Gower AONB Design Guide

November 2011



Landscapes for life .org.uk

GOWER One of the AONB Family



This version printed July 2012



contents

- **section 1:** introduction 1
- **section 2:** AONB Character 6
- **section 3:** design process 28
- **section 4:** sustainable design objectives 32
- **section 5:** guidance modules 39
  - **module A:** residential 42
  - **module B:** agricultural 79
  - **module C:** commercial and tourism 89
  - **module D:** conversions 97
  - **module E:** repair and maintenance 106
  - **module F:** sustainable design approach 119
  - **module G:** landscape 133
- **section 6:** submitting your application 151
- **section 7:** appendices 159





introduction

- purpose of the guide 1
- aonb designation and the importance of good design 2
- status of the guide 4
- how to use this guide 5



purpose of the guide

1.1 The intention is to raise the standard of building and landscape design in the Gower Area of Outstanding Natural Beauty (AONB) - one of the most naturally beautiful landscapes in the UK. The aim is to ensure that new development integrates into the sensitive landscape within which it sits.

1.2 The Guide applies to all parts of the Gower AONB including suburbanised areas such as Mayals. It may also be applied to adjoining rural 'Gower fringe' areas as these have very similar characteristics.

1.3 The Guide provides a practical design tool to be used by all involved in the design and development process, whether planning permission is required or not. It sets out the good design objectives to be followed to ensure that development respects the distinctive character of both the natural and built environment of Gower.

1.4 It includes specific design modules covering the more common types of development seen on Gower, namely:

- residential
- agricultural
- commercial and tourism
- conversions
- together with guidance on landscape design and repair and maintenance

"Good places are more than collections of architecture; they are memorable and distinctive, well used and cherished by the people who live in them, work in them and visit them"

"No Place Like Home", Design Commission for Wales, June 2010



Above: Gower Area of Outstanding Natural Beauty Boundary [*source: City and County of Swansea*]
Opposite page: Three Cliffs Bay

aonb designation and the importance of good design

1.5 Gower AONB was the first AONB to be designated in the UK in 1956 and its beauty lies in the variety of outstanding landscape and coastline captured in one relatively small area. Gower AONB Management Plan (2006) usefully describes the nature of Gower's varied landscape:

> "It ranges from the south coast's superb carboniferous limestone cliffs between Worm's Head and Oxwich Bay to the extensive salt marshes in the north, and the dune systems of the major bays at Rhossili, Broughton, Port Eynon, and Oxwich. Inland the landscape is dominated by sandstone heath ridges including the soaring sweeps of Rhossili Down and Cefn Bryn. In between, secluded river valleys, small beaches and coves, rich broadleaved woodland, picturesque villages, and a patchwork of fields characterised by traditional walls, stone faced banks, and hedgerows are scattered throughout the peninsula."
>
> *Gower AONB Management Plan 2006*



Above: View across Oxwich Bay

> "Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals…"
>
> *Planning Policy Wales, July 2010, paragraph 4.10.2*

1.6 The primary purpose of the AONB designation is to "conserve and enhance" the natural beauty of the designated area. Poor design of new buildings, conversions and extensions can be detrimental to landscape character, whereas good design can enhance its quality.

1.7 The management of change is a key concern to ensure that the distinctive character of Gower's natural and cultural landscape is not only retained through the conservation, refurbishment and maintenance of existing buildings but also enhanced through good design in new developments. New development should aim to improve upon an existing building, create a high quality development that integrates into the existing landscape.

1.8 This Design Guide sets out guidance to help conserve, enhance and inspire both the natural and built environment. The Guide will play a critical role in achieving the conservation and enhancement of this unique area.





Top right: Lone house above Middleton
Bottom right: Rhossili village with Worms Head in the background

1.9 The draft Gower Design Guide was subject to a six week public and stakeholder consultation exercise between the 28th March and 6th May 2011 as set out in appendix 2. It was adopted by the Planning Committee as Supplementary Planning Guidance to the City and County of Swansea Unitary Development Plan (2008) on the 10th November 2011. It does not contain new policy, but expands upon how policy within the Unitary Development Plan should be implemented.

1.10 It is a material consideration in the determination of planning applications for development in the Gower AONB.

1.11 Design is only one consideration in the assessment of planning applications. Applicants will need to demonstrate compliance with other policies in the UDP and with national guidance and other material considerations when applying for planning permission. Key design related national planning policy and relevant UDP policies are provided in Appendix 1.

1.12 The success of this SPG in lifting the standards of design and maintenance in the Gower AONB will be monitored by the City and County of Swansea through the existing planning application feedback questionnaire

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Who it is for?

1.14 The Guide is intended for all those involved in the design and development process. It is a starting point for all types of development in Gower, ranging from general maintenance and refurbishment of existing buildings to new build development.

1.15 The Guide encourages those involved in the design process to take a holistic approach through considering local context, site opportunities and constraints and key design objectives from the outset of the project.



Above: Restoration works in progress, Middleton

1.16 The five main themes included in this guide are:

- the character of the Gower AONB
- advice on the design process
- design objectives relating to all types of development
- individual guidance modules on sustainability, including landscape and biodiversity, togehter with the more common types of development within the AONB, and
- advice on submitting your planning application

1.17 At the front of each section or module there is a numbered contents page to guide the user. Further information on how to use the individual guidance modules is included within the introduction to Section 5.

1.18 Users of the guide should read sections 2.3 and 4 prior to refering to the relevant design module. Sections 6 and 7 provide practical advice and further explanation.

2 **AONB Character** sets out the landscape, settlement and built environment character of the AONB. It also contains signposts to more detailed landscape character and settlement statements contained in Appendix 5. Section 2 is important to consult as part of the site and context appraisal stage of the design process.

3 **The Design Process** should be consulted prior to any development. This explains the steps to be taken in the design of all types and scales of development, including engaging relevant professionals, undertaking site appraisal, consultation, producing a vision and refining development proposals.

4 **Sustainable Design Objectives** sets out the principles which need to be considered at the outset of a project to guide the development. This section should be consulted when developing a vision and design objectives for any new development.

5 **Guidance Modules** Each of the individual guidance modules in Section 5 can be read as stand alone modules, enabling easy reference for specific types of development including; detailed design guidance for approach to sustainable development, new residential development, agricultural development, tourism and commercial development, conversions, repair and maintenance and landscape detailing.

6 **Submitting Your Application** provides advice on where to obtain planning application forms and guidance notes to assist in submitting planning applications and contains a checklist of key planning and design considerations.

7 **Appendices** provides information on design policy, permitted development and building regulation requirements, landscape character types and individual settlement statements. The consultation process is explained and useful links included.

section 1

gower aonb
design guide





aonb character

- why is the existing character important? 6
- key features and views 7
- environmental and historic designations 9
- public access 11
- factors for change 12
- landscape character types 13
- settlement character 23
- built environment character 26

why is the existing character important?

2.1 In the 2005 Residents Survey [*source: Gower Today*], 87% of residents who responded thought that the quality of the environment and landscape was very important to their quality of life. The three landscape features identified most often by residents as giving Gower its special distinctive character were:

- Sandy beaches
- Cliffs
- Commons

2.2 At the same time, one third of people questioned thought that the quality of the natural environment had deteriorated over the last decade [*source: Gower AONB Management Plan 2006*]

2.3 The rich mosaic of elements that makes up the character of Gower is always changing. Over recent years tourism has possibly been the biggest contributor to change, alongside shifting agricultural practices and demographics.

2.4 All too often past developments and alterations have made little reference to the landscape, ecology, form, materials, settlement patterns and building style of the existing surroundings, and these have had a negative impact on the area. Considering how development can complement the existing character will result in positive, quality and economic improvement to the area. To achieve this any new development should be designed in a balanced and sustainable manner.

2.5 In order that future development protects, maintains and enhances the integrity of Gower's distinct character, this guide identifies the aspects that contribute to the character of both the built environment and the landscape in which it sits.

2.6 The following section provides a brief overview of the character of the AONB in terms of its landscape, settlements and built environment. More detailed information is provided within Appendix 5.

"In areas recognised for their landscape, townscape or historic value, such as...AONBs and conservation areas...it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials... will be particularly important"

Quote from PPW July 2010, para 4.10.10



Bottom right and opposite page: Views towards Burry Inlet from Llanmadoc Hill

2.7 Gower is hugely influenced by its maritime surroundings and diverse history. It contains a variety of landscapes including spectacular beaches, steep carboniferous limestone cliffs and caves, sand dunes, marshes, isolated farmsteads inland, acidic heaths, moorland and commons, sandstone hill ridges, patchwork fields bounded by stone walls and hedgerows and deciduous woodlands in steep limestone valleys.

2.8 The seascape of Gower plays a large part in its unique character and is one of the main draws for tourists. There are many spectacular views looking across bays from one headland to another, expansive 360^0 views from some of Gower's highest points, taking in:

- wide expanses of coastline,
- focused and framed views from beaches, and
- views from out at sea looking back to the land.

There are also many beautiful and varied inland views.

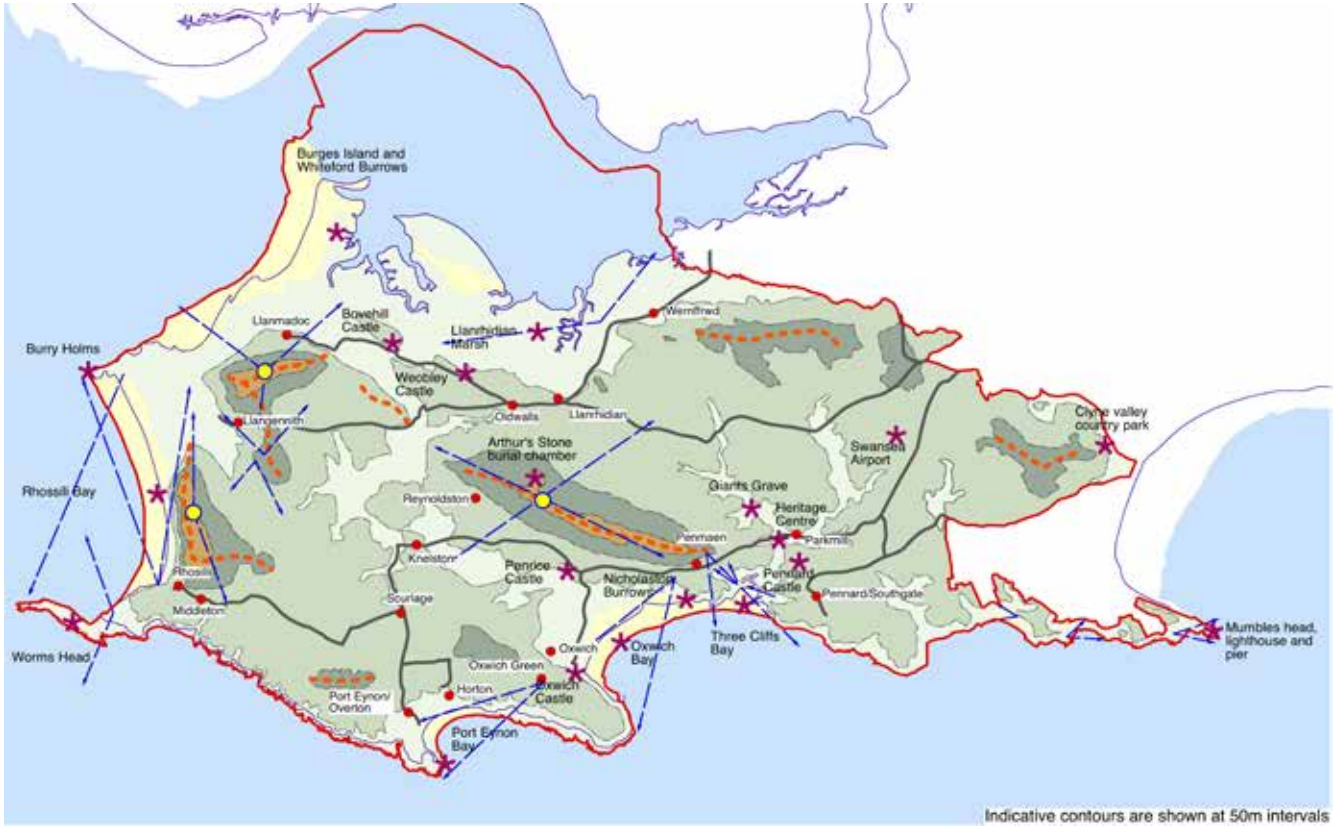


Above: Three Cliffs Bay
Below: Rhossili Beach





Above: Worms Head, Rhossili



Key

- extent of Gower AONB
- settlements
- topography indicating high points (shown at 50m intervals)
- coastline (high water mark shown)
- sea
- sand
- main road network
- prominent ridgelines
- key features and landmarks
- key views/panoramas

environmental and historic designations

2.9 The quality of Gower's natural beauty is reflected in the large number of international, national and locally important sites designated for nature conservation reasons including;

- 25 Sites of Special Scientific Interest [SSSI],
- 5 Special Areas of Conservation [SAC], a Special Protection Area [SPA],
- a Ramsar Site,
- 3 National Nature Reserves [NNR],
- 3 Local Nature Reserves,
- 21 Wildlife Trust Reserves,
- 1 Coed Cadw Reserve, and
- 67 Ancient Woodland Sites.

These contain a wide range of wildlife and important geological sites. There are also two Landscapes of Historic Interest, namely West Gower and Cefn Bryn.



