

SD86

**1 Introduction**

character of the area. By care

## ***PART 1 CONSERVATION AREA APPRAISAL***

2 Context

It is outlined in the supporting text that Castle Street and 'The Circle', within Tredegar, are future areas to be considered for Conservation Area designation.

2.2.6 Previous studies have been



2.4.7 **Listed Building status:** The listing of a building places a duty on the Local Planning Authority to consider the impact of development on its setting. Listing also means that proposals for alteration need to be fully justified. Applications for listed building consent are not subject to the policies and restrictions set in place by the Unitary Development Plan, and (to meet the different legislative requirements), Cadw has published a set of basic principles within a Circular: 61/96 "*Planning and The Historic Environment*". The detailed design guidance provided within the Design Guide has been prepared to ensure consistency with this advice.

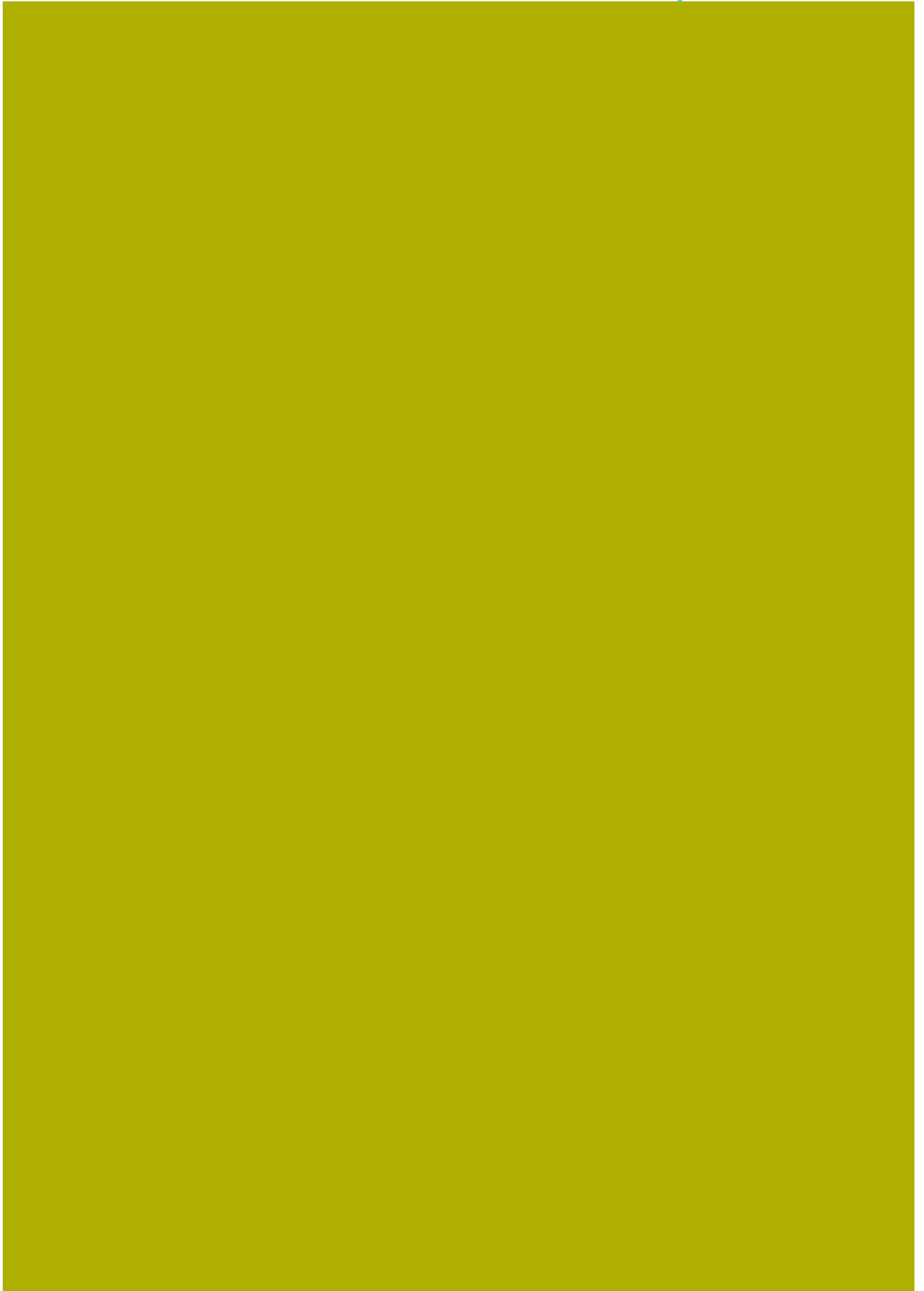
## 2.5 Local Pressures







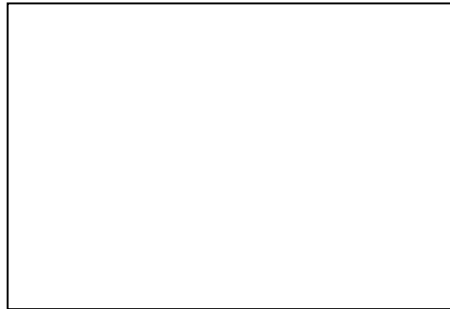






*Tredegar is the birthplace of influential MP Aneurin Bevan who introduced one of the biggest and most important national institutions in Britain today, the National Health Service.*

*The unique layout of Tredegar's town centre is thought to date back to the 1800's, and evidence exists that it was the first industrial planned town in Britain.*



*The Clock Tower is the focal point of Tredegar Town Centre, and was built in 1858 using Iron Works funding. It remains today as a dominant feature and point of interest.*



### 4.3 Historical Development

#### Background

- 4.3.1 Tredegar's historical development is closely linked to how Tredegar as a town operates today. The origins of the town have influenced how it has developed, its layout and the important buildings.
- 4.3.2 During the 18<sup>th</sup> century much of the upper reaches of the Sirhowy Valley (the area in which the town of Tredegar stands) was pastoral land inhabited by small dispersed thatched farms and cottages.
