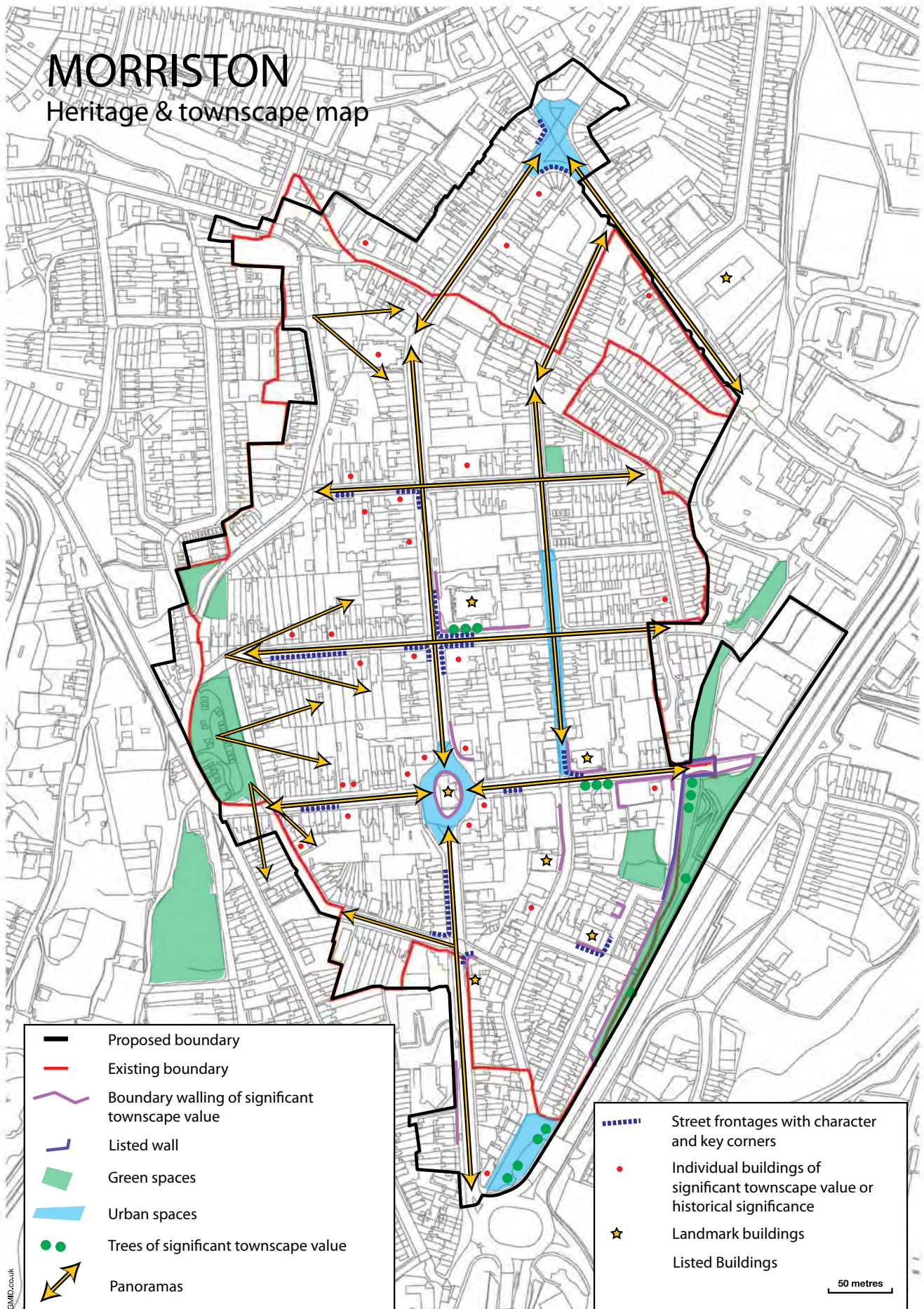


Figure 27: Heritage assets map

7.2.9 From a distance Just as arrival in Morriston promotes a sense of occasion, so the feeling that this is a special place is shaped by the prominence of the town from a distance, particularly as seen from the east, whether one is approaching by road or rail. At this scale, the prominence of Tabernacle in drawing the eye towards the town on the hillside is of especial importance as a valley-wide landmark.

Enclosure

7.3 Parts of the town are more notable for a sense of enclosure rather than an open feel. This is particularly true of the more tightly developed north-east corner of the town, where working class housing was laid out on smaller plots close to the station. It is also the case along Market Street and Morris Street, within the remnant of the first grid. Outside the current conservation area at the south end, but surely part and parcel of this neighbourhood, is the short section of Neath Road associated with the Swan Inn and an area of open space that looks onto the modern A4067. The Swan has an intrinsic character of its own and in a modest way functions as a gateway feature.

Landmark buildings

7.4 A number of structures have a special function in shaping the local townscape by virtue of their prominence and architectural character.

7.4.1 Three buildings in particular function as exceptional keynotes. These are:

- St John's Church – although a relatively modest building it performs an important anchoring role within the design of the planned town at the same time as it acts as the centrepiece for what was intended to be an important social and commercial space. The tower has strong visual interest.
- Tabernacle – a distinguished grade I listed building that is a powerful local and valley-long landmark, and a distinguished part in the history of nonconformity and Welsh music. Constructed in 1872, it symbolises the self-confidence and social solidarity of the expanding town. Conjecturally, the building of Tabernacle altered the commercial centre of gravity along Woodfield Street, encouraging investment and development along its central and northern stretches, and presumably reinforcing the pull from the cross roads with Clase Road.
- Danbert Hall – despite its dilapidation, and its location to the east of the centreline of the grid plan,

is a dominant and architecturally important element within the townscape. Along with Tabernacle and St John's it can be glimpsed from numerous locations Morriston, at the same time as it punctuates the view East along Morfydd Street, and closes the view south along Glantawe Street. The home of Daniel Edwards, the tinplate entrepreneur, this is a villa of exceptional scale and ambition in the local context, a symbol of the wealth and taste of the self-confident masters of the valley.

These three structures are visually significant in the context of the town as a whole. Other structures are important to their immediate context and setting, lend interest and distinction to a street line, or anchor an important corner.

7.4.2 Within the original grid, Libanus stands on the site of the chapel originally designed by Edwards for those inhabitants of Morris's new town whose religious feelings were left unsatisfied by the latitudinarian Anglican church favoured by owners and gentry. It effectively marked the northern corner of that original grid, and within the wider planned town was subordinate in design terms to St John's, which stood at the town's intended hub. It lies to the south-east and downslope of the latter, but is itself prominent on the bend and fall southwards of Market Street, and lies adjacent to the former Market Building. Despite its significance and its architectural quality, Libanus is not listed, but is nonetheless strong architecturally, as well as being notable for being the first place of worship in the town.

7.4.3 In contrast to Libanus Chapel, Philadelphia Chapel (Fig. 28) is sited with its manse and schoolroom at the corner of Globe Street and Morris Street, and is a grade II listed building (originally 1802, rebuilt 1829, remodelled 1935) with a simple classical exterior and an early 19th-century interior. It is currently in commercial use following a refurbishment in 2009. Philadelphia with Libanus provide a key anchoring structure within the remnant of the original grid, lending distinction to the rump of Globe Street. Above, on Market Street, the former Market building (1827) closes the view along the short slope upwards.

7.4.4 Less visually prominent, but architecturally curious, with surviving wooden gothic tracery, and partially closing the view west along Globe Street, the Market Building and Schoolroom of 1827 gives Market Street its name and adds further visual interest to the streetscape (Fig. 29).



Figure 28: Philadelphia chapel



Figure 29: Market building and school room

7.4.5 St David's Church, Woodfield Street (1890), is locally prominent, and functions as a gateway feature. Its position at the exit to the planned town on the south of the Nant Melyn stream helps to close the view northwards along Woodfield Street. It is part of a larger story in which churches and chapels were rebuilt or built anew to serve the expanding population of late Victorian Morriston.

7.4.6 The old Police Station and Reading Room on the intersection of Banwell Street and Martin Street occupies a prominent corner and the junction of the two grids that define Morriston's early layout.

7.4.7 Dyffryn Villa is sited at the junction of Morfydd Street and Davies Street, within a large enclosed garden whose walling is of a similar style to the listed walling associated with the canal bridge. The current structure, while clearly altered in appearance and extended, could be that shown on the 1796 plan. The house was subsequently associated with Daniel Edwards, who set up the local Dyffryn tinplate works in 1873 and later built Danbert Hall. Visually prominent, its large, walled garden enhances the open appearance of the section of the conservation area associated with the former line of the canal.