Above: Oxwich Castle

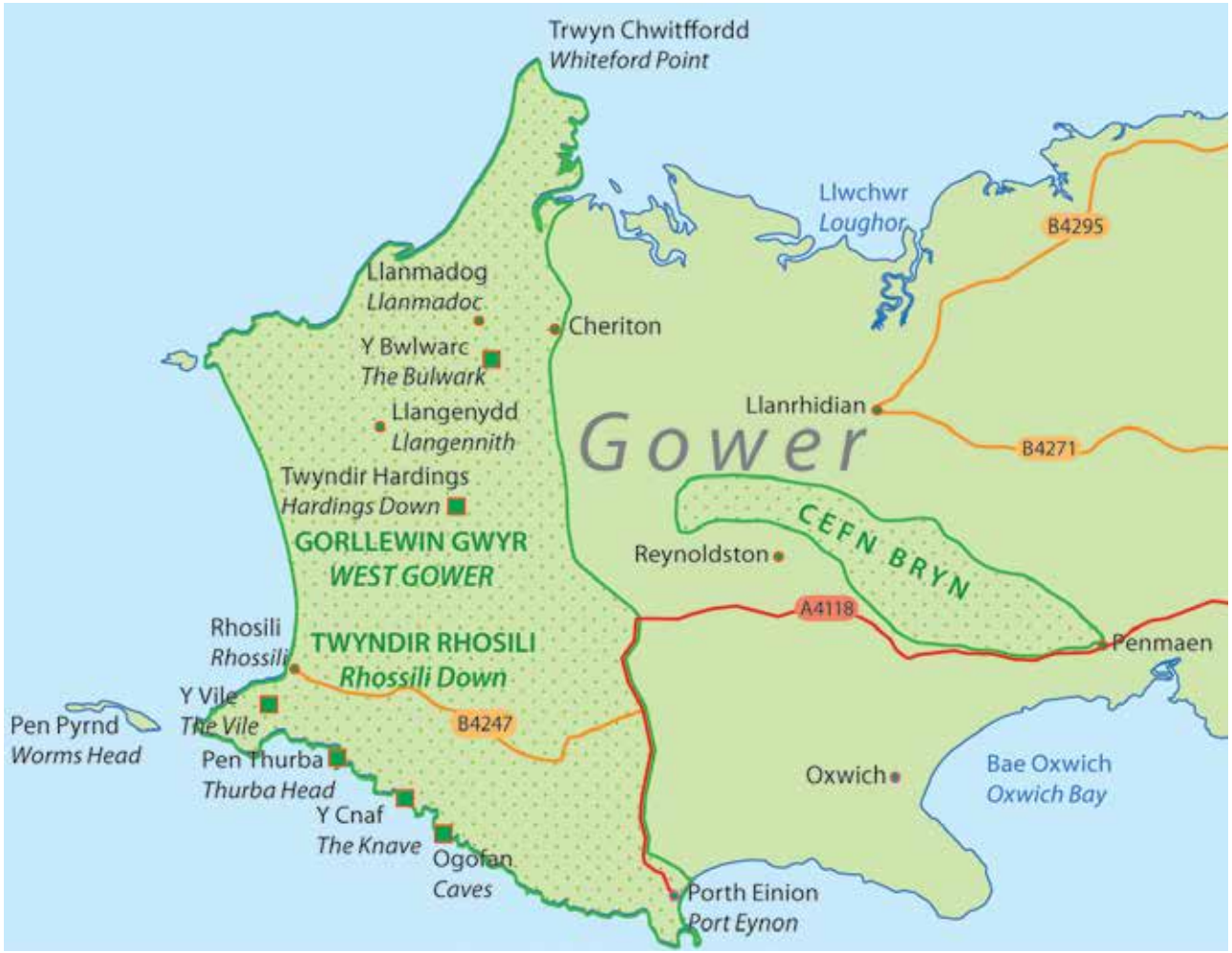
Below: View of salt marshes from Landimore



2.10 In terms of the historic environment Gower has an exceptionally large number of designations, an indication of the rich diversity of sites of high archaeological and historic value within the AONB. These include;

- 79 Scheduled Ancient Monuments,
- 129 Listed Buildings - 20% of which are Grade I or Grade II*,
- 4 Historic Parks and Gardens, namely Fairy Hill, Stouthall, Kilvrough, and Clyne Castle,
- 16 Conservation Areas, and
- well over 1000 other known sites, features and finds of archaeological interest.

2.11 All of the designated areas, with the exception of Landscapes of Historic Interest [shown right], are shown on the Unitary Development Plan Gower Map which can be found on the City and County of Swansea's website or viewed at the Civic Centre, Swansea.



Landscapes of Historic Interest
[*source: Landscapes of Historic Interest in Wales, Cadw 1998:54*]

2.12 The high level of public access and the network of public rights of way on Gower provide the opportunity for a variety of experiences for different users. For example, a driver will experience Gower's character and special sequence of events differently from a walker as they take the Gower Way or other footpath. A person on horse back will be able to see across hedgerows, enjoying a very different perspective to someone travelling along the same route on foot.

2.13 Consequently attention should be paid to views from publicly accessible spaces, such as beaches, common land, woodlands, National Trust and Forestry Commission and Open Access Land.



Above: Rural lanes, Penrice



Areas of Publicly Accessible Land

factors for change

2.14 Many of the special features of Gower are examples of man's impact on the evolution of the landscape and its character. There have been various factors for change in the past, both positive and negative, which have resulted in the landscape that we see today:

- **Agriculture:** The future care and management of the landscape is heavily dependent on the activities of the farming community, occupying the most extensive area of Gower. The need for this community to derive a living from the land brings pressures for diversification and potential changes in both the landscape and built environment. The challenge is to ensure that any change benefits the landscape and does not lead to a decline in quality.

- **Tourism:** As Gower's popularity increases traffic, limited car parking facilities, pedestrian and disabled access, footpaths becoming worn and habitats being disturbed will all need to be effectively managed. The effects of increased land-based and off-shore activities, together with increasing requirements for associated facilities, will need to be carefully considered to achieve a sustainable balance between the economy and the environment.

- **Development and demographics**: As the popularity of Gower grows as an attractive place to live within close commuting distance to Swansea, there is pressure for new development, particularly housing, holiday, retirement and second homes. There is also increasing pressure for the development of granny annexes on existing dwellings to meet the demands of an ageing population. TAN 6: Planning for Sustainable Rural Communities sets out national guidance on sustainable rural housing and the circumstances in which such development is appropriate. Consideration needs to be given to providing affordable housing for local people, alongside the improvement of public transport networks and communications systems.

- **Renewable energy and climate change:** The need to use renewable energy is a more recent pressure affecting many protected areas, from within and outside their boundaries. Government requirements to reduce carbon dioxide emissions and the need to secure alternative sources of energy will have an increasing impact upon development within Gower, its landscape and seascape.

2.15 The aim of this guide is not to prevent future change, but to encourage developers to enhance the existing character and ensure it changes in a positive and appropriate way.



Above: Pressure for parking and holiday accommodation, Port Eynon

Below: Affordable housing development, Llangennith



landscape character types

2.16 One of the key tasks in the production of this guide is to classify the various landscape types found within Gower. These areas often contain a variety of similar smaller landscapes but each 'type' has broadly similar patterns of geology, landform, soils, vegetation, land use, and settlement. The subtle differences between the character areas creates a rich and diverse landscape.

2.17 The starting point for this process was LANDMAP - a digital landscape resource in which landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. [**http://landmap.ccw.gov.uk**]

2.18 LANDMAP is regarded as the key landscape guidance for Wales. This guide uses the terminology and names provided by LANDMAP for consistency but detailed character descriptions focus on providing an assessment of those characteristics which are unique to Gower.

2.19 For the purpose of this guide four of the five LANDMAP data sets were analysed:

- Landscape Habitats
- Geological Landscape
- Historical Landscape
- Cultural Landscape

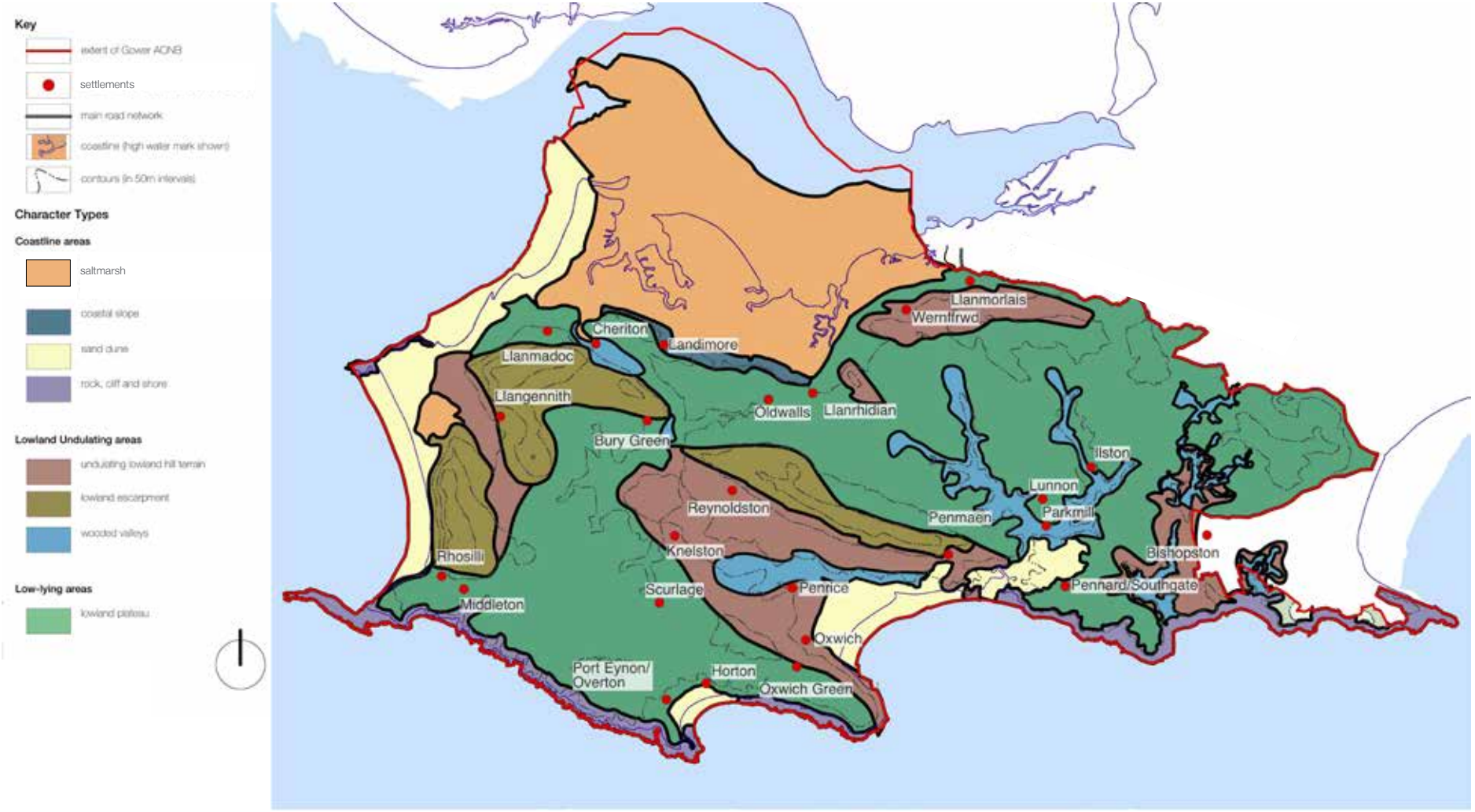
2.20 Overlaying these maps allowed assessment of similarities between the defined areas on each data set. Although there were some distinct similarities between the various areas from each data set, the geological landscape data set represented the most clear differences in character within Gower. This formed the basis from which to carry out a field survey which assessed the landscape character types to ensure they correlated with the areas defined on the map.

2.21 A more detailed explanation of the process to determine the landscape character areas is included within Appendix 4.

2.22 Through this process 8 landscape character types were identified:

- salt marsh
- sand dune
- coastal slope
- rock, cliff, shore
- undulating lowland hill terrain
- lowland escarpment
- lowland plateau
- wooded valleys

2.23 Further description of the character types, with reference to key characteristics, settlement pattern and vegetation patterns, can also be found in Appendix 5.



Landscape Character Types

2.24

Salt Marsh

This landscape type comprises areas of coastal intertidal salt marsh, alluvial plain, marginal land and buried landscape. Some areas have been reclaimed by draining the land with cut channels. They tend to be grazed by livestock, have a feeling of remoteness and stunning beauty, with wide open spaces and very little tree cover. These areas are often of ecological importance, with areas designated as SSSIs, Ramsar sites and nature reserves in view of the bio-diverse and unusual species found there. There is no development within these areas. The character can become degraded through reclamation, enabling different species to utilise the land. Sea level change may pose particular threats to low lying areas of Gower such as the salt marshes.





2.25

Sand Dune

Generally rough textured, besanded landscape adjacent to wide, open intertidal bays consisting of sandy beach, gravel, mud, shingle and rocks. The dunes are often grassed or open sand. The area also includes smaller pockets of fen/swamp and improved grassland. Tourism and leisure is one of the biggest forms of land use for these areas, including static caravan and camping sites, golf courses, nature reserves and associated buildings, shops, etc. The edges of Port Eynon and Horton spill out into this landscape. There are a number of NNR and SSSIs encompassing some of the richest varieties of coastal habitat in the UK, with over 600 flowering plant species. There is little tree cover although dense scrub is a distinct feature, usually interfacing such sand dunes with surrounding landscape types such as cliffs.





2.26

Coastal Slope

A narrow strip of wooded cliff top coastal slope is made up of north facing steep slopes and lower carboniferous crags below Dinantian plateau. It is of high value for its 'fossil' cliff line but low in ecological value from rough grazing practices. This rocky landscape of complex fieldscapes evolved from encroachment and reclamation of the land. It consists of improved rough grassland but with small areas of broadleaf woodland. Also evident are medieval defensive buildings, the edges of ribbon settlements, tor, iron age remains, regional vernacular buildings, stone walls and hedges. This challenging and interesting landscape has an enclosed and small-scale character.





