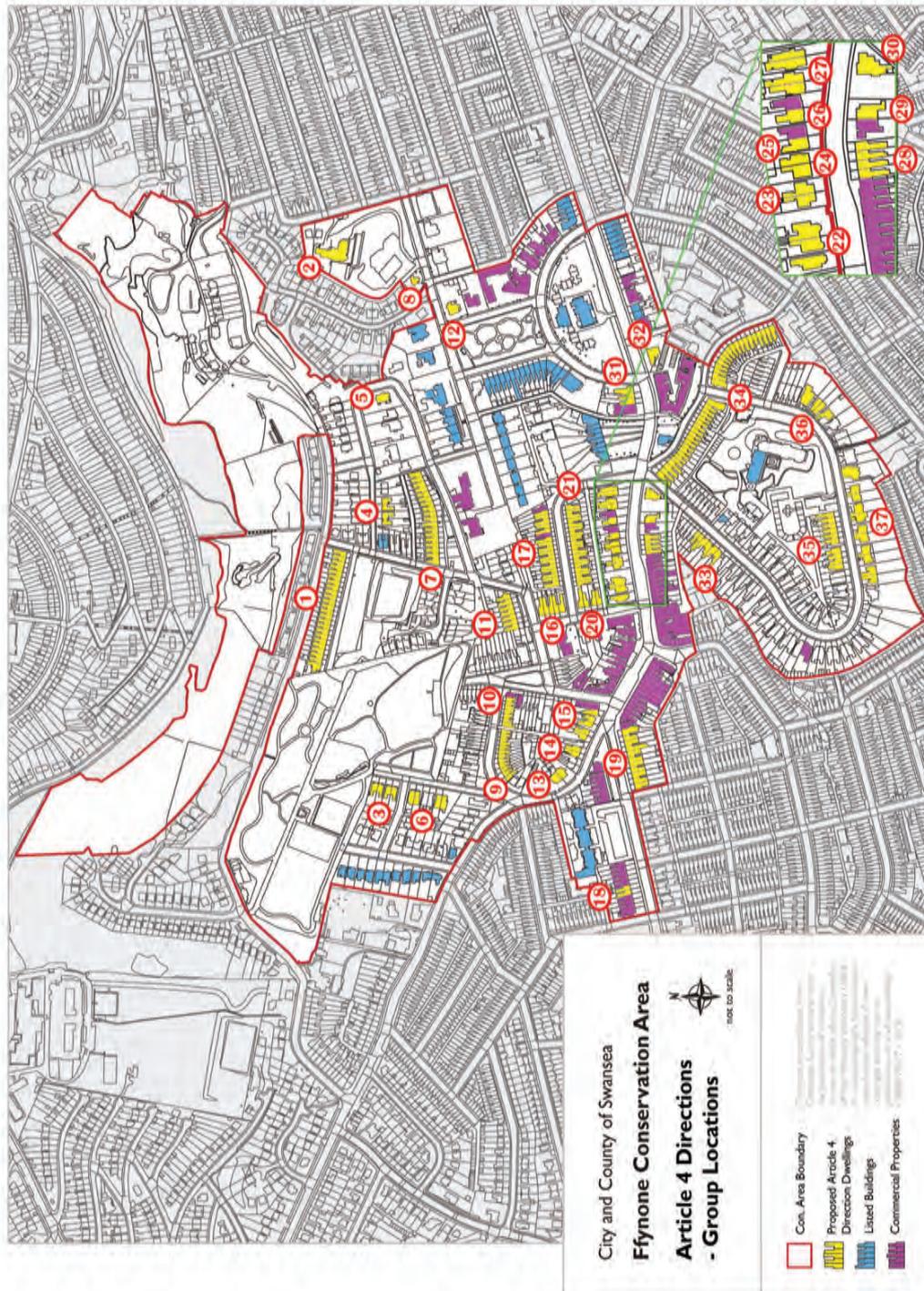


# APPENDIX 1

Map 5: Proposed Article 4 Directions



# APPENDIX 1

## Map 5 Information: Proposed Article 4 Direction Groups

Map No.	Group Description	No. of dwellings	Boundary Walls	Windows	Mouldings	Painting	Porches	Canopies	Bargeboards	Tile hanging	Doors	Half Timbering	Varanahs	Finals	Soffits & Dentils	Metawork																		
1	Cwmdukin Terrace	24																																
2	The Mansion House	4																																
3	Park Drive (North of Westfa Rd)	4																																
4	Hillside Crescent	4																																
5	Hillside Crescent Richmond Rd	1																																
6	Park Drive (South of Westfa Rd)	4																																
7	Richmond Road	18																																
8	The Mansion House Lodge	1																																
9	Glamor Crescent	14																																
10	Glamor Crescent (Bick)	5																																
11	Uplands Terrace (Corner of Cwmdukin Dr.)	7																																
12	St James Gardens Flynone Road	1																																
13	24 & 26 Glamor Road	2																																
14	18 & 20 Glamor Road	2																																
15	4, 6, 8, 10 & 12 Glamor Road	5	ALL DWELLINGS WITHIN CONSERVATION AREA																															
16	Uplands Terrace (North of Mirador Crescent)	5																																
17	Mirador Crescent (North Side)	16																																
18	Sherry Road (North Side)	2																																
19	Sherry Road (South Side)	11																																
20	Uplands Terrace (North of Mirador Crescent)	4																																
21	Mirador Crescent (South Side)	18																																
22	Uplands Crescent Uplands Terrace	3																																
23	22 & 24 Uplands Crescent (North Side)	2																																
24	18 & 20 Uplands Crescent (North Side)	2																																