Corners

7.5.1 Corner buildings are important visual cues along Woodfield Street:

7.5.2 St John's Square has strong corners on all but the south-west. Building type and form, including the significant nineteenth-century detached villa on the north-east corner, reflects the former commercial significance of the intended urban hub.

7.5.3 Along Woodfield Street in particular, strong corner buildings mark the intersections of cross streets as follows:

- The south-west and south-east corners of Crown Street (Fig. 30), facing the dominant Tabernacle to the north-east.
- Slate Street: the south-west corner is marked by a powerful three-storey block with good dormer detail, brickwork and fenestration, and a strong westward return. The north-west corner is less dominant but has some visual appeal lent by a two-storey jettied bay.
- Along Glantawe Street, Danbert Hall and its associated boundary wall mark a strong entry from Morfydd Street. There remains some potential to improve the appearance of the interwar Parish Rooms (Morriston Spark) that occupy the South Western corner of the junction of Slate Street and Glantawe Street.



Figure 30: Examples of strong corner buildings

Variety within Residential Streets

7.6.1 Particularly in Upper Morriston, predominantly terraced streets are punctuated by late Victorian detached or semi-detached villas, often with good surviving detail.

7.6.2 Morriston's residential streets are dominated by short rows of terraces, mostly built directly on to the street, or having small front areas. Only in the north-east corner of the town does one find the development of longer unbroken terrace rows. On Morfydd Street, Crown Street and Slate Street, west of Woodfield Street, local keynotes are provided by late Victorian detached or semi-detached villas of an individual design which contrasts with the limited variety of terraced housing and by the occasional commercial premises (see examples in Figs. 31 and 32).



Figure 31: 9 - 10 Crown Street



Figure 32: 45 Slate Street

7.6.3 The following examples are especially noteworthy:

- Shop on corner of Banwell and Martin Street
- 6/7 Banwell Street, an idiosyncratic, probably formerly commercial, premises
- Salvation Army Hall, Morfydd Street, fine stone façade with coloured brick detail to gable and fenestration that is in harmony with adjoining terrace
- Roseberry Villa, 33 Morfydd Street
- 35 Morfydd Street – an eighteenth-century survivor with a symmetrical façade and sash windows
- 9/10 Crown Street: a substantial stone fronted semi-detached villa with two storeys, basement and dormers; bay windows to Ground floor and basement; steps up from street to entrance. Gothic style with Bath Stone detail to entries and fenestration. Eastern bay retains its original balustrade detail. Chimneys survive to no 10. This is significant Victorian structure, perhaps second to Danbert Hall as an example of middle-class housing within the planned town
- 15 Crown Street, a two-bayed stone faced house built with a substantial arched entry to the rear yard. The similar 5 Green Street is dated 1908.
- 45 Slate Street, set on a stone-faced platform above street level, an attractive villa has a two storey bay and a gabled dormer. Original bargeboard detail survives in the gable as does the timber detail to the bay with its round-headed lights. Sashes lost
- 6 and 7 Slate Street: a powerful two-and-a half storey stone-faced semi-detached pair with simple ashlar detail to the fenestration and entries. Built straight onto the street
- 10 Slate Street: a simple detached villa, with a single-storey bay and gabled. Original segmental headed mouldings to doorway and first-floor windows

7.6.4 Between Woodfield Street and Glantawe, the cross streets have a semi-commercial feel distinguishing them from their extensions north of the town's main axis. Morfydd Street has good examples of period detail at this point, notably with the Grove Club and the semi-detached pair to its east. The Grove Club is notable for its distinctive bay, rounded to the ground floor, squared above; its neighbours have good surviving detail to bays and doorways, as well as dormers.

7.6.5 The north side of Crown Street is distinguished by the southern elevation of Tabernacle with its associated manse set behind boundary walls. The latter has lost original detail to the façade. Opposite, the New Woodfield bar occupies a detached Victorian villa with a two-storey bay and gable.

7.6.6 In Slate Street the Working Men's Club has an attractive entry and ground floor window detail, but has not benefitted from a crude painting scheme.

7.6.7 Market Street is given additional character by Centrepont, an idiosyncratic two-storey commercial premises with strong red brick detail to the façade.

Domestic and Commercial Detail

7.6.8 Local Pennant sandstone frontages are typical of much of Morriston's Victorian terraced and semi-detached dwellings. Often this has been rendered or pebble-dashed to conceal the original. Later Victorian and Edwardian terraces were more often faced in red brick. This has been rendered, for example, in Glantawe Street and Bedford Street. In Woodfield Street, the older commercial properties display a variety of finishes and renders, with red brick and local stone common. However, frontages have often been rendered or painted. Roofs were typically slate, with brick chimneys, but frequently these have been replaced by tile and the chimneys seem often to have been removed in parallel with such replacements which is harmful to the conservation area character.

7.6.9 There has been significant erosion of period detail, both along residential streets and in Woodfield Street. However, sufficient examples survive to lend character to frontages and to act as models for potential restoration works. It is essential to the character of the conservation area to protect remaining assets, in particular door cases, bay windows, sash windows, bargeboards and traditional shop fronts. The visual interest provided by door cases in the otherwise modest frontages in the terraces in the north-east quadrant of the town are no less valuable in context than the more elaborate surviving bay windows and door cases found elsewhere. Very focused Article 4 designations that pick out specific sites that retain original details could be utilised to restrict development rights in key locations.

Walling

7.7.1 Apart from the listed walling associated with the Morfydd Street bridge and Davies Street, the immediate vicinity has significant examples of unlisted walling (Fig. 33) associated with the line of the railway, with Danbert Hall, with Dyffryn Villa and with the double bay detached villa beyond the turn bridge, currently outside the conservation area. The use of copper slag in local walling (Fig. 34) makes a significant contribution to local character, and acts as one of the few reminders of the industry on which the town was founded. Within Woodfield Street, the perimeter walling of Tabernacle is an important element of the composition.



Figure 33: Walling

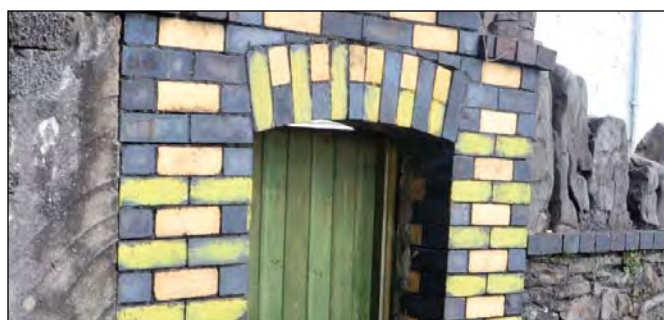


Figure 34: Use of copper slag in local walling highlights the industrial past

Period Detail

7.8.1 In Upper Morriston and along Martin Street especially there are good examples of surviving traditional bay windows and door case treatments (Fig. 35). Throughout the town's residential streets, however, there are frequent examples of individual decoration to the surrounds of front doors. Sometimes it is hard to distinguish recent work from original. As a consequence, even modest traditional housing in the north-eastern part of the town is distinguished by personalisation.



Figure 35: Examples of period door and window detailing

Green Features

7.9.1 Morriston has few good street trees. Examples fronting Jim Havard Court, Morfydd Street, and along the western end of Davies Street have townscape value. Green space along the line of the former canal is an important edge to the planned town and has been identified as meriting an enhancement scheme. The green character of the garden plots in Upper Morriston is of considerable visual significance in spring and summer; these gardens are extensive, and include a number of prominent mature trees.

Canal Zone

7.10.1 The line of the filled-in canal has value as a green edge to the conservation area (Fig. 36) but it is currently isolated.



Figure 36: The green edge provided by the former canal

8

CHARACTER AREAS

8.1 The definition of character areas is seldom clear cut. Often, a street by street analysis can be effective. In Morriston's case a hybrid approach works well. The definition of character areas also informs the boundary review and approaches to the setting of the conservation area. The boundaries we suggest for individual character areas should be regarded as indicative rather than clear-cut divisions on the ground.

Woodfield Street

8.2 The west side of Woodfield Street features a continuous parade of largely pre-1914 structures, the building line interrupted only by street intersections. Character is influenced positively by variation in building style, height and elevational treatment, and several corners gain interest from local keynote buildings. Upper floors provide variety above street level, with a number of properties preserving sash windows. Ground floor frontages are generally less interesting, but examples of traditional shop fronts can be found and others may remain to be discovered. Beyond the grid, similar development continues to the Cross. On the east side, Tabernacle stands as an extraordinary architectural legacy; otherwise late Victorian character is interrupted by modern development between Crown Street and Slate Street, by a modern block.