2.27

Rock, cliff, shore

This narrow strip includes some of Gower's most dramatic and inspiring scenery, with Burry Holms, Worms Head, and the seaward edges of Oxwich and Pwlldu Head. These beautiful areas are largely natural, unified and uninhabited. Where habitation occurs, the tendency is for small farmsteads to be tucked away in the upper cliff tops. These areas consist almost entirely of protected sites, such as the UK BAP habitat, 'maritime cliff and slope'. In many circumstances the views are framed with large expanse of sea enclosed by steep rocky cliffs. Cliffs give way to a rocky foreshore, scree and sand. The land is made up of 60% calcareous maritime grassland, with the remaining areas split between nationally important dry acid heath, and coastal heath land. Bracken and gorse are apparent to the upper reaches of the cliff-line. Tree cover is almost indistinguishable with only low windswept shrubby species. The areas are used mainly for tourism with walks and access, and a small amount of agriculture. Although land in this area is not generally cultivated, much of it is used for agriculture through means such as grazing and the cutting of bracken and gorse.





2.28

Undulating lowland hill terrain

This hilly landscape is usually found alongside lowland escarpment, and includes the lower flanks of the prominent outcrops of Rhosillli Down and Cefn Bryn, together with more enclosed areas such as Bishopston Valley. The area comprises mostly complex and varied arable agricultural fields with irregular, smaller fieldscapes and traditional boundaries, interspersed with green lanes. It contains some of the larger areas of woodland in Gower and generally more tree cover, with areas of mixed deciduous ancient woodland, plantations, parkland trees and copses. Many smaller settlements, dispersed farmsteads and scattered houses are included within this character type. Rough grass and scrub are in evidence as the slopes give way to the heath and moor lands of the upper [lowland] escarpments and these lower hills become encroached. There are a number of small remnant commons and evidence of wet heath and marshy grassland.





2.29

Lowland escarpment

Although this landscape type is categorised as 'lowland' at a national scale, within Gower these areas comprise dramatic, clearly defined and distinctive outcrops of higher terrain, above surrounding areas. There are three prominent old red sandstone escarpments with very steep slopes and ridge-lines, dominating much of Gower's skyline, including Rhossili Down, Cefn Bryn, Ryers Down, Hardings Down and Llanmadoc Hill. They are almost entirely exposed and treeless landscapes with 360 degree panoramic views and comprise un-enclosed common land grazed by cattle and horses. The main land cover is dry acid heath, unimproved acid marshy grassland, bracken and dwarf shrub. There is evidence of prehistoric occupation and ritual landscape. The only habitation is a few scattered farmsteads.





2.30

Lowland plateau

The most common landscape type of Gower, this large area covers a varied mosaic of land use from common land, woodland, golf course, parkland and open arable fields. The flat, expansive terrain largely consists of large and open, semi-regular arable fields with frequent and well managed field boundaries. Hedgerows and scattered hedgerow trees are a prominent feature. Water is prevalent with ponds, lakes and rivers. Unenclosed common land includes Welsh Moor, Pengwern, Fairwood, Clyne and Barland Commons. This type also includes the main transport routes and infrastructure, with Swansea airport and parts of the larger settlements of Bishopston and Southgate. The area is generally of lower ecological value but there are pockets of important wet heath, wet woodland, calcareous grassland, dry heath and dense scrub. The type includes some areas of good quality agricultural land in south-east Gower. The area includes a number of Speical Areas for Conservation [SACS] including ash woodland and the common land areas as well as SSSIs.





2.31

Wooded Valleys

This character type represents some of the smallest and intricate areas of Gower, made up of steeply sloping valleys which result in intimate and complex traits. The vast majority of these areas are made up of linear dense woodlands including, Bishop's Wood, Park Wood, Pwlldu and Lockway Woods. This terrain is most commonly associated with a river/ stream valley such as Burry Pill, Pennard Pill, and Ilston Cwm. Woodlands are mixed or mainly deciduous ancient woodland, with evidence of some younger wooded areas. The Gower Way long distance path cuts through the Park Wood area and it is clear that this character type presents a well used leisure amenity with several areas of woodland being categorised as Access Land. The woodlands are either Forestry Commission or National Trust owned and managed, often with permitted access. Whilst a sparsely habited and somewhat isolated area of Gower, it is often frequented by walkers, and naturalists and there are several holiday homes in the area. A number of lakes can be found within open 'glades' at the valley bottoms. The wooded valleys are often interspersed by single track roads. Parkmill, Ilston and Cheriton fall within this type and form a sprawling linear and loose cluster of dwellings, respectively. There are some scattered individual dwellings usually in the valley bottom or associated with roads.





2.32 Just as geology has created the outstanding Gower landscape, it has also influenced the pattern of settlement across the peninsula. Most has taken place on or near to the coast, the exceptions being smaller farming hamlets or villages at key nodes within the wider movement network.

2.33 Settlement form varies from those which are strung along a road to those constrained by their topography. For the purposes of this guidance the forms of the settlements which have been studied generally consist of elements of one, or more of the following types of structure:

- Nucleated
- Linear
- Dispersed

Nucleated Settlement

2.34 Nucleated settlements are found clustered around a clearly defined centre and are generally; formed at the junction of routes; influenced by the proximity of a water supply, or hold a strong defensive position.

Penrice is an example of such a settlement. Situated on the crest of a hill to the south of the main Penrice Estate, St. Andrew's Church and the adjacent triangular green provide a key focus for the small collection of traditional whitewashed, slated roofed houses.



Figureground of Penrice illustrating the nucleated settlement pattern

Linear Settlement

2.35 Linear settlements develop, as the name suggests, along a line. This may be a geological feature, such as a springline; a physical feature, such as a steeply sided valley; or a movement route such as an ancient track or road.

Oldwalls is an example of such a settlement. Situated at the junction with the north Gower road to LLanmadoc and the road to Llangennith it was originally based around an inn, chapel, smithy and a few cottages. Over time the spaces between these original properties have been developed, resulting in a small village that is spread along one road and is generally only one property deep.



Figureground of Oldwalls illustrating the linear settlement pattern

Dispersed Settlement

2.36 Dispersed settlements consist of a number of small dwellings or isolated pockets of development scattered across an area. Most often this type of development is the result of; local topography preventing the clustering of development; geology or land use patterns being unable to sustain larger, more concentrated settlement.

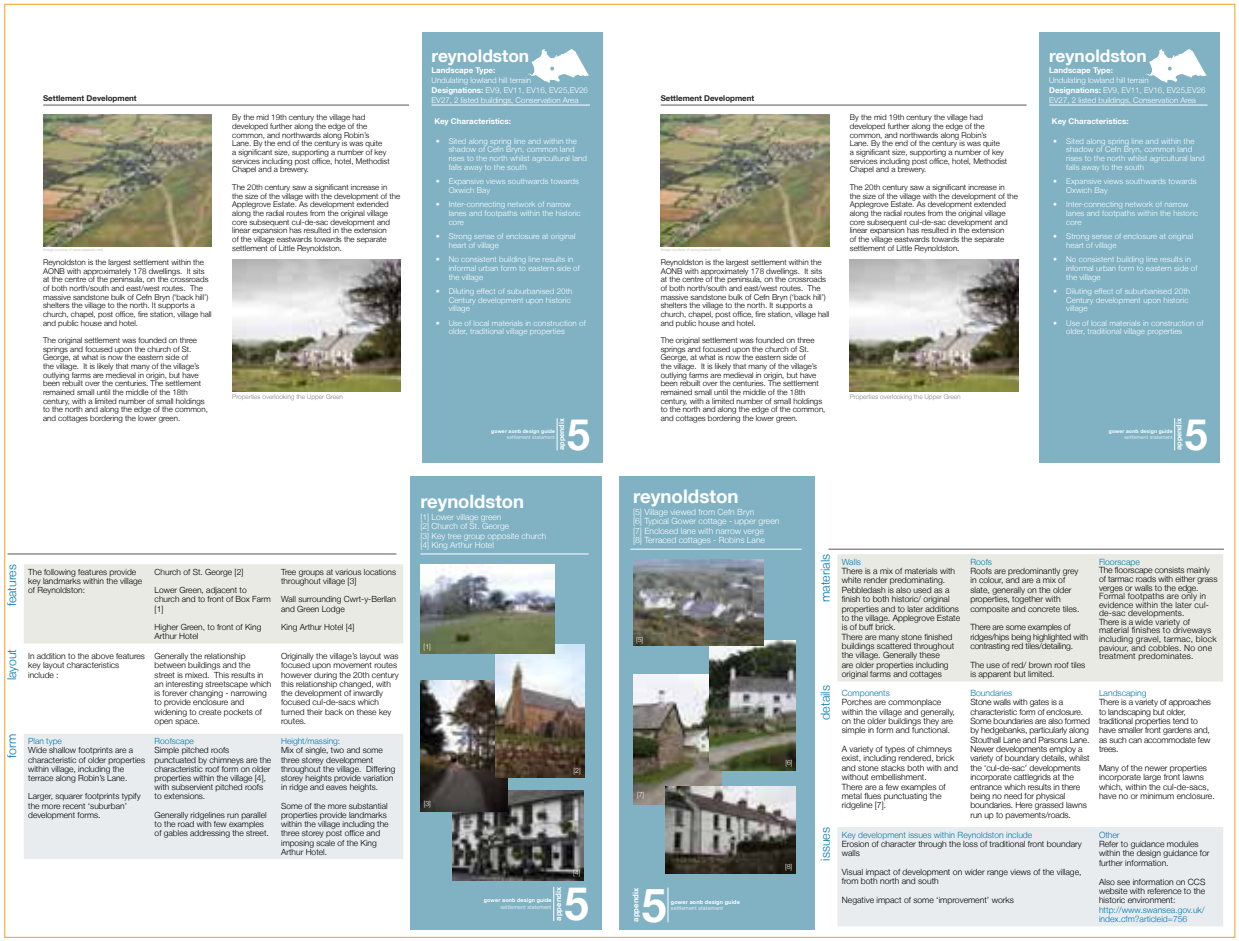
Penmaen is an example of such a settlement. Situated on the A4118, at the southern edge of Cefn Bryn, development was originally focused around the church and a few cottages and farmhouses along the main road. The settlement extended along lanes to both sides of the south Gower road. Over time there has been an infilling of development within the settlement however it remains dispersed.



Figureground of Penmaen illustrating the dispersed settlement pattern

2.37 Detailed analysis of each of Gower's settlements is included within Appendix 5: Settlement Statements. These highlight the key characteristics for each settlement and provide a brief history of their development, together with a description of the prevalent materials and detailing.

2.38 They do not indicate any development potential, they are an introduction to the character of the settlements and should be used as a prompt rather than a substitute for on-site character analysis, and should be read in conjunction with the Landscape Character Type Statements, which are also to be found within Appendix 5.



Examples of Settlement Character Statement: Appendix 5

2.39 Gower's built environment, its buildings, walls, roads and paths, is the result of the ever changing requirements of those who live, work and spend their leisure time on the peninsula.

2.40 Originally a building's form was the direct result of its function. The stone walled cottages and farmhouses had simple rectangular plans. They were generally single storey with a pitched roof and often had a porch to provide protection against the weather. Windows were generally small for cost and structural reasons, allowing buildings to retain heat in the winter and remain cool during the summer. Chimneys were positioned at either end of the building. Extensions would generally have been in the form of small additive elements.



Above: Great Pitton Farm, [Grade II listed], is an example of traditional Gower Farmhouse with small windows and slated roof

2.41 Traditional construction techniques used locally available materials. Buildings were generally constructed by those who were going to use or live in them. In south and north-west of Gower, limestone from the local quarries would have been used, pennant sandstone predominated in the north-east, and old red sandstone and quartz conglomerate within the more central areas and around Cefn Bryn. Limewash was routinely applied over the softer limestone buildings in the south as a means of protecting the stonework from the worst of the weather.

2.42 Many of Gower's oldest buildings would have been thatched with local reeds or more generally straw which was the predominant thatch material. However the ships which exported the plentiful supplies of lime to the west of England often returned with materials including red clay tiles and bricks introducing 'new' materials. Similarly, the arrival of the railways in the late nineteenth century brought slate from North Wales. These 'new' natural materials have been used in Gower for over 100 years and have now become a familiar and valued element of Gower Vernacular.



Above: Pitt Farm, above Oxwich is an example of a former small manor house. It does share a number of characteristics of traditional farm houses such as small windows, rendered walls and slated roof



Above: The Nook, Oxwich is an example of a traditional whitewashed Gower cottage which has retained its thatched roof detailing

2.43 Development during the twentieth century brought the greatest change due to the 'importing' of architectural styles, materials and detailing by a more widely travelled population. Changing attitudes and advancement in technology saw a move away from the tradition of functional, stone built, small windowed houses. Existing buildings were often either demolished to make way for more modern ones or were altered and extended beyond recognition to meet the changing aspirations of their owners.

2.44 The resultant loss of character and detailing from the traditional building stock was exacerbated by the construction of inappropriate, suburban style properties, including 1920's colonial bungalows, 1930's brick built semis, 1960's and 70's large windowed and asymmetrically roofed detached houses, and the 'executive' styles prevalent across the country during the 1980's and early 90's.







Above: examples of twentieth century suburban style development found in Gower

2.45 Whilst such styles may be considered appropriate within suburbs, they are alien to the traditional character of Gower. The result has been an erosion of the local distinctiveness of the AONB due to a lack of understanding of the importance of a building's context and surroundings.

2.46 More recently there has been a realisation of the importance of designing within the wider context. Well considered analysis will be key to reviving the architectural quality of Gower and, ultimately, enhancing its already outstanding landscape.



Above: Example of new development response to local vernacular and context, Landimore



design process

- **stage 1:** determine if the proposal needs planning permission 28
- **stage 2:** determine if any other approvals are required 28
- **stage 3:** seek professional advice 29
- **stage 4:** speak to your neighbours 29
- **stage 5:** undertake a comprehensive site appraisal 30
- **stage 6:** undertake a visioning exercise 31
- **stage 7:** design development 31



3.1 The following seven stages set out the key elements of the planning and design process. Whilst each stage is relevant to all scales of development, the input required will be proportional to the scale of development. Some small schemes may nevertheless have specific requirements which involve careful and detailed consideration. As such proposals should be considered on an individual, case by case basis.