- 4.3.3 Before the development of the town of Tredegar, the area consisted of a few tracks connecting the ridgeways along the high ground between each valley. Only one bridge (Pont Sirhowy) crossed the river. An early Iron works was constructed a mile to the north of Tredegar (Sirhowy Ironworks) before the Tredegar Ironworks was constructed by Rev. Matthew Monkhouse and Richard Fothergill in 1800. In 1802 the first two of the Tredegar furnaces were completed and put into blast. The cost of the entire plant was estimated at the time to be one hundred thousand pounds sterling.
- 4.3.4 It is believed that construction started on dwellings within Tredegar near to the time of opening of the Ironworks in 1800. Initial buildings were not planned or set in a specific layout, although later development was built along predetermined lines. A block of houses was built along the tramroad, at the bottom end of what was to become Morgan Street, and an isolated row,















by present round-arched doors in outer bays. The doors have stone voussoirs and half glazed fanlights.

4.4.13 The school room has a three bay gabled façade of similar stone to the chapel. It has rounded arched windows to both storeys with ashlar heads and keystones. A 20<sup>th</sup> Century door can be found to the ground floor left. The cast iron railings have decorative finials, strengthening posts with entasis and urn finials.

4.4.14 Inside the chapel is a striking rectangular galleried interior with a early 20





*influence locally enables socialist working class nominees to gain control.'*

- 4.5.3 As well as housing the administrative offices to the Medical Aid Society, Number 10 also housed dental surgeries. After the introduction of the NHS No.10 was sold to Monmouthshire County Council on the condition that the society remain in one of the upstairs rooms, which they did until the society was wound up in 1995. The building was then used until around 2003 as a Gwent County Council careers office among other things and in spring 2005, Tredegar Development Trust started negotiations to lease it from Blaenau Gwent County Borough Council. The Trust intends to restore the building to its former glory.
- 4.5.4 Standing within 'The Circle', this building is a visible piece of history to all who visit Tredegar. The building positively contributes to the character of the area, more from its intangible history as the foundation of the NHS as opposed to its architectural quality.
- 4.5.5 This building has been allowed to fall into a state of disrepair over recent years, and its restoration by the Tredegar Development Trust is much welcomed.