8.2.1 Morriston's high street thus largely retains its traditional character. Corner buildings, including the Crown Inn, have considerable townscape value. Despite many examples of weak signage, and the modern redevelopments on the east side of the street, traditional shop fronts and good upper floor detail give the street considerable quality of place (see Figs. 37 and 38). It is likely that further detail is masked by recent frontage treatments.

8.2.2 Woodfield Street is in character terms the principal axis of the planned town. The straight-line view north/south and vice versa remains significant, with the eye drawn to the square and the church on the south and the St David's Church corner on the north. The original intention would have been to make the square the focus of the street and of the commercial life of the town, although it is possible that there was once a plan to create a market space further north as well. In practical terms, Victorian development was drawn towards the Cross and Clase Road, and the building of Tabernacle,



Figure 37: Variation in upper storeys of buildings along Woodfield Street



Figure 38: Variations in shop frontages

St David's and Bethania will have strengthened this alteration in gravity. The eastern sections of Slate Street, Crown Street and Morfydd Street to the junctions with Glantawe Street are included within the character area. These have a semi-commercial character that contrasts with the primarily residential land use of the rest of the study area.

8.2.3 Religious buildings make a strong contribution to the character of the street. Tabernacle is of unique quality, and of profound architectural and social significance. It lends enormous dignity to the street composition. Its classicism has a foil in the Gothic and Romanesque treatments of its companions. Between St David's and the Cross Bethania makes an important contribution to the streetscape.

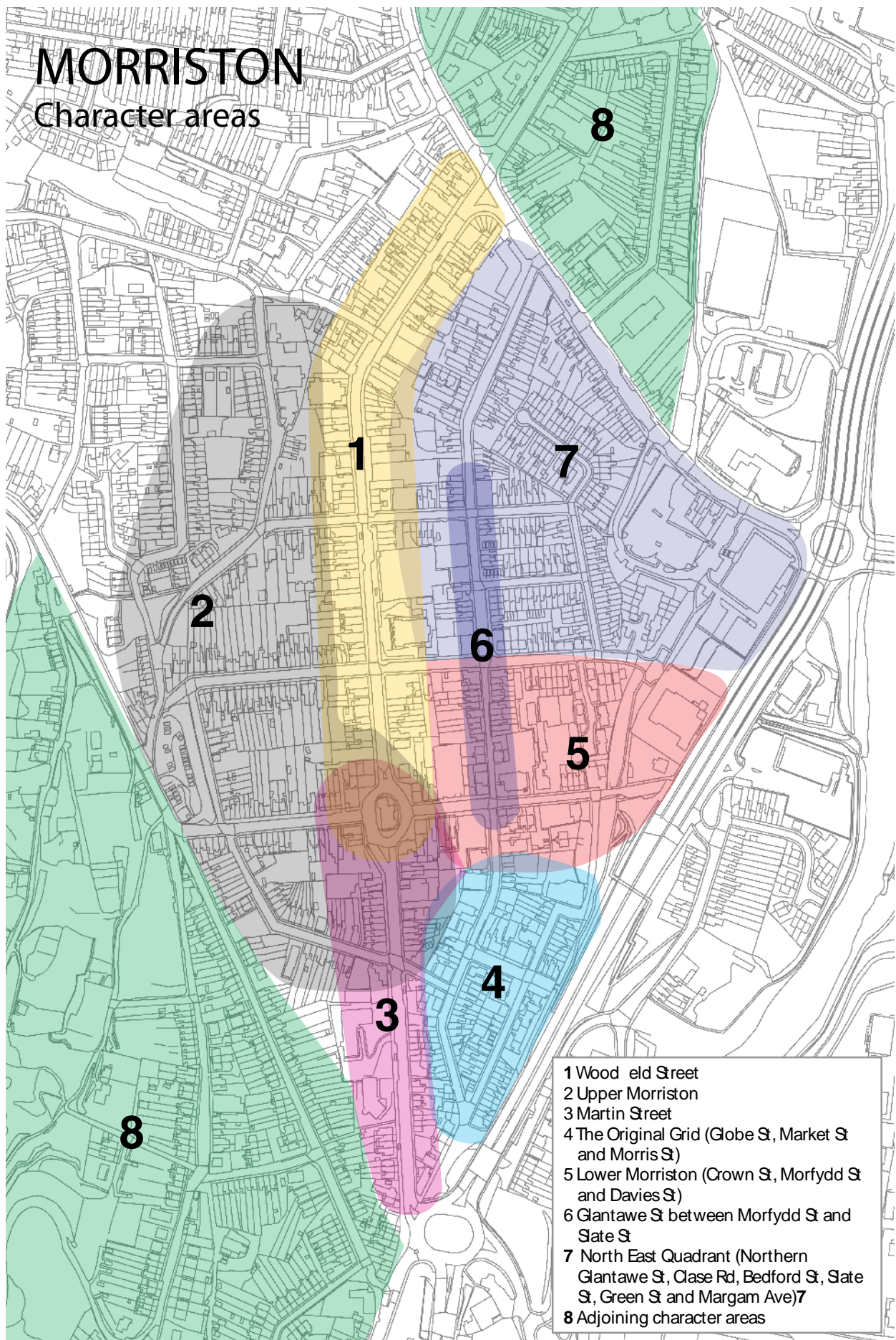


Figure 39: Map of character areas

8.2.4 On the east side of the street, modern building has partially eroded the Victorian character of the frontage, a deficit that Tabernacle tries to overcome. On the west side, however, building is of a largely pre-1914 character. Overall, there is a strong unity of period feel, and hence quality of place, to which strong corner features and surviving façade detail contribute. However, 91a is much earlier, a relict feature of the late eighteenth century and presumably designed by Edwards. Its low eaves height and renaissance frontage distinguish it from its neighbours. It is a rare and important survival (see Figure 40).



Figure 40: 91a Woodfield Street

8.2.5 Negative elements include the erosion of original fenestration, the loss or concealment of traditional shop fronts, and poor maintenance of street furniture, lighting standards and an inconsistent approach to signage. Traffic and pedestrian conflict has not been resolved, with congestion an issue particularly towards the cross. Maintenance work and improvement by owners is threatened by the weak economy of the street and a growing number of vacant or under-used premises. There is thus an urgent need to be proactive in the management of the character area.

Upper Morriston

8.3 Upper Morriston is represented by the western portions of Morfydd Street, Crown Street, Slate Street, Horeb Road, together with Harris Street, part of Clyndu Street, Bath Road, Uplands Terrace and Banwell Street. It includes a cleared coal pit site, and gaps in the building line on Banwell Street and Slate Street. West of Crown Street, development on the grid merges with the more irregular development of housing on the industrialised hillside above the planned town. However, terraces west of the grid are similar in style and surviving detail to dwellings within the planned town. Mid-late Victorian building dominates, generally in the form of rows whose entries open on to the street.

8.3.1 West of Woodfield Street, the period between 1860 and the end of the 19th-century seems to have seen the replacement of earlier housing, and new development on sites not previously built up. The 1876 OS map shows, for example, the lack of building on the south sides of

Slate Street and Crown Street. The south side of Morfydd Street was only partially built up, and there had been limited building on Banwell Street. Typically, for example in Morfydd Street and Crown Street, development takes the form of short terrace rows, generally built directly to the street.

8.3.2 In Upper Morriston, mid-late Victorian building dominates and most houses are in short terraces, but streets also contain examples of pre-1914 detached and semi-detached villas. There was some later in-fill, mainly inter-war. There are good examples of surviving traditional bay windows and door case treatments (Fig. 35). Throughout the town's residential streets, however, there are frequent examples of individual decoration to the surrounds of front doors. Sometimes it is hard to distinguish recent work from original. As a consequence, even modest traditional housing in the north-eastern part of the town is distinguished by personalisation. Here, as elsewhere in the Victorian residential streets, there is a consistent use of Pennant sandstone in domestic frontages but also an erosion of character owing to the use of render and pebble dash. There are strong stone frontages along Morfydd, Crown and Slate streets (see townscape mapping) where the stone work remains exposed and is combined with surviving period detail (primarily door cases and decorative brick work. The group represented by the Salvation Army building in Morfydd Street and the adjacent terrace between numbers 24 and 18 is particularly characterful. Sash windows and chimneys have been lost, however.

8.3.3 A short row of four red brick bay-windowed houses at the north-east end of Morfydd Street can be compared with other examples in the town of pre-Great War in-fill or replacement. Small front gardens with brick boundary walls set the dwellings back from the dominant building line. A terraced row in Horeb Road (35-40) illustrates the latest phase of terrace development with its entry directly on to the street.