3.2 This section should be read in conjunction with both Section 4: Sustainable Design Objectives and Section 6: Submitting Your Application.

Stage 1: Determine if the proposal needs planning permission

3.3 Some categories of small scale development including alterations, extensions and outbuildings do not require planning permission in view of Permitted Development Rights (PD) allowed under national planning legislation. However more restrictive rights apply within the AONB to help manage change that may affect the special character, and in some cases the Permitted Development Rights may have been removed by a condition of a previous planning permission or by an Article 4 Direction in a Conservation Area (see Appendix 3: PD Rights and Building Regulations).

3.4 If at all uncertain, you are advised to check with the Planning Applications Section as to whether planning permission is required.

Stage 2: Determine if any other approvals are required

3.5 In sensitive areas such as the AONB, the site, building and/or its surroundings may be protected by additional designations which can result in further consents being required. Therefore checks should be made on whether:

- it lies within a conservation area
- it is a listed building or is close to a listed building
- it is covered by any special landscape designation
- it is likely to have an effect upon SACs or areas of nature conservation importance
- it has any of its permitted development rights removed by an Article 4 Direction
- it will negatively effect any protected trees or species

3.6 In addition to obtaining planning permission and any additional approvals as above, building regulations approval will also be required. It is recommended that you apply for planning permission and building regulations approval at the same time in order that any required changes can be made to your planning application. Any recommendations from the Building Inspector on issues such as demolition should be checked with the Planning Applications Section, particularly with regard to works to listed buildings and within conservation areas.

3.7 Even if planning permission is not required, the aim should be to improve design quality on Gower and to follow the same design process as set out within this document.

Stage 3: Seek professional advice

3.8 A professional advisor can guide you through the design and application process and prepare a scheme design that meets the Council's requirements.

3.9 The Royal Society of Architects Wales (RSAW) provides guidance on selecting and appointing an architect. In addition, the Royal Town Planning Institute (RTPI), the Royal Institute of Chartered Surveyors (RICS), and the Chartered Institute of Architectural Technologists (CIAT) can provide advice.

3.10 In addition to these professional bodies, advice on highways, ecology, arboriculture, archaeology, landscape, urban design and sustainability may also be required to inform and strengthen a design proposal.

Stage 4: Speak to your neighbours

3.11 You are strongly advised to speak with your neighbours and explain your proposals before completing your plans. After you make an application, the Council will publicise your proposals and consult with your closest neighbours. If they or other third parties object in writing to the Council, it may delay your application. If the objections raise valid planning issues, the Council may ask you to amend your application. Notwithstanding this, even if there are no objections from neighbours, your application can still be refused if considered unacceptable on design grounds.

Stage 5: Undertake a comprehensive site appraisal

3.12 The purpose of a site appraisal is to gain a thorough understanding of both the site and its surroundings. This should consider the macro (wide) to micro (focused) scale. It should identify both positive and negative aspects of existing character and demonstrate an understanding of those qualities which conserve or enhance the area and those which detract from the area in order that:

- the full impact of development is addressed; and
- the proposal responds as best it can to the positive characteristics of its context.

3.13 The following list highlights the type of information required to undertake a thorough analysis of context but it is noted that the level of appraisal work should be proportional to the scale of the proposed development works.

Natural Heritage

Topography
Aspect
Orientation
Degrees of exposure
Water courses
Existing landscape structure
Ground conditions
Levels/ types of enclosure
Ecology
Existing landscape characteristics

Built Heritage

Historic settlement patterns
Archaeology
Relationship between: Buildings/buildings/ roads/open space
Typical building types, size & form
Boundary treatment
Detailing, colours & materials
Key spaces
Key views
Landmark buildings
Access/ pedestrian routes
Existing settlement characteristics

Designations & Easements

Listed buildings
Conservation areas
Tree preservation orders
Scheduled ancient monuments
SAC, Ramsar, SPA, NNR, SSSI, LNR
Historic landscapes
Flood plains
Services
Rights of way

Policy Review

This should be proportionate to the proposed works and should consider:

National Policy:
PPW, TANs, Wales Spatial Strategy

Local Policy:
UDP, Gower AONB Management Plan
Supplementary Planning Guidance: Gower AONB Design Guide

Best Practice Guidance

3.14 The site and context appraisal should provide:

- a description of the site/building's existing character;
- how it relates to its wider context;
- what influence it has on its immediate context;
- the key constraints to development; and
- the key opportunities for development.

3.15 The information gathered during this stage will inform the following visioning and design development stages and form the basis of the Design and Access Statement which to accompany any planning application.

Stage 6: Undertake a visioning exercise

3.16 A vision statement can be used as a basis for discussion and a means of assessing proposals during their development. It does not need to be lengthy but should encapsulate the essence of what final proposal by stating:

- the kind of place the site/building is to become, taking into account any relevant plans/policies/guidance for the future of the area [e.g. Gower AONB Management Plan and Settlement Statements: Appendix 5]
- aspirations regarding quality
- how this is to be achieved in terms of character and use

3.17 The vision can then be used as a focus for pre-application discussion with a development control officer to ensure that, from an early stage:

- Proposals generally comply with policy
- the requirements and expectations of the planning system are fully understood
- all the relevant information/contact details are available.

3.18 This can be a lengthy process but the time spent can often pay dividends once a planning application has been submitted, as the majority of the information, analysis and discussion will have been completed prior to the submission.

Stage 7: Design Development

3.19 The purpose of this stage is to consider an appropriate number of design options against which to:

- assess against commonly accepted design and sustainability principles/ objectives [as laid out within Section 5: Guidance Modules]
- determine final proposal for submission

3.20 The majority of the design work is undertaken during this stage, taking into account the outcomes of the previous stages. It should allow for a variety of options to be explored and, where appropriate, discussed with the local authority and other statutory bodies.

3.21 Prior to proceeding with any application proposals should be assessed against planning policy, contextual appraisal and support the agreed vision. They shall be based upon the objectives of good design, including:

- environmental sustainability
- character
- access
- community safety
- movement



sustainable design objectives

- introduction 32
- character 33
- environmental sustainability 34
- access & movement 36
- community safety 37
- useful references 38



introduction

4.1 This section sets out the key sustainable design objectives based on Planning Policy Wales 2010 [PPW] Technical Advice Note 12: Design, 2009 [TAN 12], and Technical Advice Note 6: Planning for Sustainable Rural Communities [TAN 6]. These are to be used at the outset and throughout the design development phases of the project. Following the objectives of good design will ensure that the development integrates sensitively into the environment in which it is located.

4.2 To ensure development meets the relevant design objectives, a series of key considerations are listed under each objective. It is intended that the applicant explores how the development responds to each of the prompts as part of the design development process.

4.3 The relevance of the key considerations will vary depending upon the nature of the proposed development, however the design development is to be demonstrated in the Design and Access Statement and the objectives are to be used as headings in the document. Evidence is to be provided if the development does not meet any the relevant criteria [refer to Section 6: Submitting Your Planning Application].



Above: Cheriton from Llanmadoc Hill
Opposite page: Ford at Parkmill

4.4 TAN 12 Objectives:

- *Sustaining or enhancing local character*
- *Promoting legible development*
- *Promoting a successful relationship between public and private space*
- *Promoting quality, choice and variety; and*
- *Promoting innovative design*

Key considerations

1	A site and context appraisal of existing character should be undertaken.
2	The Landscape Character and Settlement Statements in Appendices 4 and 5 should be reviewed. The development should integrate well with existing local character and distinctiveness.
3	The scale of development should integrate with the existing hierarchy of development, in terms of layout, plot size, height, scale and massing.
4	The development should respect existing building forms and lines and typical set back distances.
5	Existing building styles, materials and colours should be considered and adopted where appropriate.
6	The potential impact on the historic environment including archaeology, listed buildings, and ancient monuments, and the setting of these historic assets should be addressed.
7	The development should be easy to navigate and understand.
8	Existing building rhythms should be respected.
9	Important views and vistas should be identified and protected.
10	The landscape should be carefully placed to create attractive spaces and selected to contribute towards biodiversity and thrive in the prevailing climate.
11	Issues of local biodiversity should be addressed.
12	High quality building materials and appropriate detailing should be used.
13	The scheme should embrace opportunities for innovative and contemporary design if appropriate.
14	Opportunities for sustainable design and construction should be analysed and incorporated into the development if possible.

4.5 TAN 12 Objectives:

- *Achieving efficient use and protection of natural resources.*
- *Enhancing biodiversity*
- *Designing for change*

Key considerations

Location and siting

1 The development should be located on previously used land where possible.

2 The development should fit into the existing landscape and settlement pattern/character.

3 Orientation should be considered where possible as a means of reducing energy demand.

Materials

1 Existing structures/materials should be re-used where practical.

2 Durable and sustainable building resources should be specifed, including local materials and re-used and recycled materials.

Energy

1 The energy hierarchy should be considered and ways to reduce energy demand and carbon emissions should be explored and adopted in the design development where possible [Refer to Module F: A Sustainable Design Approach].

2 The sustainability matrix should be used to assess the potential for different types of renewable energy [Refer to Module F: A Sustainable Design Approach].

3 The building envelope should be well insulated and well detailed to prevent heat loss.

4 The location, size and type of glazing should be carefully considered to minimise heat loss.

5 Development should strive to achieve the appropriate renewable energy target.

Key considerations

Lighting and Ventilation

1 Building form should be used to achieve sufficient natural lighting and ventilation where possible.

2 Low energy lighting should be used.

Water and Drainage

1 A sustainable approach to water use, including water saving measures [such as low flush WCs and spray taps]; recycling rainwater [such as rainwater collection for use in flushing toilets and garden irrigation] should be adopted.

2 Sustainable drainage [such as permeable surfaces and Sustainable Urban Drainage Systems] should be incorporated.

3 The impact on flooding and drainage should be assessed and any detrimental impact mitigated.

Climate Change and Adaptability

1 The development should aim to be responsive to climate change.

2 Where practicable the building should be adaptable in terms of future size and use requirements.

Biodiversity

1 Opportunities for enhancing biodiversity through design should be considered.

2 The potential impact on species and habitats should be assessed where necessary and mitigation measures incorporated if required.

Landscape

1 The Green Infrastructure [GI] Approach should be considered and adopted where possible.

2 Landscape schemes should be designed to shelter buildings from the elements.

3 Vegetation should be chosen to reduce the need for irrigation.

4 Landscape schemes should aim to improve habitats for existing species and enhance biodiversity.

5 Landscape schemes should aim to provide thermal and acoustic insulation if appropriate.

Waste

1 Sustainable waste management principles [such as re-use and recycling] should be considered and incorporated if possible.

4.6 TAN 12 Objective:

- *Ensuring ease of access for all*

Key considerations

1 The development should provide safe and easy of access for all users (pedestrian, cyclist, users of public transport and vehicles) and address the Equality Act (2010) requirements.

2 The development should provide adequate and appropriately designed parking in accordance with UDP policy.

3 The development should have safe, direct linkages to public transport facilities where available.

4 The development should have safe, direct linkages to existing community services and facilities where available.

5 The development should integrate into the existing pattern of streets, roads, landscape and features.

6 Appropriate linkages should be identified, strengthened or created to contribute towards permeability where appropriate.

4.7 TAN 12 Objective:

- *Promoting sustainable means of travel*

Key considerations

1 Opportunities to use sustainable modes of travel should be maximised.

2 The development should support access to public transport services.

3 Provision should be made on site for cycle storage.

4.8 TAN 12 Objectives:

- *Ensuring attractive, safe public spaces; and*
- *Security through natural surveillance*

Key considerations

1	The built development should provide for natural surveillance over public space.
2	The development should promote a sense of ownership and responsibility.
3	Public spaces avoid any conflicts of uses.
4	The incorporation of Secure by Design features appropriate to a rural setting.

Planning Policy Wales
http://wales.gov.uk/topics/planning/policy/ppw2010/?lang=en

Planning Policy Wales: Technical Advice Note 12: Design
http://wales.gov.uk/topics/planning/policy/tans/tan12/?lang=en

Code for Sustainable Homes (CfSH) and BREEAM
http://www.breeam.org

section 4

gower aonb
design guide



guidance modules

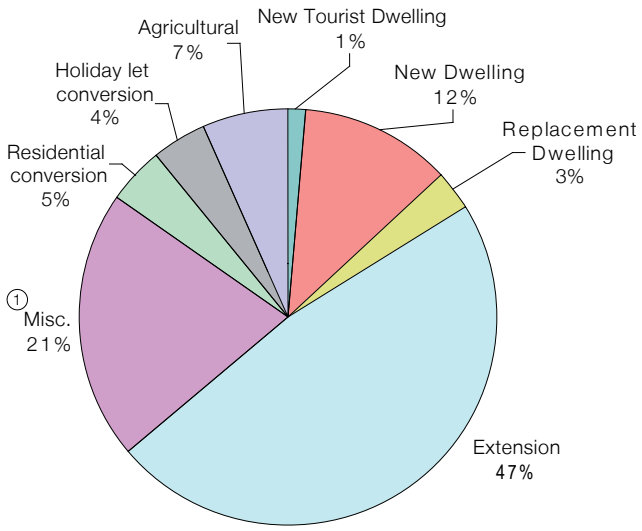
- **module A:** residential
- **module B:** agricultural
- **module C:** commercial and tourism
- **module D:** conversions
- **module E:** repair and maintenance
- **module F:** a sustainable design approach
- **module G:** landscape detailing



5.1 Between 2005 and 2009, more than 600 planning applications were determined for new development within the Gower AONB. As shown on the graph opposite, the most significant proportion of these applications related to extensions to existing buildings. There has also been pressure for new dwellings, conversions of existing buildings and agricultural development.

5.2 It is anticipated that the majority of planning applications will continue to be for extensions to existing buildings. This provides the potential both to conserve traditional Gower buildings of merit and to enhance inadequate, unattractive or otherwise neutral properties.