#### **The Circle**

- 4.5.6 'The Circle' as a whole offers an important grouping of buildings which give Tredegar a definitive and imposing centre point. The historical importance of 'The Circle', as already stated is linked to the pre-planned development of the industrial town centre, and the individual buildings and elements provide evidence of Tredegar's iron and coal industry past e.g. the Town Clock and No. 10.
- 4.5.7 The form of the buildings in a circular nature is unique giving rise to the areas historical and special interest. A range of buildings have been housed within 'The Circle' over the years from public houses and clubs to a library and the administrative centre for the Tredegar Medical Aid Society.
- 4.5.8 The buildings are of a mixed architectural style, with some replacement and adaptation from the original structures having taken place.

#### **Tredegar Cottage Hospital**

strative cen housed (3803eg )at wlin.4025seri 0.T\* [4.5.9d [an)-4e Tred)5original/

hospital now has an Emergency Department for minor cases but is mainly used for treatment of the elderly.

- 4.5.11 This building has had a dominant presence within the community of Tredegar for many years and still has today. It is important to the characterisation of Tredegar for both its link with the foundation of

***PART 2 – DESIGN GUIDE***



specifically affect the individual building's detailing and materials,

**5.3 Street Hierarchies & Enclosure**



**Figure 5.2b: 2006 Map showing areas highlighted with red boundaries, where the “traditional” urban grain has been eroded/modified by modern infill development or slum clearance.**

5.4.2 In terms of scale and massing, building heights are predominantly limited to a maximum of two storeys with building heights along the commercial core of Castle Street/The Circle predominantly three-storeys, in proportion to the wider street widths indicating this as a primary route.

5.4.3 Despite examples of insensitive and inappropriate façade alternations throughout the town centre, there remains a relative consistency in the historic scale and massing of buildings and their façade designs.

5.4.4 This traditional historic “urban grain” within the town centre also creates a strong sense of enclosure along streetscapes. The historic “urban grain” of the town centre is predominantly

naw 2(pEi1110005 TTc 0.1r stree



**Figure 5.3:** A clear definition between public and private space a fundamental tenet of best practice in effective urban design (Source: pg. 65, "The Urban Design Compendium", English Partnerships, 2000)

5.4.6 Unfortunately, the otherwise continuous building line has been disrupted by demolition of blocks of terraced buildings, leaving behind large gaps in the streetscape (such as along Upper Salisbury Street) (**Photo 5.8**).

**Photo 5.8:** The otherwise continuous building line along Upper Salisbury Street has been disrupted by demolition of a block of terraced buildings, leaving behind a large and visually unattractive "gap" in the streetscape.

5.4.7 To the west of the town centre (Coronat 18.(C)2(or)-5(on 0.61.18 733.5 dr 0.Rr)-5ot949sbury Stree{Rowic

- 5.4.10 **Chapter 8** illustrates how new development on sites such as Upper Salisbury Road could innovatively re-establish the “traditional” urban grain to provide terraced “townhouses” with parking to the rear.

**Urban Grain - Design Guidelines:** The existing “urban grain” should be preserved and enhanced. Where possible the “traditional” perimeter block pattern of terraced buildings should be retained to provide a clear distinction between public and private spaces (as shown in **Figure 5.4**).

New development proposals should seek to re



5.5.5 Parking to the rear of existi





5.6.10 Chimneys are a “traditional” ch















**Figure 6.1:** Elements of a traditional shop front, comprising pilasters (or columns), traditionally topped by console boxes and a fascia (often angled), a recessed doorway, and display windows (often divided with vertical mullions and horizontal transoms) sitting above a rendered or tiled stallriser (minimum 450mm in height).

- 6.1.3 As illustrated in **Figure 6.1** above, traditional shop fronts are characterised with the use of timber or stone pilasters (or columns) with decorative features. These frame the shop front and separate shop units from the neighbouring unit, and help to integrate the shop front with the whole façade.
- 6.1.4 Stallrisers improve the proportions of a shop front by providing a solid visual base beneath the window display, and provide protection from day-to-day wear and tear of the glazed areas. Whilst stallrisers have decreased in height over time (as display areas in modern shop units have increased), every traditional shop should seek to have a stallriser with the minimum height of 450mm, incorporating a moulded projecting cill to provide a strong junction with the glass. Mosaic, bright or composite tiles, plastic panelling and the use of textured paints are not appropriate – such stallrisers should be either timber or appropriately painted/rendered to match the rest of the façade.
- 6.1.5 Many of the original shop fronts in Tredegar are Victorian or Edwardian in character, as indicated by the large areas of window glazing divided vertically with timber mullions and horizontal transoms. However, some modern refurbishments have removed the original glazing and timber frames, replacing them with

inappropriately designed “unframed” panels of glass – this should be avoided in future.