8.3.4 Quality of place within the character area is shaped by long views along the cross streets and over the lower town. There is a much more open feel than there in the more enclosed streets of the north-eastern quadrant of the study area, or in the remnant of the first grid along Market Street and Morris Street. Building, though essentially mid-late Victorian, is mixed in character, short terraces mingling with semi-detached and detached properties. There are several fine, large detached villas which we have identified as having particular townscape interest. Examples include 33 Morfydd Street and 51 Crown Street. There are several individual buildings of local townscape interest, and 35 Morfydd Street has been recognised as a late eighteenth-century survival, a companion to 91A Woodfield Street. Some development is set

back from the street line. Sense of place is influenced by this variety, as it is by good examples of surviving traditional detail (see Fig. 41). The depth of the rear areas and gardens to Morfydd Street and Crown Street in particular is notable. Gardens contribute significant greenery to views overlooking the town from the west. It is possible that in the early town the backs of these streets may have been commonly exploited for commercial and light industrial purposes. However, surviving separate entries to the rear of plots are few. 15 Crown Street is unusual in that it has an arched vehicle access to the rear yard. It is very similar to 8 Green Street, which dates from 1908. 66 Crown Street has a separate rear entrance within the line of the terrace, paired with the entry to the house.

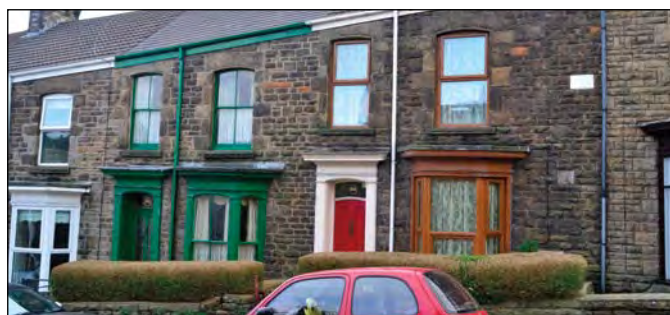


Figure 41: Good examples of traditional detail make for strong frontages along streets in this character area

Martin Street

8.4 Martin Street marks the entry to the planned town along what was formerly the principal Swansea-Neath Road. Attention has already been drawn to its character in the discussion of views and vistas above. As a character area, we think that the whole length of the street from the Swan corner belongs together. Built character is predominantly late-Victorian and residential. Interest is lent by the raised terrace at the southern end of the street, by good surviving bay and door case detail on the west side between Banwell Street and the Square, and by the locally unusual façade treatment of the terrace opposite. On the street line, the Old Police Station is a powerful keynote structure, its date of 1875 reflecting the expansion of the town and the social issues this entailed. Modern development on the south west side of the street has taken place on what was once an early school site. Clyndu Street is not included within the character area, but its built development along an old coal cart way is similar in character to late Victorian housing in the north-east quadrant, and this street should be regarded as part of the setting for the conservation area.

The original grid: Globe Street, Market Street and Morris Street

8.5 Within the conservation area the original grid is represented by Market Street, Morris Street and Globe Street. Libanus Chapel and Philadelphia Chapel stand on early chapel sites, while the Market Hall and schoolroom dates from 1827. It is possible that 8A Morris Street is early, perhaps an example of the housing designed by Edwards, being set back behind distinctive boundary walls. The plots that shaped development here were much smaller than those in the more generous layout of the larger grid. Much of Market Street and Morris Street remained open land in 1876, and most of the housing is of late Victorian character. Sometimes, as can be seen on Market Street interesting compromises were needed to squeeze a new house into a vacant plot. Significant modern development has taken place within the original grid at Globe Street.

8.5.1 The first grid of streets has been disrupted by the modern A4067 Highway. The canal has been filled in and its associated wharf obliterated. All that remains of the industrial aspect of this part of the town is a stretch of railway walling that runs towards Morfydd Street and the turn bridge. At this point the grassed area between walling and main road becomes very

narrow but not without amenity value. The corner of Market Street and Morfydd Street is a negative feature as a result of the weak façade of Sherwoods. Modern development has taken place along the south side of Globe Street. However, Market Street retains much of its character as it curves down the slope from Libanus Chapel towards the Morris Street corner (Fig. 42), with both the chapel and the Old Market providing visual interest and a sense of historical character. The later nineteenth century terraced houses that dominate between Globe Street and the Neath Road are not of one build and therefore, as is typical of Morriston, vary in detail. The wide Globe Street, dominated by Philadelphia Chapel, and the open space at the Swan Corner both have potential for enhancement.

Figure 42: View along Market Street



8.5.2 Along upper Market Street, the north side of Globe Street, and, to an extent, in Morris Street, pebble dash or render commonly masks the stone facades of the Victorian housing. Most chimneys have been removed. Facades along the lower end of Market Street and the southern extension of Morris Street are better preserved, with some attractive door cases and brick yellow brick detailing to the fenestration. There is a particularly fine timber door case to number 46 Morris Street. UPVC windows and doors are common.

Lower Morriston: Crown Street, Morfydd Street, Davies Street

8.6 The extensions of these streets as far as Glantawe Street have been treated as part of the Woodfield Street character area. Development within this character area is therefore mixed in character. The north side of Crown Street is characterised by typical stone-faced late-Victorian terraced houses, most un-rendered, with attractively picked out door case and window surrounds (Fig. 43). The south side has largely been redeveloped for modern housing. The eastern view of the street is closed by the greenery that masks the primary school entrance. Uphill Crown Street crosses Woodfield Street with the vista closed by hillside.



Figure 43: Lower Crown Street

8.61 The eastern end of Morfydd Street is dominated by Danbert Hall and its walling on the corner with Glantawe Street. Along side Danbert Hall, the redevelopment of the former Morfydd House site for affordable housing has created an attractive contemporary development that respects the character of the street frontage, whilst developing the core of the site in a manner that reflects the outbuilding character found within the blocks of the conservation area. The materials are sensitive to the conservation area and the magnificent copper beech is retained.

8.6.2 Dyffryn Villa, in its large enclosed garden, is of significant local townscape value. This frontage includes prominent trees which, taken together with the trees lining Davies Street and the greenery associated with the filled in canal, make this the 'greenest' part of the planned town. Walling in this street, particularly associated with Danbert Hall, with Davies Street, with Dyffryn Villa, and with the canal bridge, makes a special contribution to character, the use of copper slag being an important reminder of the reasons for Morriston's existence.

Glantawe Street between Morfydd Street and Slate Street

8.7 Glantawe Street runs north from its corner with Morfydd Street parallel with Woodfield Street. The view in either direction along this street is an important, secondary vista within the planned town, its interest enhanced by the irregular building line (particularly between Morfydd and Crown Streets), and variations in width (Fig. 25). Where Glantawe Street crosses the line of the Nant Melyn, and the boundary of the grid plan, the road bends eastwards in parallel with the extension of Woodfield Street as it approaches Clase Road. To the south, Glantawe Street connects with Market Street. Here the bend and fall to the street line reinforce the awareness that one is entering a different part of town at the point where the earlier and later grids join.



Figure 44: Glantawe street

8.7.1 This is a short stretch of streetscape (Fig. 44) which has a particular character of its own. It is a narrow street, terminated on the south by the dominant Danbert Hall and its significant boundary walling. Narrowness (the street opens out beyond the Crown Street junction) combines with the irregular building line to give a sense of enclosure and visual interest. Façade treatments seem largely to relate to an earlier designation as an improvement area, so that dwellings are mostly rendered and original detail survives only in some door cases.

The north-east quadrant: northern Glantawe Street, Clase Road, Bedford Street, Slate Street, Green Street and Margam Avenue

8.8 The later nineteenth century seems to have witnessed a process of infill and replacement along the northern extension of Glantawe Street, while along the eastern arms of Slate Street, and along Green Street and Robert Street, there was a particular intensification of development as this quarter of the grid was filled in with new rows of terraces, in streets that have a greater uniformity and sense of enclosure than those which were developed over a longer period.

8.8.1 The late Victorian development of Clase Road, from the Cross to the former railway bridge, is only partly in the current conservation area, but shares the same essential built character in terms of commercial and residential detail, though interrupted by modern development in particular at the corner of Glantawe Street. The former station building survives on the south side of the bridge, but the integrity of the streetscape has been disrupted by redevelopment within the station area and former sidings, and lost with the modern road scheme, the loss of Wychtree Bridge, and the modern Bingo Hall at the corner of Neath Road and Clase Road.

8.8.2 Towards the end of the period it seems that red brick began to oust Pennant Sandstone as the favoured building material. Houses on the south side of Bedford Street and around the corner in Glantawe Street are in brick, though most of this is concealed by render. Elsewhere, short rows of three or four red brick houses mark the last phase of pre-war building. There are examples in this context of attractive, if mass-market, terracotta detailing.