25	18 Uplands Crescent (North Side)	1																																
26	12 Uplands Crescent (North Side)	1																																
27	2, 4, 6 & 8 Uplands Crescent (North Side)	4																																
28	Uplands Crescent (South Side - Terrace)	4																																
29	Uplands Crescent (South Side - semi-det.)	1																																
30	Uplands Crescent Eaton Crescent*	1																																
31	Walter Road St James Crescent	3																																
32	Walter Road (Stone)*	1																																
33	Eaton Crescent (north)	6																																
34	Brynnyr Road	20																																
35	73 - 91 Eaton Crescent	10																																
36	118 - 124 Eaton Crescent	4																																
37	84 - 104 Eaton Crescent	11																																
Total =		223																																
<table border="1"> <tr> <td>EPDO Part &amp; Class</td> <td>2.A &amp; 3.1, B</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>2.C</td> <td>1.D</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.A</td> <td>1.C</td> <td>1.C</td> <td>1.A</td> </tr> </table>																	EPDO Part & Class	2.A & 3.1, B	1.A	1.A	1.A	2.C	1.D	1.A	1.C	1.C	1.A							
EPDO Part & Class	2.A & 3.1, B	1.A	1.A	1.A	2.C	1.D	1.A	1.A	1.A	1.A	1.A	1.A	1.A	1.A	1.C	1.C	1.A																	

## APPENDIX 2

Stakeholder Walkabout 8th March 2013

### Attendees:

Stephen Smith	Swansea Council
Huw Jenkins	"
Jane Lamnea	"
Margaret Weston	"
Eddie Booth	The Conservation Studio
Chezel Bird	"
Ruth Thomas	Friends of Eaton Crescent
Jennifer Twelvetrees	Mount Pleasant resident
Viv Davies	Cwmdonkin Community Conservation Society (CCCS)
Mike Sutton-Smith	LifePoint Church
Rhian Evans	Clevedon Court
Nick Guy	Wheelrights
John Steevens	Swansea Civic Society
Eileen Walton	"
Irene Mann	Swansea Sustainable Community Initiative (SSCI)
Gerald Cunningham	Resident