Opposite page: Oxwich Village



1 Miscellaneous development includes minor development not falling within any of the above categories

Above: Gower planning applications by development type [2005-2009]

5.3 Key design issues which face Gower were explored as part of the consultation stage in the development of this draft supplementary planning guidance [refer to Appendix 2: Consultation Statement]. The main concerns were:

- Development of plots and impact on views
- Respect of the landscape
- Detailing of development
- Replacement dwellings
- Changing social aspirations, the desire for larger developments
- The need for good practice guidance and a consistent approach between planners, architects and developers.

5.4 It is intended that the design guidance modules will address the above key design issues for different types of development in Gower and help ensure that new development positively contributes to the character of the AONB.

5.5 In addition to setting out design advice on extensions and alterations, the guide provides advice on:

- Residential development
- Agricultural development
- Commercial and tourism development
- Conversions
- Repair and maintenance
- Sustainable design approach
- Landscape - including green infrastructure and biodiversity

5.6 Each module can be read as stand alone guidance although, whatever the type and scale of development proposed, a thorough understanding of the character of a site or building and its surroundings should inform the design process. In this regard, Sections 2, 3 and 4 of this Design Guide should be consulted prior to referencing the relevant module[s].

5.7 The following page illustrates the general layout of the guidance modules, highlighting the key information to assist the user to navigate the guidance.

5.8 Whilst specific key UDP policies are highlighted within each module four over arching design policies should be taken into account for all development on Gower, namely:

Design
[subject to policy EV 1]

Siting and location
[subject to policy EV 2]

Accessibility
[subject to policy EV 3]

Area of Outstanding Natural Beauty
[subject to policy EV 26]



commercial and tourism

- introduction 89
- layout and siting 90
- scale and massing 91
- colours and materials 92
- access and landscaping 94
- signage and advertisements 95
- useful references 96

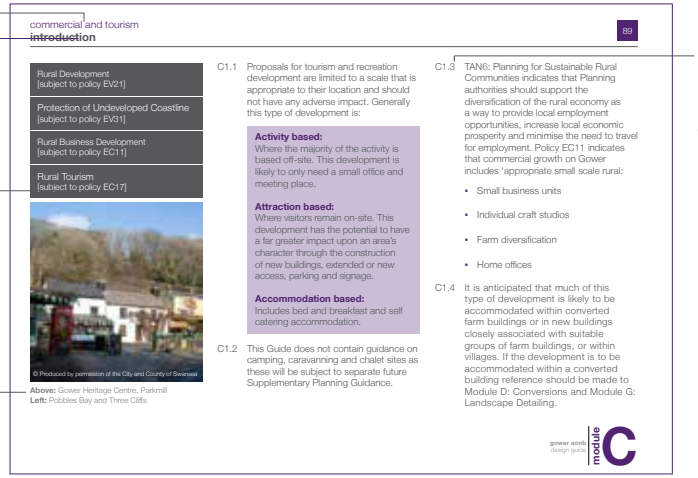
gower aonb design guide module C

module title

module contents

key policy tags

photographic illustrations



commercial and tourism
~~introduction~~

89

Rural Development [subject to policy EV21]

Protection of Undeveloped Coastline [subject to policy EV31]

Rural Business Development [subject to policy EC11]

Rural Tourism [subject to policy EC17]

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Above: Gower Heritage Centre, Parkmill
Left: Pobbles Bay and Three Cliffs

C1.1 Proposals for tourism and recreation development are limited to a scale that is appropriate to their location and should not have any adverse impact. Generally this type of development is:

Activity based:
Where the majority of the activity is based off-site. This development is likely to only need a small office and meeting place.

Attraction based:
Where visitors remain on-site. This development has the potential to have a far greater impact upon an area's character through the construction of new buildings, extended or new access, parking and signage.

Accommodation based:
Includes bed and breakfast and self catering accommodation.

C1.2 This Guide does not contain guidance on camping, caravanning and chalet sites as these will be subject to separate future Supplementary Planning Guidance.

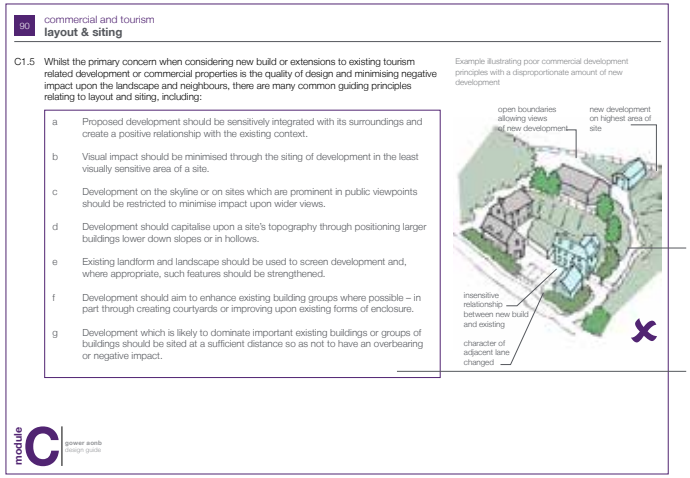
C1.3 TAN6: Planning for Sustainable Rural Communities indicates that Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. Policy EC11 indicates that commercial growth on Gower includes 'appropriate small scale rural:

- Small business units
- Individual craft studios
- Farm diversification
- Home offices

C1.4 It is anticipated that much of this type of development is likely to be accommodated within converted farm buildings or in new buildings closely associated with suitable groups of farm buildings, or within villages. If the development is to be accommodated within a converted building reference should be made to Module D: Conversions and Module G: Landscape Detailing.

gower aonb design guide module C

module paragraph numbering starts at 1.1 preceded by the letter of the module



90 commercial and tourism
layout & siting

C1.5 Whilst the primary concern when considering new build or extensions to existing tourism related development or commercial properties is the quality of design and minimising negative impact upon the landscape and neighbours, there are many common guiding principles relating to layout and siting, including:

a Proposed development should be sensitively integrated with its surroundings and create a positive relationship with the existing context.

b Visual impact should be minimised through the siting of development in the least visually sensitive area of a site.

c Development on the skyline or on sites which are prominent in public viewpoints should be restricted to minimise impact upon wider views.

d Development should capitalise upon a site's topography through positioning larger buildings lower down slopes or in hollows.

e Existing landform and landscape should be used to screen development and, where appropriate, such features should be strengthened.

f Development should aim to enhance existing building groups where possible – in part through creating courtyards or improving upon existing forms of enclosure.

g Development which is likely to dominate important existing buildings or groups of buildings should be sited at a sufficient distance so as not to have an overbearing or negative impact.

Example illustrating poor commercial development principles with a disproportionate amount of new development

module C gower aonb design guide

design guide page number

illustrative examples

principles

module identification



96 commercial and tourism
useful references

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/index.cfm?articleid=20475

Countryside Council for Wales
http://www.ccw.gov.uk

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/index.cfm?articleid=20475

Environment Agency
http://www.environment-agency.gov.uk/

TAN7: Outdoor Advertisement Control [1996]
http://wales.gov.uk/topics/planning/policy/tans/tan7/?lang=en

module C gower aonb design guide

useful weblinks & references

gower aonb
design guide

section 5



residential

- **introduction** 42
- **new houses in villages**
  - general principles 43
  - layout & siting 44
  - anatomy of a gower cottage 45
  - scale & massing 46
  - traditional examples 48
- **new houses in the countryside**
  - general principles 49
  - layout & siting 51
  - scale & massing 52
  - contemporary examples 53
- **extensions & alterations**
  - general principles 55
  - what is the existing character? 56
  - scale and size 57
  - siting, massing and form 58
  - extending upwards 59
  - conservatories & outbuildings 60
  - minor additions 61
  - general alterations 62
  - enhancement 63
- **development detailing**
  - introduction 64
  - walls 65
  - roofs 69
  - windows 73
  - roof dormers & extensions 75
  - doors 77
- **useful references** 78



A1.1 There are limited opportunities for new residential development within the AONB and the majority of work is in the form of extension or alteration to existing buildings, infill plots and replacement dwellings.

A1.2 Guidance within this module covers:

- New houses in villages
- New houses in the countryside
- Extensions and alterations

The amenity and detailing sections are applicable to all of these and should be read in conjunction with them.

A1.3 The following three schemes illustrate well considered, high quality but contrasting approaches to designing in sensitive rural areas:

A. Traditional: Landimore

B. Modern Vernacular: Rudry

C. Contemporary: Pennard



Traditional: Landimore



Modern Vernacular: Rudry Image ©Loyn & Co Architects



Contemporary: Pennard Image ©Hyde + Hyde Architects

A1.4 Whether traditional, modern vernacular or contemporary in design, all proposals will need to demonstrate that they are:

- Of the highest design quality
- Sensitive to their surroundings in terms of layout, scale and massing, and;
- Choice of materials and detailing is appropriate to its context, form and function

A1.5 Certain approaches to residential development will **not** be considered appropriate anywhere within the AONB and should be avoided, these include:

- Executive or suburban style houses
- Pastiche approach to design [*poor attempts to copy historic styles*]
- Heavily stylised development [such as *mock Tudor and neo-Georgian*]
- Poorly designed or standard 'off the peg' kit houses and bungalows
- Overtly sustainable designs, which do not respond to context

Small scale housing development [subject to policy EV16, EV17]

Small Infill plots [subject to policy EV17]

Local needs affordable housing [subject to policy EV18]

A1.6 The most common opportunities for residential development within the AONB villages are, as highlighted above; small scale development which could reasonably be incorporated into the form of the existing village without detracting from its character and amenity, small infill housing development within the large villages and; local needs affordable housing.

A1.7 New residential development must successfully integrate with its surroundings, taking into account the character of the village in which it sits. In order to achieve this it should seek to promote or reinforce traditional and local distinctiveness, by respecting the pattern of the arrangement and size of buildings, their plots, and the general range of building styles and materials.

A1.8 Whilst it is important to take into account a site's surrounding context, new development should respect only the best qualities of neighbouring properties whilst aiming to enhance the settlement's character.

A1.9 The requirement for development to be sympathetic to the character of the village is not intended to discourage innovative sensitive design approaches, as long as that they do not harm the character and amenity of settlements [*Swansea UDP paragraph 1.6.2*]



Above: Rhossili, with St. Mary's Church to the right

A1.10 As part of this guidance, settlement character statements have been produced to highlight the key characteristics of the AONBs villages and Conservation Areas. These can be found within Appendix 5.

A1.11 If existing buildings are proposed to be demolished, then this may impact on Protected Species and investigatory surveys, protection during construction and mitigation measures may need to be approved as part of the application process [see paragraph G1.70-G1.77]. Furthermore all schemes should aim to increase biodiversity.

A1.12 If Protected species are found unexpectedly during the course of works, it is advised that works stop immediately and the advice of the local authority ecologist or the Countryside Council for Wales is sought prior to the continuation of works.

Siting and location [subject to policy EV2]	Small scale housing development [subject to policy EV16, EV17]	Infill plots [subject to policy EV1]

A1.13 Part of the character of a village is often how its buildings relate to one another. New development should respect the relationship between existing and proposed buildings. It is important to note that gaps between buildings can be of equal importance to the buildings themselves, particularly if they provide key views into and out of the settlement. Consequently it should be noted that the development of such gaps may not always be appropriate.

A1.14 The following design principles relating to its siting and layout should be considered:

a Development should reflect existing positive development patterns, taking into account:

- The average distance that buildings are set back from the road
- If there is there a defined building line and/or orientation of frontages
- The typical distance between buildings
- If there is a common building type: detached, semi detached, terrace
- If there is locally distinctive boundary detailing

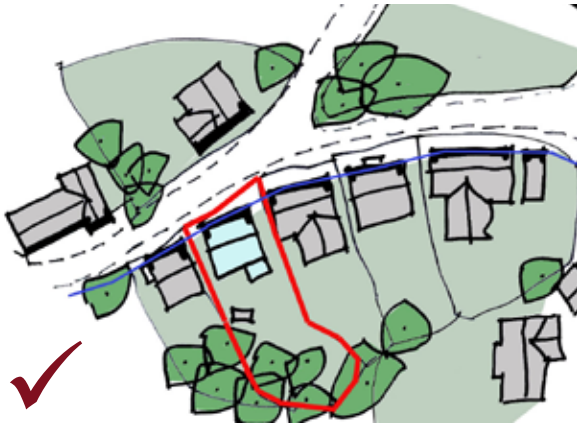
b Development should respect the amenity of neighbouring properties and should not have an overbearing impact, overshadow or overlook them, and should therefore consider:

- If there are any windows overlooking the site
- How close the neighbouring building is to the boundary

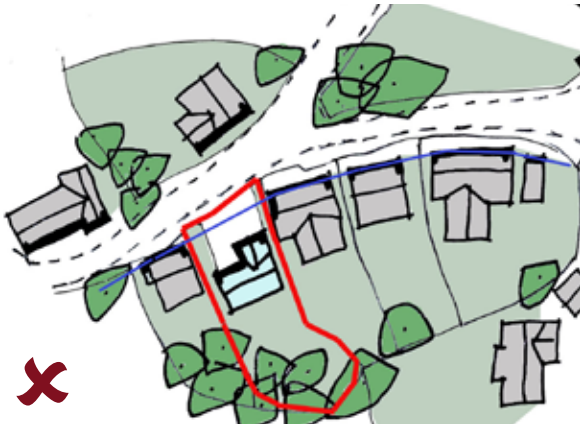
c The suitability of site for passive solar design should be determined by assessing:

- If this is approach appropriate within its context [*refer to Sustainable Decision Matrix: Section 4*]
- The scale and massing of the proposal

d The development should not impact on Protected Species and should aim to enhance biodiversity.



Above: New building follows existing building line and massing



Above: New building set back from the frontage with massing and design different from adjoining building

anatomy of a gower cottage

A1.15 The adjacent sketch illustrates the typical anatomy of a Gower cottage, paying particular regard to scale and massing.