8.8.3 Between Green Street and Clase Road, Margam Avenue (Fig. 26), constructed just after the Great War, but in essentially Edwardian style, acts to round off the story of Victorian and Edwardian development. It is distinctive in layout with four-house rows set in large front gardens in a way that lends the street something of a garden city feel. The red brick construction is in keeping with the short rows of bayed Edwardian houses that can be found elsewhere in the planned town, with the best preserved of these being numbers 1-4. There is a good lane connection with Glantawe Street.

8.8.4 Street widths are much narrower here than in Upper Morriston, and Green Street, lower Slate Street and Bedford Street in particular have a marked sense of enclosure – though not without glimpses of the landmarks of Danbert Hall and Tabernacle. This character area logically includes the remainder of Glantawe Street, Clase Road and Margam Avenue – despite the distinctive form of the latter, which is post World War One. Not only are roads narrower here, but plots are smaller, so that the area lacks the backland greenery that is found in Upper Morriston. However, frontages retain variety, since development seems to have been piecemeal in character, and although building lines have become more or less continuous, it appears that development took place in shorter rows of dwellings – a process that encouraged a variety of frontage detail. While local stone predominated as a building material, the southern side of Bedford Street has brick houses that seem, less typically, to represent one build from number 13 onwards (Fig. 45). The group 9-11 has an exposed red brick façade and detailing in common with other short rows of red brick houses in Morriston. Around the corner, in Green Street 15 and 16 are more unusual – a double-fronted red brick pair, of which number 15 retains its wooden windows. Between Bedford Street and Crown Street a short modern group of three brick link houses is followed by number 5, a detached, stone-fronted villa with an arched entry to its rear yard, dated 1908, and comparable to 35 Crown Street.



Figure 45: Bedford Street

8.8.5 Within this character area there are vacant corner sites at the junctions of Bedford Street/Glantawe Street and Bedford Street/Green Street that would be suitable for enhancement as local amenity spaces in preference to rounding off of the building line, which would require skill to achieve appropriate contextual design.

Management Plan

The first part of this document, the Character Appraisal, has identified the special qualities of the Morriston Conservation Area which make this conservation area unique. The following part of the draft 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.

Recommendation 1. Interpretation and Celebration

9.1 The significance of Morriston as the earliest example of a planned industrial town in the British Isles is not apparent or appreciated locally or nationally. There is a growing heritage tourism interest in the copperworks further down the River Tawe and there is also an opportunity to celebrate the wider industrial history of the Swansea Valley with Morriston as the hub. This could benefit not only heritage tourism but also local understanding and appreciation of the significance of the area. This could be a key hook for any grant funding applications and could be addressed by:

- Heritage trail leaflets/app with trail markers in the pavement
- Interpretation boards at key points within the town
- A central location for interpretation and changing exhibitions (this could be part of the heritage tourism offer within the Tabernacle)



Recommendation 2. Preservation of Iconic Buildings

9.2 The conservation area has several landmark buildings, with at least three that can be considered 'iconic', as follows.

Tabernacle

9.2.1 The Tabernacle has been looked after, but its scale will require ongoing special attention and its long term upkeep is a huge challenge for the congregation and wider community. A study is underway in partnership between the chapel trustees, Cadw and the Council to explore options to sustain the special interest of this Grade I listed building. This includes a review of potential for the chapel to be used as a venue for non-religious income generating community uses and heritage tourism plus exploration of sensitive opportunities to adapt the main hall space to broaden the potential access and use as a venue. The future management of the chapel as a potential community building is a key element of this study.

St John's Church

9.2.2 It is imperative that St John's Church – the focus at the centre of Morris' phase 2 grid, which defines the Morriston conservation area in spatial terms is maintained. Deterioration of this key feature will significantly detract from the character area of Woodfield Street and the wider conservation area. The building is currently deteriorating and needs to be brought back into productive use as soon as possible. Re-establishing the building and its square as an architectural 'anchor' as it was in Morris' original design for the town could strengthen this end of the street.

Danbert Hall

9.2.3 Of the three buildings Danbert Hall is arguably the most vulnerable. It is in extremely poor condition, and it is a very challenging proposition to establish a viable end use given the likely conservation deficit. Sustainable propositions for redevelopment urgently need to be established and positive pre-application discussions have indicated potential for a conversion to flats with a modern interior and restoration of a heritage shell externally.

Recommendation 3. Economic Regeneration Strategy

9.3 A step change in the quality of alterations and commercial frontages is needed along Woodfield Street.. The Council has recently adopted an updated Shop Front Design Guide as Supplementary Planning Guidance (SPG) which will be used to guide proposals for new commercial frontages. The guidance provided in this Conservation Area Review provides specific information for the Morriston Conservation Area and these documents will work hand in hand to guide such proposals in this area.

9.3.1 The few remaining shop-front surrounds, fascia boards, stall risers, drop-canopies, door and window sets, including to upper floors are precious indeed and should be retained. Some remain underneath boxing or larger fascia signage. (Milano's and the unit at 91 are a case in point.)

9.3.2 Otherwise, the task of conservation minded regeneration is to protect the architectural development of Woodfield Street, the variegated roof-lines rising, in most cases, to elegant corner buildings. Pubs and the fine decorative red brick shop unit by St John's are in jeopardy and new sustainable uses are needed in these prominent locations.

9.3.3 However, it should be recognized that Morriston will not be significantly 'enhanced' through planning controls. The economic vitality of the area is depressed, with businesses needing all the help they can get and so, whilst inappropriate development should be guarded against, businesses will need support. The recently established monthly street market has increased footfall on market days but a more holistic approach is needed. Therefore an economic regeneration strategy is needed to address various aspects such as business support and match funding for improvements.

9.3.4 There is potential to apply for a Heritage Lottery Funded Townscape Heritage Initiative (THI) for key parts of Morriston Conservation Area. This grant funding is aimed at enhancing conservation areas in need of regeneration. A possible THI for the area could encompass Woodfield Street and could potentially allow grant funding to be targeted towards:

- Reinstatement of traditional details such as shop fronts;
- External repairs to frontages;
- Gap funding towards bringing important historic buildings back into use;
- Public realm enhancements;
- Training in traditional building skills;
- Community events to raise awareness.

9.3.5 THI match funding has been a key part of regeneration strategies in other parts of Wales. Experience shows that areas are best tackled on a phased basis and it is suggested that there is potential to focus the initial THI scheme on the area around Tabernacle. Not only is this the degraded setting of a grade I listed building, it is also the point at which the economic activity and footfall drops off significantly in contrast with the activity to the north. This could also tackle the Crown which is prominent vacant corner building (this could become a co-working hub based on the known number of homeworkers in the area and the good broadband service). The focus of the initial THI on the area around Tabernacle could also be used to celebrate what appears to be one of the few original cottages (no. 93 Woodfield Street) that is now a vacant commercial building.



Figure 45a: Before and after example of a property within a Conservation Area that has been enhanced with traditional details reinstated through HLF Townscape Heritage Initiative funding.



Recommendation 4. Improving Householder Development

9.4 It appears that many householders in Morriston are unaware of its Conservation Area status.

9.4.1 A standard Householders' Guide may not be appropriate as there has been much renewal work to external elevations, UPVC door and window sets and the like. Many think that Conservation Area refers to key buildings. So there is a case for an 'awareness raising' householders' guide drawing more attention to the history, the grid, the gems, the importance of street character, and the contribution that individual residences make to that.

9.4.2 A Living in your Conservation Area leaflet has been produced by the council which, briefly sets out the effects of living in a conservation area to local people (in a positive way).

Recommendation 5. Preservation of unlisted but positive houses

9.5.1 The Morriston Conservation Area includes a number of unlisted properties that are considered to make a positive contribution to the special interest of the Conservation Area as highlighted in paragraph 6.63 and appendix 1. These could be threatened by demolition, or by inappropriate alterations or additions.

9.5.2 The demolition of any structure over 115 cubic metres requires Conservation Area Consent (CAC) and the proposed demolition of any unlisted buildings considered to have a 'positive' impact upon the Conservation Area 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.