- 6.1.6 Where different panes of glass meet along the length of shop fronts, particularly at corners, vertical “framing” members (preferably

## 6.2 Advertisements, Fascia & Signs









## 6.4 Materials & Colour

## 6.5 Canopies, Security Shutters / Fixtures

### Blinds & Canopies

- 6.5.1 Many of the historic commercial buildings within Tredegar have traditionally used canvas flat roller blinds (as shown in **Photo 6.17**), which are appropriate, but which can visually clutter the streetscene.
- 6.5.2 The “flat roller” type of sunblind is a flat projection from the shop front in hardwearing canvas and always fully retractable into a recessed box forming an integral part of the shop front. They are utilised only on shops requiring them for practical purposes (i.e. the protection of goods from sunlight).
- 6.5.3 Dutch-styled retractable “fan” blinds have a curved profile with enclosed ends (as shown in **Figure 6.3**), usually made of cheap plastic, and have no housing as such, often being very untidy when folded. It is very difficult to integrate these canopies in a satisfactory manner into the shop front façade, and more often than not they are merely planted directly onto the frontage. Unlike the traditional flat roller blind, they are not always erected for practical purposes but as an advertisement or eye-catcher and as such their use is not confined to shops and they are not always retracted when not required.
- 6.5.4 Blinds should be sympathetic to the host building in scale, position, design and materials. Too much variety disturbs continuity along streetscapes, and canopies should be limited to those shop fronts that need them.
- 6.5.5 Canopies should not extend sideways further than the shop front over architectural details, and the blind box should not

that no part of the shutter is visible when retracted. The appearance of shutters can be improved by colour coating to match the shop front.

- 6.5.9 Internal “open weave” and “perforated” retractable shutters are preferred (as shown in **Figure 6.4**), located immediately behind the shop window, coated in a complementary colour. They allow window-shopping to continue at night and at weekends. Open-styled

Shop Front Canopies, Security Fixtures & Access - Design Guidelines:

X

**7 Design Guidance for the Public Realm**



## 7.2 Paving & Carriageway Materials

### Current Design Concerns

- 7.2.1 Typically, the main historic commercial streets within Tredegar's town centre (such as Commercial Street, Castle Street, The Circle and Morgan Street) have a very straightforward public realm of flagged footpaths within granite kerbs flanking tarmacadam roads constructed to standard engineering

7.2.4 The paving treatment along this area has also not been entirely successfully – the use of various paving slabs and setts of different sizes and shapes visually clutters the streetscapes (as shown in **Photo 7.5 (B)** previous page), and the lack of appropriate traffic calming measures mean that these streets still don't function properly as "pedestrian prioritised" areas - traffic continues to speed along these routes, with the Clock Tower acting as an effective traffic island. This has resulted

special features (i.e. dropped kerbs, tactile surfaces etc...), should be provided at pedestrian crossing points (i.e. grey materials should be used rather than buff or pink, and crossing points should be designed to avoid the tactile surfac

**Figure 7.2:** An example of a “shared surface” within a town centre, with subtle changes in the colour/sizing/alignment of paving to denote vehicular/pedestrian routes, and the use of soft landscaping etc... as “natural” traffic calming (Source: <http://www.hamilton-baillie.co.uk/gallery.htm>)

- 7.2.13 Since pedestrians and drivers share the same surface, it would be essential to make all road users aware of the separate and distinctive nature of this “shared surface” environment, not only with the presence of appropriately designed traffic calming measures (i.e. use of soft landscaping; on-street parking bays; pedestrian crossing points; bollards etc...), but also by the use of subtle changes in colour/sizing/alignment of paving and carriageway surfacing materials. These roads should be constructed using block pavements, or other coloured/textured materials to the approval of the Highway Authority.
- 7.2.14 **Figure 7.3** illustrates how pedestrian junctions can be simplified to improve aesthetic quality without compromising highway safety.