Scale:

The impression of a building when seen in relation to its surroundings, or the size of elements of a building as experienced in relation to the size of a person.

The actual dimensions of a building and the combination of elements give a sense of scale.

Massing:

The combined effect of the height, bulk and silhouette of a building or group of buildings.

A1.16 This diagram should be used to inform proportion, illustrating that elongating or enlarging key dimensions results in the loss of those characteristic proportions. Further information concerning regarding detailing is included within this module.





Top Right: Typical Gower cottages, Penrice

A1.17 Variety in building heights can create attractive and interesting roofscapes within Gower's villages and should be encouraged. However, changes in level should not be visually jarring, rather they should encourage a gentle transition between buildings.

A1.18 Settlements comprise differing sized building footprints, resulting from evolution and the extension of individual buildings. Proposals should respect this pattern of development through appropriately sized building footprints.



Variety of building heights and roof forms results in a lively, articulated streetscape: Llanmadoc

A1.19 The scale of development should generally relate to its surroundings, both in terms of height and footprint, and the following design principles should be considered:

a Development should respond to adjacent building heights and to those within close proximity to the site, taking into account:

- If the area is characterised by single or two storey buildings
- The existing maximum and minimum eaves/ridge heights

b Development should reflect local patterns of development, assessing:

- The average percentage of site coverage
- The typical size of buildings within the local context

c Development should respond to site topography taking into account:

- The natural slope of a site and avoiding skyline locations
- Any significant change in level across the site and,
- Whether it can be utilised to minimise the impact of proposed development



Above: New building in scale with existing street scene



Above: New building out of scale with existing street scene



Above: Sub-dividing a house into a number of elements can reduce its overall visual impact, creating a more sensitive form of development

Below: The use of computer graphics illustrate how the same house may look without articulation - massing inappropriate to it's village setting



A1.20 The massing of a building or group of buildings includes a combination of height, volume and silhouette arising from its form. It is this overall visual composition which is read alongside existing development and, as such the following design principles should be considered:

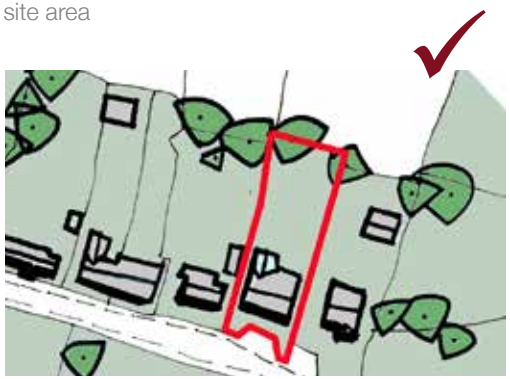
a The size of surrounding properties should be used as a means of determining an appropriate building footprint and preventing the overdevelopment of the site.

b Simple, additive plan forms are a characteristic of the Gower and are to be encouraged.

c Large, square shaped plans should be avoided, as they result in single, 'boxy' building forms.

d Roof forms should be uncomplicated, although incorporating a number of roof elements can reduce the overall impact of a new building. Careful consideration of roof pitch and plan depth is also essential in minimising ridge heights [*Further guidance on roofs can be found on page 69 of this module*].

Below: New building footprint in scale with surrounding properties and in proportion to site area



Below: New building footprint out of scale with surrounding properties resulting in overdevelopment of site



A1.21 The following two examples provide the opportunity to compare differing approaches to housing design within two areas designated for their special quality.

A1.22 The first is a new house at the centre of a village in the Brecon Beacons National Park, the second a new house in Landimore, Gower. Although, geographically they are some distance apart, architecturally the two areas have enough similarities between their local vernacular style to allow for comparison.

A1.23 Whilst both properties are of a similar scale they clearly illustrate the importance of appropriate detailing in the creation of a building which is both suitable to its setting and enhances its surroundings.

New house in Brecon Beacons National Park

Example of a **poor** design response to local vernacular and context.

a Simple pitched roof parallel to road - broken by uncharacteristic two storey bay to front
b No porch
c Horizontal emphasis to openings
d uPVC windows with inappropriate fenestration pattern
e Cills not discernable from window surrounds
f Suburban style, uPVC door
g Mock 'stone' quoins to corners are uncharacteristic of surrounding properties
h Undersized chimney
i Post and rail timber fence to front boundary
j Building set back from road



New house in Landimore, Gower

Example of a **good** design response to local vernacular and context

a Simple pitched roof parallel to road
b Well proportioned porch
c Simple detailing to elevations
d Square and vertical emphasis to openings
e Timber windows of an appropriate style [sash] and fenestration pattern
f Stone cills
g Appropriate door design, in timber
h Well proportioned chimney
i Traditionally detailed stone wall to front boundary
j Building slightly set back from road, with small front garden enclosed by stone wall



Siting and location
[subject to policy EV2]

New agricultural dwellings
[subject to policy EV20]

Replacement dwelling
[subject to policy EV19]

A1.24 The only opportunities for residential development within the AONB's countryside are, as highlighted above; new dwellings for those employed full-time in agriculture or the rural economy who need to live on-site, and where there is no alternative accommodation, and; replacement dwellings.

A1.25 As with residential development within villages, new dwellings in the countryside need to integrate with their rural surroundings, taking into account not only the character of any adjacent buildings but also the landscape in which they sit. They should take into account views of both local and Gower wide importance, together with landscape characteristics such as the 'openness' or 'containment' of a particular site.

A1.26 As part of this guidance, landscape character statements have been produced to highlight the key characteristics of each of the AONB's landscape types. These can be found within Appendix 5: Landscape and Settlement Character Statements.



Above: View from Llanmadoc Hill across towards North Hill Tor

A1.27 Policy EV19 of the City and County of Swansea Unitary Development Plan [UDP] sets out strict criteria for the granting of planning permission for replacement dwellings in the countryside, with the requirement that replacement houses are similar in terms of siting, scale, design and character to the existing house which is to be demolished.

A1.28 It is not the intention of the UDP to stifle appropriate modern or innovative designs which are sensitive to the AONB in accordance with Policy EV1 or to restrict proposals which would complement the character of Gower in accordance with Policies EV19iii and EV26. It would be a missed opportunity not to replace an existing nondescript or poorly designed dwelling with a better designed dwelling that enhances the appearance and character of the locale and the AONB.

A1.29 Proposals which depart from the provisions of Policy EV19 may be considered as an exception to the policy where the scheme is considered to be high quality in terms of sustainability and design exhibiting due regard for its rural location in the countryside.

More specifically, when considering:

Siting

A1.30 In all cases the siting is still expected to be similar to the existing house in order to maintain the overall landscape character.

Scale

A1.31 Whilst larger replacement dwellings may be considered favourably where the design can be demonstrated to be high quality, there is a limit to the 'visual/ environmental capacity' of every site. Therefore, every scheme will be considered on its merits and contextual visual material such as photomontage images from public viewpoints will usually be required.



Above: House above Landimore

Design and Character

A1.32 There may be considerable scope to depart from the design and character where the existing dwelling is not considered to be of architectural merit. In this regard, this Design Guide suggested three possible contextual design styles;

- contemporary
- modern vernacular
- traditional

A1.33 All approaches will be expected to be high quality and the Council may refer schemes to the Design Commission for Wales to gain their expert impartial opinion. In the case of traditional designs which depart from the provisions of Policy EV19, the materials, details and workmanship must result in a convincing replica of a traditional Gower house not a pastiche or generic design.

A1.34 The use of high quality materials including render, natural slate, timber windows are critical to the overall authenticity and integrity of the traditional design. In contrast, contemporary or modern vernacular designs could draw on a wider range of materials provided they are an integral part of the scheme and help blend the dwelling into the AONB landscape.

Sustainability

A1.35 It is considered, that in addition to being high quality, proposals which wish to depart from the provisions of Policy EV19 should also be exemplars of sustainability. In this regard schemes which are high quality and exceed the Sustainable Building Standards set out in Planning Policy Wales, achieving at least Code for Sustainable Homes level 4 in all criteria, may be considered favourably. All sustainable technologies will be expected to form an integral element of the design and must respect the qualities that underlie the AONB designation. It should be noted that a high level of sustainability alone will not result in favourable consideration of a poorly designed scheme which does not respond to the context.

Siting and location
[subject to policy EV2]

A1.36 There is the potential for buildings within the countryside to have a significant impact upon the character of the landscape framework and quality of the AONB. The following design principles relating to siting and layout should be carefully considered:

a Replacement development should maintain or enhance existing, positive relationships to other buildings and/or building groups wherever possible.

b New development should reflect traditional layout and groupings.

c Proposals should aim to improve upon the existing situation – a replacement dwelling may be able to be more sensitively sited than the existing building but must remain within the same curtilage.

d New development should respond to its site's particular landscape characteristics. Impact can be reduced by use of landform and existing features such as walls, hedges and trees to enclose or protect a site [*Refer to Appendix 5: Landscape and Settlement Character Statements*].

e The siting of a development should not have a negative impact upon any key views or the wider landscape. Generally buildings should not sit on ridgelines or break the skyline.

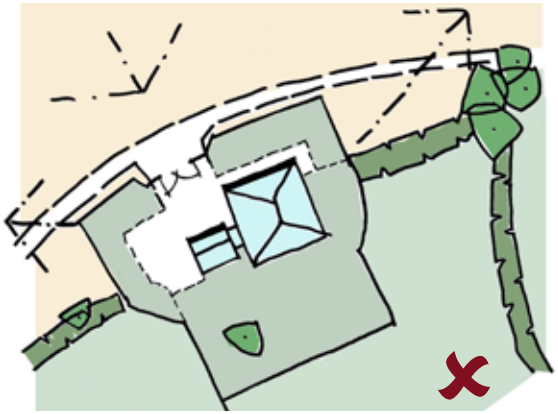
f The site should be assessed to determine whether it is suitable for passive solar design, if appropriate to its context [*Refer to Section 4: Sustainability Decision Matrix*].

g Development in environmentally sensitive locations, including important landscape, habitat or archaeological areas, will be resisted.



Above: Detached dwelling rotated to allow for views through to the countryside, important hedgerows maintained massing in clusters hidden by landscape features and soft landscape planting

Below: Insensitive location of the buildings, removal of hedgerows and creation of garden to front detracts from the long views



A1.37 Whilst there may be no immediate built context, the scale and mass of a proposal should be considered with regard to the landscape setting. The following key principles should be used as a guide:

a Replacement dwellings should not have a more significant visual impact than the existing building.

b A building's height should not impact upon key views.

c As with siting, replacement dwellings should take into account current usage/area requirements as 'like for like' replacement may not be appropriate.

d Simple, additive forms are a characteristic of Gower and are to be encouraged.

e Large, square shaped plans should be avoided as they result in single 'boxy' building forms.

f Roof forms should be uncomplicated and should illustrate the hierarchy of spaces within the building [further guidance on roof forms is provided on page 70 of this module].

g Contemporary development proposals will need to be able to demonstrate high quality design and enhance their landscape setting.

h Development should complement existing adjacent buildings or groups of buildings in terms of height and massing.

i Imaginative/ innovative approaches to reducing the impact of the scale of new development may be an appropriate response for particular site conditions.



Above: Development takes advantage of existing landform and landscape structure. Massing and arrangement of elements reduces visual impact. Boundary treatment appropriate to context.

Below: Development breaks the skyline and does not relate to existing landscape or landform. Inappropriate boundary treatment for context.



A1.38 As the photograph above Llangennith illustrates, development within the countryside can have a significant impact upon long range views. The examples on these pages illustrate projects in the Gower AONB and other areas of significant landscape quality. Whilst all high sustainability credentials, they have addressed creating a relationship with the landscape in differing ways.



Stormy Castle Llanmadoc





A1.39 Stormy Castle lies at the junction of two landscapes, Llanmadoc Hill to the north and farmland to the south. This highly insulated earth sheltered house will be of a lower height and scale than the existing dwelling it replaces. Materials and colours complement its surroundings, resulting in a building which embeds itself in the landscape, minimises visual impact and is at one with its setting.



Above: Proposed aerial view of site.**Above right:** Exisitng view from the National Trust land north west of the site near the lower edges of the Bulwarrk Fort. **Right:** proposed view.

Image ©Loyn & Co Architects

Hill Barn/ Underhill House, Cotswolds

A1.40 Hill Barn and Underhill House incorporates a converted barn and earth sheltered/ underground eco-house, and is situated within the Cotswold AONB. It is the first dwelling to achieve 'Passivhaus' status within the UK and is almost entirely invisible from the surrounding countryside.





Image ©Samuel Ashfield Dow Building Solutions & Sto Ltd.

Skinidin, Isle of Skye

A1.41 Despite its non-traditional approach Skinidin sits comfortably within its surroundings on the Isle of Skye because of the consideration given to both its scale and choice of materials. Whilst its immediate neighbour is painted white this building has taken inspiration from agricultural buildings, allowing it to blend with its context.





Image ©Rural Design

Residential extensions and alterations
[subject to policy HC7]

A1.42 Extensions and alterations make up a substantial proportion of planning applications within the AONB and both individually and in combination have the potential to have a significant impact upon its character.

A1.43 Proposals should respect the local character, although this does not necessarily mean that it should mimic the existing. Well considered, appropriately proportioned and detailed contemporary additions can enhance both the host building's character and that of the wider area. Consideration needs to be given from the outset of a project as to what approach is most appropriate – traditional or contemporary – but both should be sensitive to the context.

A1.44 The key guiding principle in relation to the extension or alteration of an existing building is to respect the integrity of the original building. An extension should generally be subordinate to the existing building in terms of scale, massing and volume, and the amenity of neighbouring properties must be respected.

A1.45 Properties which are considered to have special historic or architectural character have additional protection and, if listed, extra permission will be required for most alterations and other works that affect the building both externally and internally. If you are uncertain whether a building is listed either check on the council's website or contact the planning department's conservation team.