9.5.3 In addition all unlisted buildings in use as family houses have a number of Permitted Development (PD) Rights which allow alterations to be carried out without planning permission. This contrasts with residential properties which are used as flats or HMO's (houses in Multiple Occupation) or commercial properties generally, which have far fewer permitted development rights, . A full list of the Permitted Development Rights can be found at the Welsh Government website at: <http://gov.wales/topics/planning/policy/guidanceandleaflets/householder-permitted-development-rights/?lang=en>

9.5.4 Under legislation introduced by the Welsh Government in 2014 certain Permitted Development (PD) Rights for houses in conservation areas have already been removed. As such the following works CANNOT BE UNDERTAKEN IN CONSERVATION AREAS WITHOUT PLANNING PERMISSION:

- The cladding of any part of a house, whether it be the existing house or any enlargement, with stone, artificial stone, pebble dash, render, timber, plastic or metal or tiles;
- The application of external wall insulation (EWI);
- Extensions of more than one storey;
- Single-storey side extensions
- The enlargement of a dwelling house consisting of an addition or alteration to its roof;
- The removal of a chimney from a dwelling house;
- The installation of rooflights;
- The provision of any outbuilding; enclosure; swimming or other pool; or container used for domestic fuel storage which is situated more than 20m from any wall of the dwelling house and exceeds 10 sq. m.
- The installation, alteration or replacement of a microwave antenna on a dwelling house or within the curtilage of one which is located on a chimney, wall or roof slope which fronts, and is visible from a highway;

9.5.5 Where it is deemed necessary to further protect the character and appearance of conservation areas some or all of the remaining Permitted Development Rights can be removed by the imposition of an Article 4 Direction, bringing such changes under planning control, but these 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 (GPDO) 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 now require planning permission. It does not mean that development (such as changes to windows or doors), will be 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.

9.5.6 Whilst Article 4 Directions cannot be retrospective, the serving of such a measure would help to maintain the special character of the Morriston 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.

9.5.7 The plan at appendix 1 (Article 4 Directions Plan) highlights the best preserved individual and groups of unlisted houses where there are sufficient remaining architectural features and /or detail that makes 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.

9.5.8 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 on the plan at appendix 1 (Article 4 Directions Plan). Some of the groups relate to individual detached and pairs of semi-detached houses whilst others relate to parts of or an entire terrace. In total this would affect 47 properties in the conservation area. 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. Please see the following table for information.

Part 1, Class A	The enlargement, improvement or other alteration of a dwelling house	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 dwelling house	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 dwelling house	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
Part 2, Class A Part 31, Class B	The removal of boundary walls	This would protect those dwellings which have existing boundary wall treatments

9.5.9 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 the Council.

Recommendation 6. Public Realm Opportunities

A number of areas for enhancement have been noted, these are dependant on the identification of funding.

9.6.1 For general consideration a street signage project with old-style street signs, perhaps with reference to the former street names, pointer signs, conservation grade street furniture, perhaps in a distinctive style for signage, and a revised and developed interpretation trail is desirable.

Woodfield Street

9.6.2 On Woodfield Street a streetscape strategy could be considered. Such works could focus on shared surface improvements, de-cluttering of pedestrian space including addressing the issue of trade refuse bins and domestic wheelie bins, an improved 'conservation grade' style of street furniture and signage etc. Street-lighting, for example should also include provision for banner supports. The primary focus is the pedestrian environment and space in front of shops to support trading rather than undermine it.

9.6.3 The location at the bend in Woodfield Street may merit a more measured 'central place' initiative, bringing together the older town with the later developments drawn towards the cross. Shared surfacing, another look at crossing places, and an effort to spatially reinvestigate the main street could be considered.

Martin Street and St John's

9.6.4 In addition to these more general streetscape measures, a focus on St John's is required. The building itself is the centre-piece of the Morris grid and recommendations for a building-focused scheme have been outlined previously. But the building has no future without setting it in its Square.

9.6.5 There is scope for a public space project here. Barriers should be removed; the sense of a 'square' re-instated. In conjunction with the owner and potential users of St John's, resurfacing, upgrading of the pedestrian environment, traffic calming and visible priority pedestrian access, to the building need to be developed. The space should emphasise the historical importance and a much increased consideration of pedestrians, and thus of social and commercial activity.

9.6.6 A number of modest measures to help cross the road, such as the refuge on the Woodfield Street crossing, and conservation grade street furniture, benches etc. more related to business activity and access are desirable, more so on the east side than the current bench in the shade on the north. The focus is to herald access to the building and, eastwards, into the old town. Additionally, some small scale funding for the restoration and preservation of the historic painted signs and advertising that face onto the north west corner of the square would further augment these initiatives.

'Canal Walk'

9.6.7 The stretch of former canal from the primary school to the 'Morfydd Street Bridge' and on to the 'square' could be the subject of a conservation and greenspace project, with a much improved pedestrian and cycle environment, not least to the school. A volunteer programme to manage vegetation in this area should be encouraged in conjunction with local community groups.

The Cross

9.6.8 At the opposite end of Woodfield Street, the cross itself (now the boundary of the proposed enlarge conservation area) warrants an additional focus on the urban realm. Here, the long history of the inns, the old Pentrepoeth Road and the toilet in the centre have all but disappeared. Some modern buildings help maintain character, such as the art-deco corner, but the challenge is to bring some quality back to the pedestrian environment and give some much needed stimulus to local businesses. This is a 'gateway' to the Conservation Area and a fresh look at de-cluttering, surfaces, pedestrian routes and general 'conservation quality' street furniture is recommended.

Glantawe, Market Streets and the Old Town

9.6.9 There is scope to develop a streetscape strategy for the southern end of Glantawe Street into Market and their cross streets. The overall strategy could embrace the vacant plots for parking or infill developments. Proposals are needed to remedy the large rear servicing yards to the shop units. Further emphasis should be given to the old Police Station, Libanus Chapel and the old Market Hall, and on down to the open space (perhaps to be named as 'Morris Square') at the south end. This whole area merits streetscape attention.

The Southern end of Morris Street

9.6.10 There is an opportunity for public realm works visible from the roundabout and dual carriageway for a southern gateway, perhaps a public square with a large sign – “Morris Town, established 1782”, perhaps with a public art feature and interpretation to describe Morris’s vision for workers housing. This would be a catalyst for a general upgrade of street surfacing, local buildings, access to the Canal Walk, and interpretation of the route onwards from Morris Street. There is and potential for a more ambitious visitor presentation, with plenty scope for visitor parking.

Lanes and connections

9.6.11 Many local lanes follow early pedestrian routes and are worthy of attention as they have become poorly maintained and less safe. As with many such routes, they have an ongoing practical function and a review of local paths and connections is needed. There is more history to be revealed. A link through St David’s to Horeb is desirable as are improvements to the lanes from Davies Street to Market (by the former play area; Woodfield Street to Strawberry Place and on up to Rock Terrace; the alleyway to Glantawe from Woodfield Street (Poundstretcher – connects to Cwmbath Road and Margam Avenue at the other end); and a short snicket from Green Street down to the site of the old rail station. There are likely more, which a dedicated study would reveal.

Recommendation 7. Community Engagement

9.7.1 An ongoing programme to raise awareness of the conservation area and its significance should be continued as part of the potential economic regeneration strategy

9.7.2 There is potential to support the creation of ‘conservation area group’. This could comment on planning proposals and help monitor change in the conservation area.

9.7.3 There is scope to further engage the community in caring for the local built environment through voluntary projects. Projects can be developed by local people in partnership with the Council and could work in unison with the established ‘Friends of Morriston Park’. In particular, the site of Nazareth Chapel has been identified as having scope for the creation of a community led regeneration project

10

Summary Action Plan

The table below summarises the actions detailed in section 9 with indicative timescales for completion. Many of these will require further study in order to establish their parameters and viability. This plan will require updating accordingly in line with further studies.

Actions	Timescale for Completion		
	Short term (1-2 Years)	Medium term (3-5 Years)	Long term (5+ Years)
Identify suitable resources for implementing action plan	X		
Secure long term prospects of Tabernacl with move-ments to Welsh Religious Buildings Trust		X	
Clarify future of St John's Church and take necessary action to proactively support development and prevent further degradation	X		
Develop and implement viable development plan for Danbert House		X	
Establish parameters for and implement focused Article 4 designations	X		
Review, apply and enforce Design Guide for Commercial Premises	X		
Establish small scale building enhancement grants for preserving commercial shop fronts	X		
Establish Townscape Heritage Initiative for area and implement first wave of funded projects	X		
Street signage project	X		
Streetscape strategies for; a) Woodfield Street and the Cross; and b) Glantawe and Market Streets	X		
'Quick win' streetscape changes e.g. barrier removals, 'decluttering' and street furniture		X	
Implementation of full streetscape strategies			X
Restore and preserve hoardings	X		
Review connectivity of local paths and lanes	X		
Community project for clearing of paths and lanes	X		
Implement canal walk project with community input	X		
Develop and Implement Morris Square initiative			X
Develop and implement community engagement strategies	X		

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Appendix 1: Community Consultation

A.1 To help prepare the initial draft of this Conservation Area Review in 2013, a community consultation event was held in St David's church on Woodfield Street, with a stall for people to drop in as well as a structured workshop session. Additionally, a Facebook page was set up as a consultation mechanism, generating debate and feedback as well as providing an additional publicity mechanism for the community event. Forms were also provided for written feedback.