### Apologies:

Tess Woollard  
Trevor Martin  
Anne Nichols

### Issues discussed included:

- The extension of the existing Conservation Area boundary to include woodland to the north, further residential areas to the west in Park Drive and Eden Avenue, the Uplands Crescent and Sketty Road areas, and further buildings along Walter Road and Eaton Crescent
- The continued neglect of the former Ffynone Nursing Home and the adjoining former RAFA Club in Ffynone Road, both being historic buildings which are now Buildings-at-Risk, and the impact this is having on the immediate neighbourhood
- The preservation of the open land in front of Cwmdonkin Terrace
- The need for improvements to the trees, landscape, seating and litter bins in St James Gardens
- Fast-moving traffic through the area, including the use of back streets as rat runs
- Use of one-way road traffic management systems
- Pressure for on-street parking spaces, particularly when residents return from work
- The use of many of the properties as Houses in Multiple Occupation (HMO's) – this impacts on traffic, parking, waste collection, external signage (estate agents)
- Poor quality public realm – street lighting, pavement surfaces, seats, litter bins
- The preservation of the existing front boundary walls and railings
- The possible use of Article 4 Directions to control alterations to unlisted family houses within the Conservation Area
- The ongoing work at Cwmdonkin Park
- The Dylan Thomas Centenary Celebrations in 2014
- The need for Shopfront Guidance for the Uplands Crescent area
- The role of local amenity groups in the planning system

## APPENDIX 3

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

### Public & Stakeholder Consultation

On the 26th September 2013 the draft Ffynone & Uplands 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.

The draft Ffynone & Uplands Conservation Area Review was subject to a 9 week consultation exercise which ran from the 4th August 2014 until the 13th October 2014.

The following consultation methods were used:

- The consultation was featured in the 'Have your Say' section of the Council home page on the web site.
- Notification emails highlighting the consultation on the draft document were sent to local ward councillors as well as specific consultation bodies such as the Swansea Civic Society, The Victorian Society etc as well as local action groups.
- A summary pack was sent to all households and businesses (1400+ properties) in the area. This pack contained a summary leaflet which also directed recipients to the website to view the documents as well as a questionnaire form.
- A dedicated webpage was also established to explain the consultation and allow the electronic documents to be downloaded in pdf format.
- Bilingual posters were erected in the local area.
- A Press Release was issued and featured within the South Wales Evening Post on the 6th August 2014.
- A series of public meetings were held on the 28th August 2014 between 11am and 9pm in the Life Point Centre on Ffynone Road. Presentations on the documents were held at 2pm and

7pm which were followed by group discussions regarding the proposals. At all other times there were more informal-drop-in sessions.

In total, comments from 46 individual respondents were received. These respondents covered a wide range of organisations and interests and made over 350 separate comments on the draft Ffynone draft Conservation Area Review. The breakdown of the representations received along with the Authority's response is available on the council public website.

The final amended version of the Ffynone & Uplands Conservation Area Review includes all the proposed changes to the guidance following the public and stakeholder consultation exercise. Part of the amendment of this includes the merging of the previous two separate documents (Character Appraisal and Management Plan) into one combined document for ease of reference.

### Boundary Amendment

A key action set out in the Management Plan is 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 are therefore proposed for addition:

- Eden Avenue and Westfa Road;
- Eastern end of Glanmore Road;
- Glanmor Crescent;
- Eastern end of Sketty road (from Hawthorne Avenue eastward);
- Uplands Crescent (district shopping area);
- Southern side of Walter Road (up to Westbury Street);
- Northern end of Brynymor Road;
- Easton Crescent; and
- Green backdrop running west from Rosehill Quarry.

The full extent of the areas proposed to be added to the Conservation Area is shown on Map 1 of Appendix 1 of this document.

## Representations Received

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.

In terms of the proposals to increase the size of the conservation area boundary (as shown on Map 1 of Appendix 1) the majority of comments were supportive of this approach and it was suggested that the enlarged conservation area be renamed the Ffynone & Uplands Conservation Area which has been taken on board.