A1.46 For general guidance on amenity considerations such as overlooking, overbearing and overshadowing, please see the adopted Design Guide for Householder Development (2008). Please note that in some instances, such as Conservation Areas, the close knit character of the area may take precedence over the achievement of amenity standards that are derived from modern suburban areas.



Above: traditional extension, Llangennith



Above: contemporary extension to a Grade II listed thatched cottage, Oxwich

A1.47 In order to begin to understand the existing character of a site, building and wider context, the following should be taken into account.

A1.48 Consider the character of the existing house and its relationship to the plot, in particular:

a What type of house do you have?

b Is your house of a particular architectural period?

c What is the shape of the roof?

d Does your house have any distinctive features?

e What is the arrangement of windows and doors?

f What materials have been used?

g What are the car parking and access arrangements serving your house?

A1.49 Consider the character of the street and surrounding area, in particular:

a Respect the 'Building Line'. Ensure your development respects the line created by other houses/building frontages in the street.

b Recognise the height of surrounding buildings – the height of other buildings is likely to limit the height of an extension to your property.

c Note the spaces between buildings.These are as important as the buildings themselves in creating the street scene.

d Have regard for existing frontage boundary treatments. Boundaries help to distinguish between public and private areas and can present an important and unifying design feature within the streetscene.

e Respect mature trees, hedges and other planting. Existing natural vegetation can contribute significantly to the setting of a house and attractiveness of the streetscene.

f Consider what makes your home and the street feel safe. Think about what qualities of your home and street make you, other residents and pedestrians feel safe and how this can be preserved or enhanced.

A1.50 Further information on the key characteristics of Gower's settlements are included within Appendix 5 of this guide.

scale and size

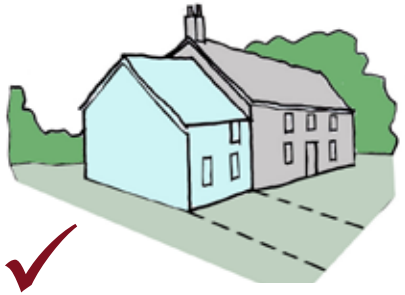
A1.51 It is important to note that there is a point at which an extension can become too dominant, and the following design principles should be considered:

a The scale of extensions should generally relate to their context, both in terms of height and area.

b Extensions should remain subordinate to the original dwelling in order that they do not have an adverse impact upon the overall composition of the building.

c The cumulative effect of numerous extensions over a period of time can prove detrimental to the character of both the building and its surroundings and, as such should be avoided.

side extensions



Extension lining through with existing building line may be appropriate. Lower ridge, with roof pitch to match existing.

Width of extension must not exceed half width of existing house.



Extension set back from the building line and smaller in scale to the existing building, with roof pitch to match existing.

Width of extension must not exceed half width of existing house.

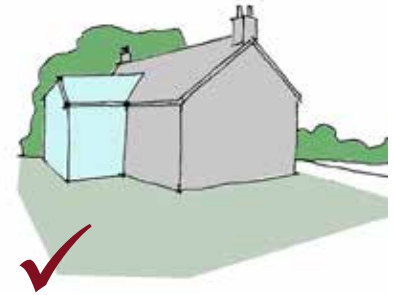


Extension obscures the form of the existing building



Extension in front of existing building line and over scaled, with flat roof

rear extensions



Roof pitch to match existing and ridge set lower than the existing.

Extension must not exceed the depth of the existing building.



Flat roof dominates existing building form. Extension must not exceed the depth of the existing building.

A1.52 The following design principles relating to the siting, massing and form of all extensions should be considered:

a The positioning of an extension needs to take into account the amenity of any neighbouring properties [*Further guidance is provided on page 15 of this module*].

b Extensions to the front of buildings will rarely be appropriate, unless it is a minor addition such as a porch [*Further guidance is provided on page 21 of this module*].

c Proposals should be subordinate in both height and scale, and the ridgeline should be lower than the main building. Generally this means that the width of an extension to a traditional dwelling should be no more than half the width of the existing building. Any new roof which runs in line with the existing should mirror its angle.

d Generally extensions should be set back from the front building line, unless the local vernacular is to the contrary. This helps to retain the integrity of the original building and allow for appropriate detailing of the junction between the existing and new.

e Extensive, flat roof extensions are generally considered unacceptable as they dominate the original building, detracting from both its character and form.

f It is important to note that due to Gower's settlement pattern the rear of many properties are visible, such that equal care should be taken when considering both the scale and execution of rear extensions as well as with those to the side.

A1.53 Where it is difficult to integrate an extension, consideration may be given to offsetting the new element from the existing and linking the two elements with a third. This can often be a successful approach when providing additional accommodation for older dwellings and also as a means of linking smaller elements of conversions.



Above: Subordinate extension [right] to traditional cottage, Landimore

Below: The Nook, Oxwich is an example of a contemporary linked extension which has won a number of design awards



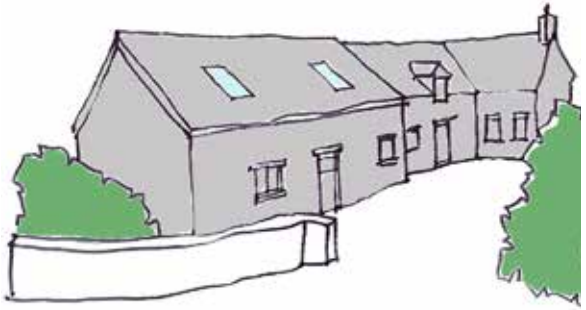
extending upwards

A1.54 The desire for additional floorspace often leads property owners to consider extending upwards into the roofspace as a convenient alternative to undertaking building works and a means of maximising the building's volume.

A1.55 Owners should consider whether such alterations are structurally possible and whether such an approach will deliver the required accommodation, whilst retaining the integrity of the existing building.

A1.56 Reducing the ceiling level to the first floor can increase the capacity of the roofspace without altering the external appearance of the dwelling and should be the first option considered.These works can be an integral part of strengthening the floor to the loft conversion.

A1.57 The following examples illustrate that the extension into a roof space can be achieved in a number of ways, but that certain solutions may not be appropriate.



✓ **1. Rooflights:** this approach retains the existing building height, roof form and character, but may limit usable space.

[*Further guidance on rooflights is included on page 32 of this module*]



✓ **2. Dormers:** this approach retains the existing building height, complements the existing character, whilst potentially providing a more useable space than option 1 above.

[*Further guidance on dormer windows is included on page 35 and 36 of this module*]



✗ **3. Raising the eaves:** this approach retains the existing building height but the reduction in roof pitch detracts from the original character of the building.



✗ **4. Raising the ridge:** this approach fundamentally changes the character of the existing building and the relationship between its various parts.

Sunrooms/Conservatories

A1.58 As with other extensions, the addition of a conservatory should respect the scale and character of the existing building, and amenity of adjacent dwellings.

A1.59 When considering bespoke design, simple and well proportioned structures are more likely to be appropriate than over-detailed 'period' styles.

A1.60 The preference is for timber construction but, if other materials are to be considered, the design should be to be sensitive to the main building. Frame colour should also be carefully considered. Darker shades regress whilst lighter finishes are more likely to dominate. The use of uPVC and polycarbonate should be avoided unless the context and/ or proposed details suggest otherwise.

A1.61 Often a 'garden room', with glazed walls and a solid roof would provide the required space in a more appropriate style than a conservatory.



Above: Garden room with timber detailing and slate roof : Southgate

Below: Inappropriate style and choice of material for a conservatory within Gower



Garages and Outbuildings

A1.62 Generally garages and outbuildings should be logically sited close to the main building, with a sufficient set back to ensure they are not obtrusive.

A1.63 Their size and massing should not dominate and design should be utilitarian in approach. Particular care should be taken if incorporating an upper floor, such as a workspace. The inclusion can result in the building adopting a residential character and should be avoided.

A1.64 Darker, more regressive colours can help to reduce the impact of larger elements such as garage doors. Vertical emphasis within single garage doors can often help in limiting the inherent horizontal nature of double garages.

A1.65 Careful consideration should be given to the scale and siting of other ancillary buildings such as sheds and greenhouses, which should be modest in scale and have limited impact on either neighbouring properties or boundaries with the open countryside.

A1.66 Properties may also be extended through the introduction of smaller elements which have the potential to impact upon the building's character and that of its surroundings. These include porches and balconies:

Porches

A1.67 Traditional Gower porches were generally simple, masonry structures with pitched roofs. They would originally have been open structures but, over time, many have added an outer door and/or have had side windows incorporated. New porches should take their lead from this simple approach and be well proportioned in relation to the main building. A separate door should be provided between the porch and the main house. Larger conservatory styles and over-ornate structures should be avoided.





Top right: Traditional open porch with slate roof : Penrice
Bottom right: various, inappropriate balcony styles

Balconies

A1.68 Whilst balconies can provide additional amenity space, particular care needs to be taken in respect of neighbouring amenity, visual impact and appropriateness of design. Balconies on visually prominent elevations of a building will generally be resisted, particularly within settlements. Generally balconies should be recessed rather than projecting in order to limit visual impact. The character of the existing building should not be compromised, the balcony structure should complement it both in its style and size.

A1.69 The greatest potential visual impact is the balustrade element of a balcony. Whilst timber might at first appear to be an appropriate and sustainable approach, it can dominate if not carefully detailed. Similarly, glazed balustrades which would appear to provide minimal visual intrusion can have a far greater impact when taking into account the potential for glare. Alternative options should be considered which provide minimal visual impact.

A1.70 Some alterations do not require planning permission, despite having the potential to have a major impact upon the character of an area. The cumulative effect of alterations being made to various properties can, if unchecked, result in the loss of the special distinctiveness of a place.

A1.71 The replacement of elements such as windows and doors, roofing materials, rainwater goods and other original features, including boundary features, should be carefully considered, as should the addition of external features such as aerials and satellite dishes which may require planning permission e.g. Conservation Areas.

A1.72 The illustrations to the right show how minor alterations, which may not require any permission, can impact upon a building's character.



Example 1: Sympathetic repairs and alterations

a Simple fenestration patterns to windows, retaining vertical emphasis

b Existing chimney retained or new chimney constructed to appropriate size and proportions

c Single storey element re-roofed in material to match existing main house

d Front door in keeping with simple detailing of existing house, and simply decorated porch

e Decoration kept to simple, muted colours



Example 2: Unsympathetic repairs and alterations

a Inappropriate fenestration patterns to windows and introduction of horizontal emphasis by replacement

b Existing chimney removed and poor patch repair to roof

c Single storey element re-roofed in contrasting material to existing main house

d Inappropriate front door due to proportions and detailing, with uncharacteristic overboarding of porch

e Shutters create unnecessary 'fussy' detailing

f Satellite dish creates clutter on front elevation and planning permission will be required in Conservation Areas.

g Unsympathetic decoration

A1.73 20th century development on Gower has left a legacy of buildings which have no strong link with their context and which, if viewed individually, could be in any suburban estate of the same age.

A1.74 It is important to appreciate the role that general maintenance and repair, when combined with small scale alterations or extension can play in the enhancement of poor quality or otherwise 'average' buildings.

A1.75 Such opportunities should be encouraged as a means of improving the quality of Gower's built environment, not only in terms of its visual impact, but also in addressing the sustainability agenda, creating a 'sense of place', and reflecting the simplicity of Gower designs, local colour palette and local materials.

A1.76 The following examples illustrate that undertaking this type of project can help to enhance the quality and character of existing properties.



Above: before renovation



Above: after renovation

Example 1: Southgate
This 1970's detached property is typical of the suburban style of houses which can be found dotted across Gower.

Extensive remodelling and renovation works have reinvigorated an otherwise 'tired' family dwelling, creating an attractive, contemporary home which enhances the local character.



Above: original style



Above: recently renovated adjacent property

Example 2: Llanrhidian
The first of these two neighbouring properties is a largely original, well maintained 1970's bungalow, with an additional rooflight.

The second property has been recently renovated, the wavey edged gable boarding has been removed, and new windows added. These works have resulted in a clean cut, contemporary style.

A1.77 Whilst the siting, scale and massing of a new building or extension is key to the success of a development either blending in or complementing its surroundings, likewise the articulation of elevations and finer detailing can impact upon its overall quality and character.

A1.78 The choice of materials; proportion, positioning and style of windows and doors; form, pitch and roof finish; detailing of eaves, verge and ridge; and use and positioning of chimneys, all combine to create the overall development character.

A1.79 The introduction of new materials and building methods in the early 20th century diluted the traditional rural vernacular. As the settlement character statements included within Appendix 5 of this guide illustrate, there is now a wide range of materials and building methods being used across the peninsula which has, in many cases, diminished the local character.

A1.80 In exceptional cases the introduction of 'new' materials and innovative construction techniques can enhance the quality of an area's character. Likewise, employing standardised materials and building methods has the potential to diminish character.

A1.81 Guidance within this section covers the following four key building elements which should be read in conjunction with the appropriate sections:

- Walls
- Roofs
- Windows
- Doors





Top right: Traditional Gower cottage: Oxwich rendered stone with small openings and slate to roof

Bottom right: Contemporary private house, Lower Milovaig, Isle of Skye - similar colour pallete to above but using a more contemporary approach to the use of materials

Image ©Rural Design

A1.82 Careful consideration should be given to the size, proportion and detailing of openings within a wall. Stone walls were traditionally thick with the windows small and set back. Improved modern construction techniques have led to enlarged openings, ultimately resulting in the large 'picture windows' typical of the 1960's and 1970's.

A1.83 The principle of a **solid to void ratio** is key to understanding the appropriateness of the size and proportion of an opening in relation to its context. This is concerned with the amount of 'blank' wall in relation to the number and size of openings. Traditional building techniques meant that older traditional buildings are likely to have a high solid to void ratio whilst newer ones generally have a lower one.

A1.84 Elevations should generally have a greater proportion of solid to void – but the reverse may be appropriate on high quality contemporary designs, subject to detailing and context.