Figure 47: Community Consultation event

A.2 Flyers and posters highlighting the initial consultation were placed in local shops and businesses, in Morriston library and with Communities First, and the event was featured in the Communities First newsletter and also in the print and online editions of the South Wales Evening Post.

A.3 Local Councillors were consulted and participated in a walkabout and the community were also consulted through informal discussions during walkabouts, and calling into shops and businesses.

Community Feedback

A.3 There is a strong sense of place amongst the community, and Morriston is much loved with strong local interest. However, the concept of a conservation area was not widely understood.

A.4 There was some debate about the extent of the conservation area boundary. Much of this debate was focused on the potential inclusion of the cross and Morriston park. Consultees focused almost exclusively

on extending the boundary rather than contracting it and there were no comments received in terms of areas that are currently included that should now be excluded. With discussion, most consultees agreed on the need for a focused area in order to assist management, and the general consensus was for an extension to the cross and to encompass the triangle with terminating at the Swan in the south, plus the canal in the east.

A.5 The places of worship, primarily the Tabernacl and St John's (but others were mentioned) were raised by most consultees as key local features that are strengths of the area and that need to be preserved. St John's particularly is a source of particular local concern as it deteriorates with no clear end use, which does nothing for the socio-economic vitality of the southern end of Woodfield Street.

A.6 There was concern expressed by many consultees over Danbert Hall and its poor condition, highlighting this as an iconic local building in need of saving.

A.7 There was broad support for maintaining and reinstating shop frontages along Woodfield Street, and a frustration that controls had been weakly applied. There was also understanding of and concern for maintaining the broader context (the stark contrast between the very modern building adjacent to the Tabernacl and the church and also the Wilkinson's building on Woodfield Street were examples given). Comments were also raised about street clutter on Woodfield Street, such as Wheelie bins and the general streetscape.

A.8 Whilst there was general support for the maintenance of character, there was more muted support for controls (such as Article 4 Directions) over alterations to existing houses with a concern over cost to householders. Consultees were broadly supportive of efforts to retain period features, but the consensus was for a lighter touch with issues such as UPVC windows – for example allowing them to be used to replace wood, but discouraging the remodelling of window or door surrounds in order to fit them (i.e. fit windows and doors to existing openings rather than the opposite). Consultees also noted that there was no easy source of information in terms of assistance with developments to residential properties within a conservation area.

A.9. The canal and bridge, with the various retaining walls were highlighted by some consultees as a 'forgotten' part of Morriston that could be easily integrated with the conservation area. The school on that boundary was also highlighted by some consultees as worthy of inclusion.

Public & Stakeholder Consultation on draft character appraisal and management plan

A.10 The following section outlines the public & stakeholder consultation process and summarises the outcomes.

A.11 On the 26th September 2013 the draft Morriston Conservation Area Review was presented to Development Management and Control Committee. Members resolved to endorse the draft document to be issued for public and stakeholder consultation.

A.12 The draft Morriston Conservation Area Review was subject to a 6 week consultation exercise which ran from the 25th August 2017 until the 8th October 2017. The following consultation methods were used:

- A Press Release was issued and featured within the South Wales Evening Post on the 25th August 2017, 13th September 2017 and the 5th October 2017.
- Notification emails highlighting the consultation on the draft document were sent to local ward councillors as well as specific consultation bodies, planning agents and local action groups on the 25th August 2017.
- Letters explaining the consultation process and how to view documents and make representations were sent to all households in the expanded conservation area (+200 properties). A map showing the existing and proposed conservation area boundary was also included.
- Leaflets were prepared and distributed to all businesses located along Woodfield Street in a 'door to door' exercise undertaken on the 11th September 2017.
- A dedicated webpage was established to explain the consultation process and allow electronic documents to be downloaded in pdf format. The webpage included the facility to complete and submit an online comment form.
- Bilingual posters were erected on lampposts in the local area and copies distributed in Morriston Library and Swansea Central Library.
- Social media updates were made throughout the 6 week consultation period.
- Council officers were present and held a consultation event at Morriston Market on Saturday the 2nd September 2017.

- A public event was held on the 14th September 2017 at Tabernacle on Woodfield Street. The event was advertised in local press, social media, council website and Cadw website. Presentations were held throughout the day and were followed by group discussions regarding the proposals. At all other times there were more informal-drop-in sessions.
- Council officers met with local traders on the 16th October 2017 to discuss the conservation area review process and potential for funding support.

A.13 In total, 12 individual respondents provided comments on the conservation area review via the comment form or by letter. In addition to this, a total of circa 110 individuals expressed their views at the public events held at Morriston Market on the 2nd September 2017 and Tabernacle on the 14th September 2017. Furthermore, local traders provided representations on the 16th October 2017. The breakdown of the representations received along with the Authority's response is available on the council public website.

A.14 The final amended version of the Morriston Conservation Area Review includes all the proposed changes to the guidance following the public and stakeholder consultation exercise.



Boundary Amendment

A.15 A key action set out in the Management Plan was the proposal to review the conservation area boundary and as part of the public and stakeholder consultation. Following analysis of the areas around the conservation area, it is considered that following areas have a character and quality equal to the existing conservation area and were therefore proposed for addition:

- To the North: Squaring off at north-west corner of Strawberry Place taking in the church and associated hall and extending along Woodfield Street to the north to include the Cross, a short stretch of Pentrepoeth Road and Sway Road as far as the old cinema building and returning down the south side of Clase Road.
- To the East: Extend to include the entire area north and south of the Morfydd Bridge using the 'new' road edge to include as much of the former canal route and environs as is evident including Morryston School, boundaries of the canal and walling. To the south of the bridge to include the canal, walling, pathways, green space and Margam Avenue is included.
- To the South: Extend full extent of southern public space between Neath Road and Martin Street.
- To the West: From the northern squaring off at Strawberry Terrace, includes the old Mill House Inn and outbuilding, properties facing down Slate Street, properties on the west side of Uplands Terrace, properties at the top south side of Morfydd Street and properties at the junction with Martin Street, and the podium residences at the lower end of Martin Street to bring the whole street in.

A.16 The full extent of the areas added to the Conservation Area is shown on the council website.

Representations Received

A.17 The majority of comments were supportive of the content and recommendations set out in the conservation area review documents. The main comments and responses are summarised below.

A.18 In terms of the proposals to increase the size of the conservation area boundary primarily to improve the appearance, amenity and management of Woodfield Street and to reflect the historical understanding of the development of the town prior to 1920 (as shown on Map 1 of Appendix 1) the majority of comments were supportive of this approach.

A.19 A number of respondents suggested that the boundary should be extended further north to include all of Morryston Cross. The northward extension proposed is to recognise the 19th Century development of Morryston and to give opportunity for proper status to be given to the ancient cross with Pentrepoeth Road. It is considered appropriate to include Morryston Cross and Sway Road up to the old cinema building and the



buildings on the northern side of Clase Road to the old Bank building. This provides a logical 'squaring' off to the northern boundary and encompasses the entire cross.

A.20 Further suggestions were made to extend the boundary to the western side of Uplands Terrace, include the entire Aenon Methodist Church site and to the east to include Wychtree Street. The extension to include both sides of Uplands Terrace and incorporating the entire Aenon Methodist Church site is viewed appropriate and the boundary is amended accordingly. In terms of further expansion to the east to include the old Neath Road, early routes over the canal and the rail line to the Wychtree Bridge, and the phase 1 of Morris Town, these have predominately been lost either prior to, or as a result of, the new road construction. Whilst the proposed boundary is not extended to cover the east side of the new road, all merit recognition as settings of the conservation area.

A.21 Support was provided in terms of the character appraisal and splitting Morryston into specific character areas. Woodfield Street in particular was referenced insofar as the importance of shopfront improvements adhering to certain design criteria in order to preserve and/or enhance the character and appearance of the conservation area.

A.22 There was an overwhelming support for recommendations set out in the Management Plan. However, there was concern raised about the additional authority controls placed on householders. The Management Plan is not intended to impose new controls or stop change, but require greater scrutiny of new designs.

A.23 A considerable amount of comments stressed the importance of the preservation of heritage assets, in particular the iconic Tabernacle. Many respondents stated the role such buildings play in attracting footfall to and generating interest in the area as being significant. One of the key recommendations set in the Management Plan is securing the future of the Tabernacle, a Grade I listed building of particular significance. The Tabernacle has been looked after and is in good condition, nevertheless its scale will require ongoing special attention and its long terms upkeep is acknowledged to be a huge challenge for the congregation and wider community. There is potential to draw extra visitors to the area using Tabernacle as a focal point to share and promote Morriston's history.