**Figure 7.3:** Example of how a pedestrian junction (left) can be simplified and redesigned to respect and respond to its context (Holland Park Junction, Kensington High Street, London (Before and After) – Source: <http://www.hamilton-baillie.co.uk/gallery.htm>)



### 7.3 Street Furniture

**Figure 7.6:** Funded by the WDA in partnership with Blaenau Gwent County Borough Council and commissioned through CBAT: The Arts & Regeneration Agency, the Martin Donlin-designed canopy features a glass design chosen to reflect the natural forms inspired by Ebbw Vale landscape and heritage.



## 7.4 Boundary Walls:

- 7.4.1 There are a number of attractive historic boundary stone walls within Tredegar, such as the wall outside the Queens Square cottages (as shown in **Photo 7.10**) and the wall running from the Castle Street Congregational Church.

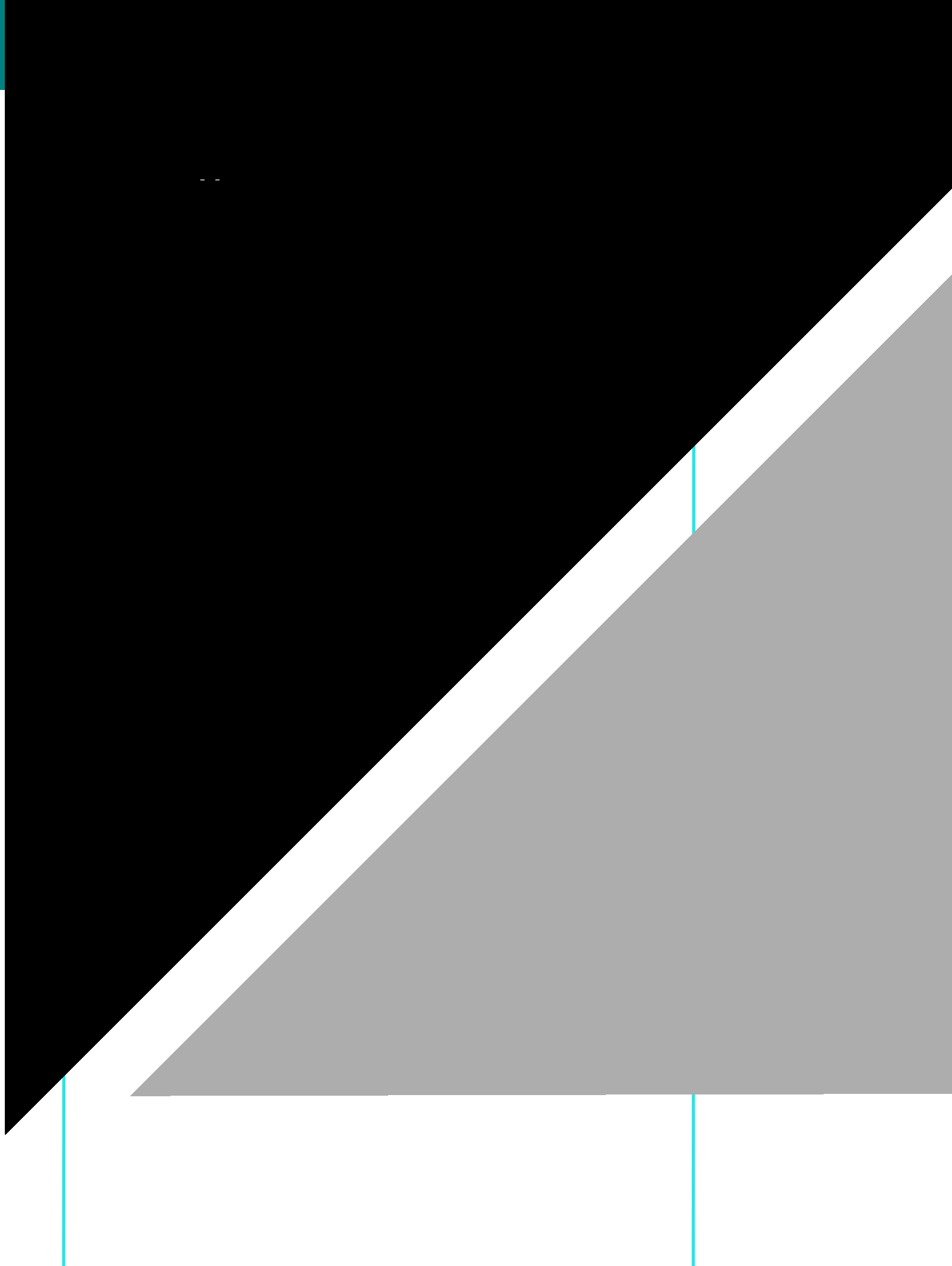
**Photo 7.10:** The stone wall outside the Queen's Square cottages is an attractive