A number of the respondents requested that more be done to protect the special character of the area from inappropriate alterations to dwellings. In response it is considered that the introduction of Article 4(2) Directions to remove some permitted development rights of the most architecturally positive dwellings in the locality would be beneficial in order to minimise inappropriate changes to these properties that may otherwise be permitted. However it is not possible to bring these Directions into force as part of the adoption of a SPG document. Instead these Directions must be introduced under a separate process.

A number of comments were also received regarding the loss of boundary walls within the conservation area and in particular front boundary walls to dwellings and their replacement with areas of hardstanding to accommodate off-street parking areas to the front of these houses. In response to this it is considered that the introduction of an Article 4(2) Direction to remove permitted development rights in respect of the partial or total demolition of boundary walls would be beneficial in order to protect the character of the area. In this instance it is considered that a blanket Article 4(2) Direction covering the whole of the conservation area be introduced to protect boundary walls.

Most respondents were supportive of the removal of certain permitted development rights in order to protect the character and appearance of individual buildings and the wider conservation as a whole. However many respondents stated that stricter controls would only be worthwhile if prompt and effective enforcement action was undertaken to police the area and halt any

unauthorised works which could damage the non-renewable resources of the conservation area.

Concerns were raised by several respondents regarding a proliferation of Houses of Multiple Occupation (HMOs) within the area. HMOs often create additional pressure for parking and contribute to the problem of the loss of front boundary walls. These issues have been highlighted in the review document text, however the conservation area designation cannot control HMOs which are dealt with under separate planning and licensing regulations. On the 5th May 2015 the Welsh Government published a 'Houses in Multiple Occupation (HMOs) review' which recommends potential changes to regulations (including planning) to improve the management and control of HMOs where there is a proliferation of these.

There were also concerns raised as to the current state of deterioration of the former RAFA Club and the Ffynone Nursing Home due to the poor perception these created as well as incidences of antisocial behaviour. A number of concerns were raised as to the lack of action on behalf of the owner of these sites despite there being an approved planning consent on the site.

During the period of the public consultation process the owner of these sites submitted an application to extend the period for the commencement of works on the site by a further 2 years. In order for the planning consent to be granted the planning department required that evidence be provided that progress was being made on behalf of the applicant to secure funding for the development of the sites which was provided.

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

## APPENDIX 4

### The Life of Dylan Thomas

A2.1 Dylan Thomas was born on 27th October 27 1914 at No. 5, Cwmdonkin Drive, in a house which had been completed only recently. Dylan's father, David John Thomas, was Senior English Master at Swansea Grammar School. Both his parents were fluent Welsh speakers but neither Dylan nor his older sister Nancy were brought up to speak Welsh. Initially, Dylan went to a local school in Mirador Crescent, but in 1925 he entered Swansea Grammar School. During his time at school he started the first of his 'Notebooks' into which he copied his early poems, some of which relate directly to his life in Cwmdonkin Drive – he particularly refers to Cwmdonkin Park for instance in his poem 'The hunchback in the park'. In 1931, aged 17, he left school and became a junior reporter on the South Wales Daily Post, joining the Swansea Little Theatre Company soon after. However, within a year he had resigned to devote himself to full-time writing, and it is thought that he wrote around two thirds of his entire output in his late teens. He made friends with other Welsh writers and formed the Kardomah Gang, named after their favourite café.

A2.2 In 1934 Dylan finally left No. 5 Cwmdonkin Drive, and in 1935 he took his first lodgings in London at No.5 Redcliffe Street, Earls Court, although he returned frequently to visit his parents in Cwmdonkin Drive until they moved to the Gower in 1937. In the same year, his first poem was published in book form – his poem 'Light breaks where no sun shines' was published in *The Year's Poetry*. Later that year his first collection, '18 Poems', was published. He met Caitlin, who was to become his wife, during 1936 although at this time she was in a relationship with Augustus John, the painter. By 1937 they were living together, and on 11th July 1937 they were married, living initially in Laugharne, a town in Carmarthenshire to the west of Swansea. During these two years Dylan published 'Twenty-five Poems' and conducted his first radio broadcast. Their first child Llewelyn Edouard was born in 1939. In 1940 Dylan's semi-autobiographical collection of short stories, 'Portrait of the Artist as a Young Dog' was published.