A.24 Respondents also raised concerns about the lack of maintenance of iconic / heritage buildings such as St John's Church and Danbert House, both Grade II listed and privately owned. The Management Plan notes that it is imperative that St John's is maintained and that the redevelopment of this building, along with urban realm improvements would strengthen this end of Woodfield Street. In terms of Danbert Hall, this is viewed as the most vulnerable of the landmark buildings listed in the Management Plan. It is in extremely poor condition and it is a very challenging proposition to establish a viable end use given the scale of capital works required in relation to the returns that could be generated. Sustainable propositions for redevelopment are urgently sought and there have been positive pre-application discussions for the residential conversion.

A.24 A further issue which was raised by numerous respondents is the general condition of Woodfield Street, in terms of poorly maintained/unsympathetic shopfronts, high vacancy levels, lack of maintenance, unsightly commercial wheelie bins, a lack of shop variety and appearance of the public realm. The Management Plan and the council's Shopfront Design Guide SPG (2017) will be used to secure more sympathetically designed shopfronts along Woodfield Street with the aim to improve the general appearance of the public realm and respect the heritage of the area. The Management Plan seeks to preserve the few remaining shopfront surrounds, fascia boards,

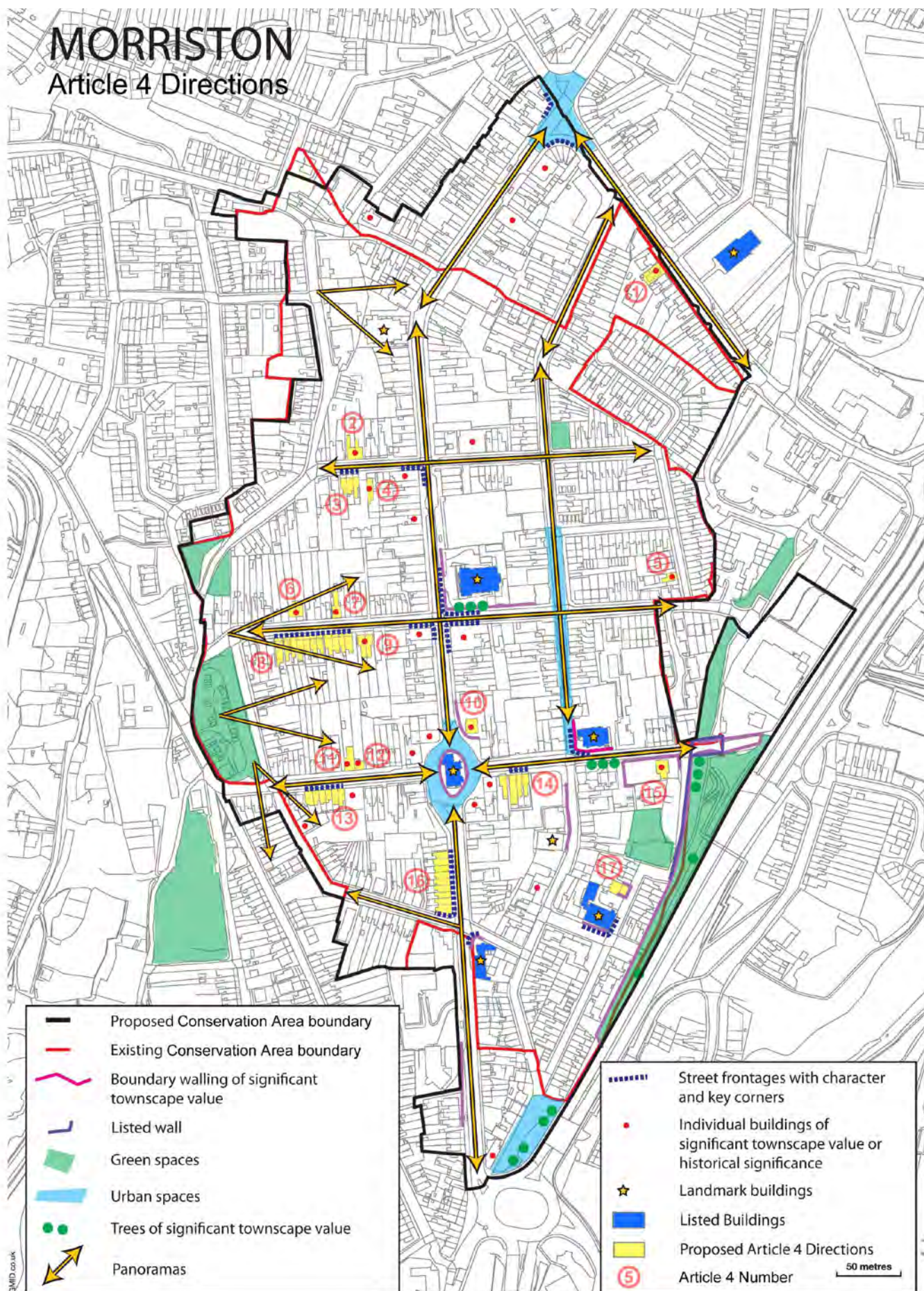
stall risers, canopies, door and window sets, many of which deserve focused grant awards. These issues have wider repercussions and feed into the requirement for much sought after regeneration strategies and funding support for the area.

A.25 A considerable amount of support was provided for the potential for Heritage Lottery Funding (THI) for the area, especially in the immediate vicinity of Tabernacle as this was viewed as the 'heart' of Morriston. Support was provided for the use of any funding for improvements to Woodfield Street in terms of public realm, shopfront upgrades, reducing unit vacancy and there was also considerable support for the interpretation and celebration of the significance of Morriston as the earliest example of a planned industrial town in the British Isles. Respondents were supportive of the celebration of Morriston's heritage through a variety of mediums such as heritage trails, blue plaques for historic buildings, information points and initiatives along the historic canal path. The Management Plan recognises the need for funding for local businesses and for meaningful enhancements in the area. Should funding be secured it could be utilised for specific sustainable development to assist the regeneration of Woodfield Street, potentially in the area opposite Tabernacle including the Crown building (no. 79 Woodfield Street) with architectural details and what is thought to be one of the original cottages (no. 93 Woodfield Street). Funding could be used for tackling vacancy levels, public realm improvements and community awareness events, to mention a few.

A.26 In addition, a number of individuals raised support for community engagement in regeneration projects with specific aspiration for the re-use of the site at Nazareth Chapel as a community garden. The Management Plan recognises the need for an awareness raising programme for the community in regeneration projects and as such steps would assist in providing the community with a sense of pride and ownership.

A.27 The full detailed list of comments made and the consideration of these comments and the recommended action can be found on the council public website.

Appendix 2: Potential Article 4(2) Directions



Potential Article 4(2) Directions

No.	Address	No. of properties	Reason for Article 4 Direction
1	17 Clase Road	1 property	Prominent individual house with stonework and gable frontage.
2	6/7 Slate Street	2 properties	Prominent pair of buildings of character.
3	Slate Street 47, 48, 49	3 Properties	An attractive stone group of terraces which step with the topography.
4	45 Slate Street	1 property	Prominent individual building of character which is well detailed (some aspects are similar to the Listed Danbert House). It is also set in plot behind wall of local interest.
5	5 Green Street	1 property	Prominent individual building of special character within streetscene that highlights the original 'mixed use' nature of Morriston with access to yard at the rear.
6	9/10 Crown Street	2 properties	Pair of houses with significant character and architectural quality set amongst the terraces.
7	15 Crown Street	1 property	Individual building of special character within streetscene that highlights the original 'mixed use' nature of Morriston with access to yard at the rear.
8	Crown Street 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66	11 properties	A significant group of stone fronted terraced houses which slope with the topography and a rhythm established by the bay windows set back behind small front gardens.
9	52/53 Crown Street	2 properties	Semi-detached pair of character and matching appearance.
10	61 Woodfield Street	1 property	Prominent individual building located at the focal point of the Morriston grid which is set in plot behind wall of local interest.
11	33 Morfydd Street (Roseberry Villas)	1 property	Prominent individual house within varied terrace.
12	35 Morfydd Street	1 property	One of 2 original Morriston cottages that are original to the group. The other is in commercial use at 91b Woodfield Street.
13	Morfydd Street 18, 20, 22, 24, 26	5 properties	Distinct stone fronted terrace that forms part of a group with the Salvation army hall which is also a building of townscape interest.
14	Morfydd Street 46, 48, 50, 52	4 properties	Group that represents some of the best preserved varied houses on the east side of the grid.
15	Dyffryn Villa, Morfydd Street	1 property	Prominent individual building set in plot behind wall of local interest.
16	Woodfield Street 75, 77, 79, 81, 83, 85, 87, 89, 91	9 properties	Despite the change of some wall materials, this group on the main street of Morriston retains a quality and rhythm due to the door cases and bays.
17	17 Morris Street	1 property	Prominent individual building set in plot behind wall of local interest also part of the setting of the adjacent listed former chapel.



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