**Figure 7.8:** Indicative layout for expanded Tredegar Business Park, illustrating how stone-wall boundary treatments could extend from the Castle Street Congregation Church, with new routes orientated along sight line of Iron Street/Clock Tower with new pedestrian access connection and proposed riverside walkway.

**Boundary Walls- Design Guidelines:**

X





**8 Design Guidance for Regeneration Sites**



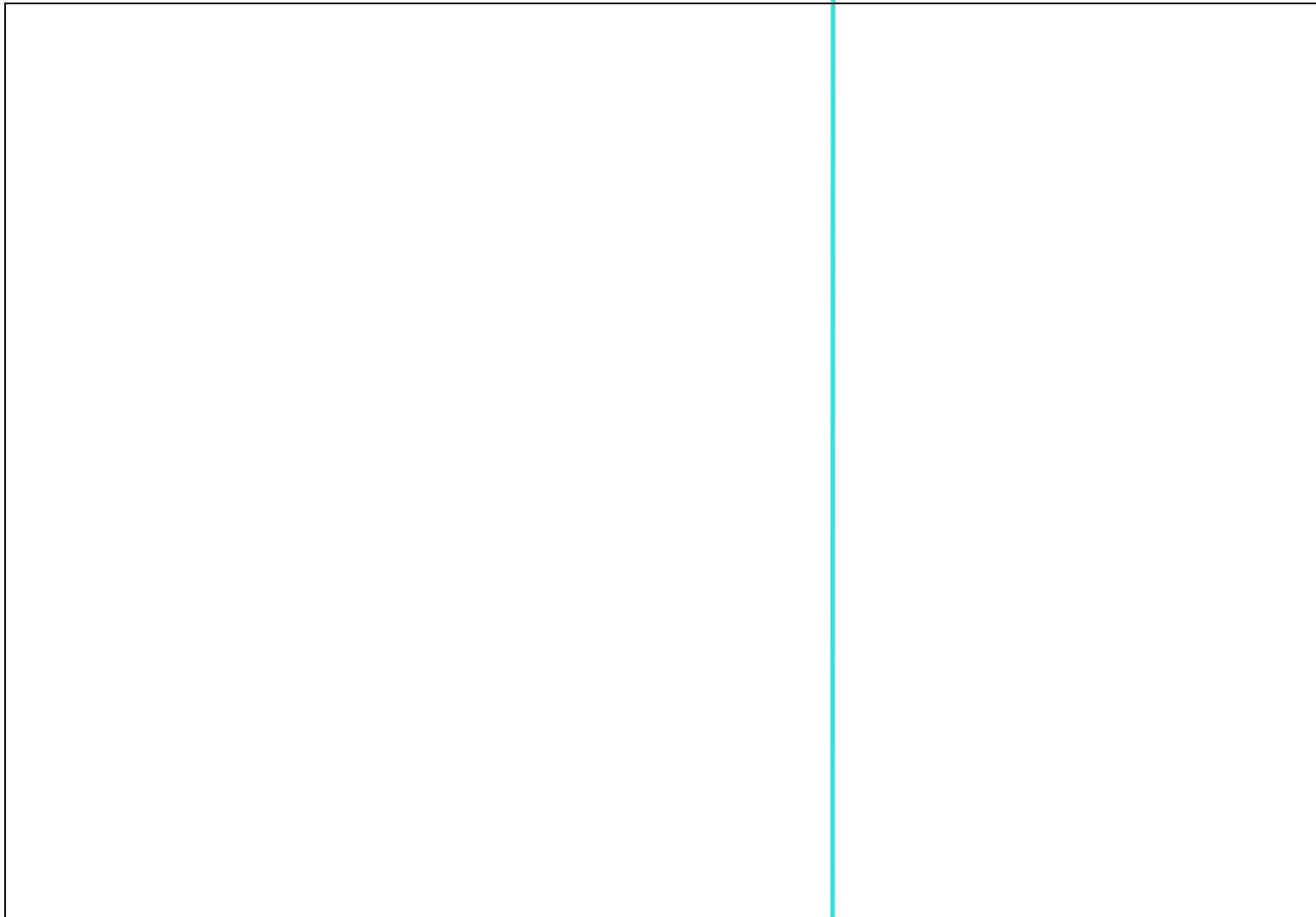


Figure 8.1:

**Figure 8.2:** Indicative masterplan layout for new development on the Upper Salisbury Street Regeneration Site, showing how terraced “town house” development could re-establish the original building line, with parking accommodated within a rear courtyard, and the need for stone wall boundaries to define public/private spaces to the rear of Castle Street properties. The two buildings on the corner or Market Street/Upper Salisbury Street should also be redeveloped, retaining as much of the original buildings’ detailing as possible.

**Figure 8.3:** Indicative masterplan layout for new development on the Lower Coronation Street/Bridge Street/Iron Row area. Similar to the proposals for Upper Salisbury Street, the development of terraced “town houses” could re-establish the original plot building lines. Where new development cannot be accommodated due to narrow plot widths etc... consideration should be paid to the provision of defining stone walls and planting. Such secondary streets should be designed as “home zones”.

The “pocket park” should either be levelled and better landscaped to make it more functional, or should be redeveloped with terraced development, with parking accommodated to the rear or via “undercroft” facilities. Consideration should also be paid to the opportunity to transform the land to the rear of the Siloh Chapel into another “pocket park area”, as this site is unlikely to be redeveloped due to its former use as a cemetery – the headstones (currently stacked in a corner) should be sensitively restored.

The former “Truck Shop” requires urgent restoration works (currently underway) and could be redeveloped as for either residential or retailing use.

The visually unattractive fencing around the surgery and existing Business Park facilities should be replaced with appropriately design stonewalls and landscape screening, and a new prominent landmark building should be constructed on the current vacant site on the Promenade D’Orvault.

## 9 Conclusions & Recommendations



### **9.3 Adopt this report as supplementary planning guidance**

- 9.3.1 The most effective way to enhance a newly created Conservation Area is to ensure that all proposals for repair/maintenance, alterations, extensions or new development within the Conservation Area are based upon the recommendations of this report.
- 9.3.2 BGCBC could use this report as a consistent point of reference when determining planning or other types of consent applications.
- 9.3.3 To give the recommendations of this report sufficient statutory weight, this report would need to be formally adopted as a supplementary planning document (SPD) to support the Adopted UDP and emerging Local Development Framework.
- 9.3.4 The Council could also illustrate their commitment to this report and its recommendations by ensuring that it is used as a basis for all corporate initiatives within any newly created Conservation Area, including any future streetscape or regeneration projects in Tredegar.

### **9.4 Public Consultation & Improving Local Knowledge**

Service Areas within the Council or in partnership with the community or other public bodies.

9.5.2 The proposed creation of the Conservation Area raises opportunities to reassess funding programmes to support the conservation objectives outlined within this report. The following opportunities are:

- x The management and maintenance of any Council owned properties, parks and gardens;
- x The promotion of an understanding of the cultural and historic significance of Tredegar Town Centre through links with schools, libraries and community groups, and the erection of appropriately designed and sited interpretive signage, plaques and public art works;
- x Through the adoption of grant-aided programmes (i.e. town centre improvement grants etc...) to restore derelict properties (particularly listed buildings), encouraging consistency in appropriately designed shop front and public realm improvements. This should involve working in close partnership with Cadw and other key stakeholders.
- x Through the effective management of existing Council budgets for example in:
  - o Housing repair grants;
  - o Grant-aid to improve energy efficiency in homes;
  - o Traffic management and highway improvement/repair programmes; and
  - o Maintenance and enhancement programmes for local parks.
- x Through the encouragement and support of local initiatives to enhance and strengthen local shops and community services with the Conservation Area – in partnership with the local Chamber of Commerce and the local community.

## 9.6 Potential Town Centre Improvement Schemes

9.6.1 One way in which this might be achieved is to ensure that properties within the Conservation Area benefit from any future relevant grant programmes (such as the 2016-17 and 2017-18 Local Development Grants) and the 2017-18 and 2018-19 Local Development Grants.

## Bibliography