A2.3 In 1940, when he was only 26, Dylan was classified Grade III for call up to the military which meant he would be among the last to be called up for service. Later that year they moved to London so he could start working for Strand Films, where he remained throughout the war. The debts which

had accrued during their stay in Laugharne were paid off by various friends. In 1941 they stayed briefly in Laugharne, returning to London in August and leaving Llewelyn to stay with relatives. They rented a one room studio in Manresa Road, which remained their base for several years although Caitlin returned to Wales periodically, with Dylan dividing his time between both places. In 1943 he began to develop a career as a broadcaster and scriptwriter, this coinciding with the birth of a second child, a daughter Aeronwy, in March 1943. In 1944 they moved temporarily out of London to avoid the air raids, staying at various locations.

A2.4 After the war, Dylan and Caitlin lived for a while in AJP Taylor's summerhouse near Oxford. Between 1945 and 1949 Dylan either wrote, narrated or took part in over 100 BBC radio programmes. They travelled to Italy on a £150 travelling scholarship in 1947, returning in September of that year to live at South Leigh, Oxfordshire, in a house which had been bought for them by Margaret Taylor, who later bought them another house in Laugharne (The Boat House), where they moved in May 1949. In July that year their third child, Colm Garan Hart Thomas, was born.

A2.5 In February 1950, Dylan began a tour of the USA with a first reading at the Kaufman Auditorium in New York. While he was away, he started a relationship with an American journalist and literary critic, Pearl Kazin, which nearly destroyed his marriage. A further house was purchased, again by Margaret Taylor, in Camden Town (No. 54 Delancey Street) to provide the Thomas's with somewhere to live in London. A second tour of the USA, this time with both Dylan and Caitlin, was undertaken between January and May 1952. In February Dylan recorded his first selection of poems for Caedmon Records, and in November that year his 'Collection of Poems 1934-1952' was published. In April 1953 Dylan began his third tour of the USA, beginning an affair with Liz Reitell. He returned in June and in August made his first and only television appearance for the BBC reading his poem 'The Outing'. A fourth tour began in October, but in November he collapsed at the Chelsea Hotel in New York and he died four days later. He is buried in Laugharne. Caitlin later moved to Italy and married a Sicilian by whom she had a fourth child, Francesco. She died in 1994 and is buried in Laugharne next to her first husband.

## APPENDIX 5

### Glendinning Moxham – a short biography

A3.1 Glendinning Moxham (1865-1946) was born in Swansea and trained at Swansea College of Art then Nottingham University. He was articled to Charles Sutton of Nottingham. He went into private practice with James Buckley Wilson in Swansea with offices at No. 15 Castle Street. Although he became Head of the Architectural School at Swansea College of Art in 1913, a role he continued until 1930, he continued working as an architect. He was responsible for a number of local buildings including his most well-known project, the Glynn Vivian Art Gallery, completed in 1910. He also designed several banks, including the Midland Bank in Windsor Road (1909) and Barclays Bank in Caer Street (1915).

A3.2 Another of his projects is the Jehovah Witnesses' Hall in Mirador Crescent, which dates to 1903, although another building, the Cwmdonkin Nursing Home, also 1903, has been demolished and replaced by the three houses called Dylan's View. It is likely that he also designed a number of private houses and Richmond, the half-timbered gabled house at the end of Richmond Road, and the entrance lodge to the Mansion House in Ffynone Road (dated 1901), are both probably by him. The 11 listed houses in Eden Avenue (Nos.1-23 odd, and No. 2) are said to be his design in a style described by John Newman as 'Norman Shaw Old English', using long thin bricks which Moxham was particularly fond of.



Richmond, Richmond Road