A1.85 Recent sustainability concerns have influenced the size of openings and how they are detailed to minimise heat loss and maximise useful heat gains. Including a greater area of glazing than is required to adequately light and ventilate a building can result in unnecessary heat loss, or gain, as well as being disproportionate in terms of the solid to void ratio.

A1.86 When considering alterations or extension of an existing traditional vernacular building, any new opening should be of similar proportions to the existing. Such new openings should not have a significant or negative impact upon the balance/composition of the existing building, or the wider character of the area. Generally new openings should line through with the existing.





Examples of high solid to void ratio:

Small windows set in thick walls are a characteristic of older Gower properties.

far left: Oxwich

left: Pitt Farm





Examples of low solid to void ratio:

far left: mid-twentieth century detached house - large windows with strong horizontal emphasis

left: Ty Hedfan, Brecon contemporary design, maximising orientation and views

Image ©Featherstone Young

A1.87 There is a diverse range of building materials in evidence within Gower, although traditionally local stone would have been used and indeed was the predominant material up until the First World War. In the case of the south and north-west of the peninsula, this would have been limestone from the local quarries; pennant sandstone predominated in the north-east and old red sandstone and quartz conglomerate within central areas and Cefn Bryn.

A1.88 Walls were generally constructed of coursed random rubble and local sourced lime mortar, and lime washed as a means of waterproofing. The export from Gower of limestone resulted in return loads of roofing materials and bricks coming to Gower, which were often used as detailing to doors, windows and chimney flues.







Top right: traditional white rendered house, Penrice

Middle: traditional Gower stone farmhouse, Box Farm, Reynoldston

Bottom right: inappropriate brick, suburban style residence, Southgate

A1.89 Material choice should be guided by the following general principles:

a Consideration must to be given to the local context [f*urther information is provided within the Landscape and Settlement CharacterStatements: Appendix 5*].

b Stone or render are the most appropriate finish.

c Lighter colours, whites and more ‘earthy’ tones should be used in preference to bright accent colours which are not considered acceptable.

d Fairfaced brickwork is rarely considered as an acceptable material for use within Gower.

e Pebbledash should be avoided.

f If contemporary materials are being proposed the scheme will need to be of a exceptionally high design standard to be acceptable.

A1.90 The following images illustrate the importance of detaling to the overall appearance of a wall.

A1.91 When considering stonework; coursing [*how the blocks are arranged*], mortar colour and, pointing style must all be taken into account. Further information regarding pointing can be found within Module E: Repair and Maintenance.



Above: traditional stone quoins [left] provide structural support to the corner of the building. This approach has been copied in a more contemporary way using engineering brick [middle] However the use of 'applied' rounded stones [right] is visually inappropriate



Above: traditional stonework with appropriate mortar colour and pointing detail



Above: 20th century development which has used stonework to relatively good effect, however more attention to the placement of the stones would have enhanced it further



Above: 20th century development which has poorly chosen stone, in terms of both colour and size, and inappropriate mortar colour and pointing style



Above: traditional tile hanging and mock timbers to upper storey of former coastguard house



Above: attractive use of timber to upper storey of contemporary extension, with lower storey built in appropriately laid and detailed stonework



Above: 20th century development with suburban style mock half timbering to upper storey is an inappropriate design respone in Gower

A1.92 Traditional and natural materials can be incorporated in a more contemporary way to create sustainable new development as these two examples in the Brecon Beacons National Park illustrate.





Image ©Fielden Fowles Architects





Image ©Featherstone Young Architects

Top: Ty Pren, Trallong - new private dwelling inspired by the traditional welsh long house clad in larch, with slate to roof and exposed north wall

Bottom: Ty Hedfan, Brecon - new private dwelling which incorporates two wings and is built from local stone and slate. A sedum roof covers the partially underground element.

roof: form

A1.93 Generally, the following principles should be followed in relation to the form of both existing and new roofs:

a Roofs should span the shortest plan dimension in order to minimise height.

b Main ridgelines should generally run parallel to the road within settlements; however exceptions include where this is not in keeping with the local character [*Refer to individual settlement character statements within Appendix 5 of this guide*].

c The angle or pitch of a roof should relate to the material to be used, and take into account how exposed the site is. Where two roofs on the same building run in line, for example where there are two elements of differing heights, the pitches should be the same.

d Roof forms should be uncomplicated and with additions being subordinate to the main building. Incorporating a number of roof elements can play a key role in reducing the massing/impact of an extension or new building.

e Simple gable roofs are the most common form within the AONB but hipped gables may be appropriate in particular circumstances, such as at the end of a row of buildings. Hips should be avoided within rows due to their negative visual impact.

f Flat roofs should be avoided in the context of traditional buildings but they may be appropriate on high quality contemporary designs – subject to detailing and context.



Ridgeline matching existing character



Ridgeline contrary to existing character



Simple pitched roof forms create uncomplicated roofscape on extension to rear elevation



Use of various complicated roof forms create a visually disjointed roofscape

A1.94 When considering the choice of material for both existing and new roofs, the following principles should be taken into consideration:

a Replacement materials should match the existing where appropriate.

b Existing slates should be retained and reused wherever possible.

c Existing laying patterns should be adopted using existing patterns as a reference point.

d Whilst the use of real slate is preferable, appropriate reconstituted products can be an acceptable alternative in some situations. However real slate is required in traditional designs in Conservation Areas and on traditional style replacement dwellings.

e Other roofing materials will be considered on merit but they should respect the context and enhance the character of the existing building.

f The use of 'new' materials and sustainable roofing systems may be considered appropriate on high quality contemporary designs, subject to detailing and context.

g Use of thatch within Gower is limited but existing examples should be regularly maintained and repaired with appropriate materials. New thatched roofs need to consider technical specifications relating to the pitch and structural loading of the roof.

h Buildings should minimise the number of roofing materials used.



Above and below: Extensions and re-roofing can result in the introduction of numerous, inappropriate or unsympathetic materials, which can have a negative impact upon an individual building, character of an area, or key views.



roof: detailing

A1.95 When considering the detailing for both existing and new roofs, the following principles should be taken into consideration:

a Generally eaves and verge detailing are simply detailed. Eaves generally have a small overhang, with a gutter board or gutter brackets. Verges are simple 'mucked' verges or single slates.

b Chimneys provide visual interest to roofscapes and should be retained even when not in use. New chimneys should be appropriately proportioned and not appear too small or overly tall.

c External chimneys those which project from the outside wall are not generally a characteristic of the AONB and should be avoided.

d If installing chimneys on non-traditional buildings, such as conversions or more contemporary designs, the use of metal flues pipes may be a more acceptable approach.

e Incorporating photovoltaic tiles or solar panels can have a significant visual impact [*Refer to Section 4: Sustainable Decision Matrix*]. Generally, such features should be avoided on elevations visible to the public within Gower settlements and areas where there are potentially sensitive views.







Top and bottom right: typical eaves and verge details

Bottom left: upstand indicates that this roof was at sometime thatched. Simple brackets support guttering

rooflights

A1.96 Rooflights can provide an alternative and less intrusive means of lighting rooms within the roof space. When considering their use the following principles should be taken into consideration:

a They should be incorporated in the least visible side of the roof, generally to the rear of properties. Within settlements and they should be used sparingly.

b Careful consideration should be given to their positioning, particularly when more than one is being used, and they should be positioned in such a way as to respect other openings.

c They should generally be positioned within the middle third of the roof and have a vertical rather than horizontal emphasis.

d Conservation style rooflights are the most appropriate design approach for traditional buildings.

e The reflective nature of such windows should be taken into account when considering the impact on potentially sensitive views.





Above: Conservation style rooflight sits flush with roof finish.

Below left: Reynoldston - Sensitive conversion incorporating conservation style rooflights with a vertical emphasis.

Below: Use of a variety of sizes of rooflights and horizontal emphasis created by solar panels results in a cluttered roof slope.



A1.97 Windows would traditionally have been either a simple wooden side hung casement or sliding sash. The introduction of more thermally efficient double glazed uPVC products during the latter decades of the twentieth century resulted in the replacement of traditional windows with a variety of styles and sizes. Initially the detailing of elements such as frames and glazing bars was poorly replicated due to technical constraints, and traditional stone cills were often replaced by an integral uPVC cill. The overall impact was a loss of character. However some recent uPVC designs such as sliding sash windows are a fair reflection of traditional character.

A1.98 Since its introduction debate has continued as to whether uPVC is an appropriate alternative to timber, particularly in 'protected' areas. Whilst it may require less maintenance and provide high insulative properties, when including double glazed units, uPVC requires large amounts of energy to produce the base material and it is not able to be repaired. Conversely sustainably sourced timber requires much less energy and individual elements can be repaired or replaced.

A1.99 Building regulations takes into account the need to balance increasing energy efficiency requirements with the character of historic buildings, and highlights the need for the structure of older buildings to 'breathe'. Therefore when considering replacing windows within historic properties the council's conservation team should be contacted for advice.

A1.100 The following principles should be taken into account with regard to new and replacement windows:



Above: timber sash style painted window



Above: uPVC opening and fixed casement window with overly wide frames

With regard to materials;

a It is preferable to use sustainably sourced, painted timber windows.

b Window materials in extensions should match the existing, subject to appropriate detailing.

c In all traditional designs in Conservation Areas, villages and other settlements, it is desirable to use timber windows. However, if uPVC is the predominant material locally, then this may be acceptable for the new windows subject to acceptable detailing.

d Proposals for replacement dwellings in the open countryside should be high quality. Therefore well detailed timber windows should be an integral element of a traditional design approach.

e If uPVC, aluminium or other alternative materials are used, the proportions of the window and all its component parts should reflect those of a timber window.

f The use of uPVC is not acceptable in Listed Buildings as this harms the character of the building and may cause lintel failure due to trapped moisture.

g The use of coloured powder coated aluminium windows may be appropriate on high quality contemporary designs, subject to detailing and context.



Above: timber opening casement painted window



Above: uPVC tilt and turn casement

With regard to the style;

a Generally original windows should be retained and repaired where possible. If not the design of any new window should be in keeping with the period of the building.

b The same window style should be used throughout a traditional building. The use of various styles has a negative impact upon the visual composition and should be avoided.

c The replacement of inappropriate styles of window by those of a more sensitive design can greatly enhance a property's character.

With regard to the detail;

a Any design should avoid a horizontal emphasis for windows in traditional buildings, as windows would generally have been square or had a vertical emphasis.

b Particular care should be taken with finer details such as the width and moulding of glazing bars which, if incorrect or unsubtle, can have a significant impact upon the overall window and building.

c Generally, windows frames should be set back a minimum of 100mm or, in the case of a replacement or extension, match those of other windows on the property. Flush fitting windows may be considered appropriate as part of a high quality contemporary design.

d Cills should be separate elements, generally of stone or brick.

A1.101 Additional floorspace has traditionally been provided within the roof space, to maximise the use of it's internal volume. [*Refer to 'Extending Upwards' on page 19 of this module*]. Such spaces need to be lit but roof dormers, or roof extensions as they are known if larger than the window itself, can have a significant impact upon the form and appearance of a building, adjacent roofscape and the wider context.

A1.102 Considerable care should be given to the use and type of roof window chosen. When considering whether to incorporate roof dormers or extensions the following principles should be taken into account:



a Large flat roof dormer windows or flat roof dormer extensions are inappropriate and should be avoided.

b Dormers should not compromise the roof form or dominate the plane of the original roof. Generally dormers should be set down from the ridge line and up from the eaves.

c Generally dormers to front elevations are discouraged unless they are characteristic of nearby properties.

d Dormers incorporating balconies are rarely an acceptable approach within the AONB and should be avoided.

e The inclusion of 'false' dormers is not an appropriate design response in any situation [*see illustration page 76*].

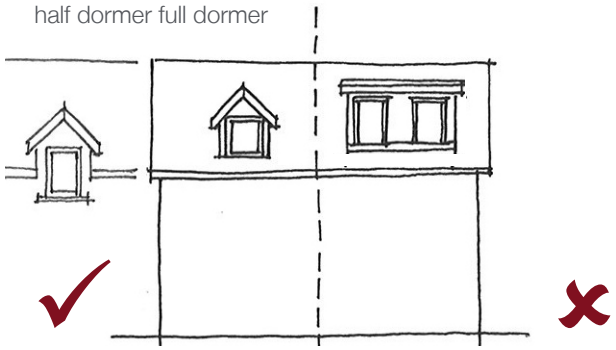
f The proportions of a dormer should be appropriate to the building and be positioned in such away as to respect windows below them.

g Smaller separate dormers often look better than a single larger one [*see illustration page 76*]. However, care should be taken in the detailing and impact of rainwater goods as these can have a negative impact upon an elevation if too numerous.

h If a dormer is proposed on a house with a hipped roof the roof pitch should mirror that of the main roof.

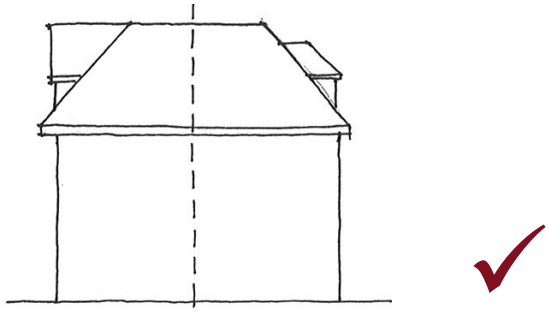
Left: traditional dormer to cottage, Penrice

half dormer full dormer



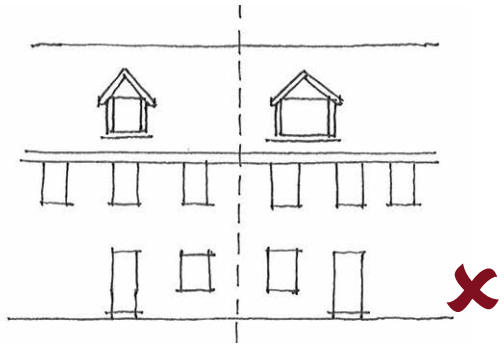
Above and middle: Dormer windows are generally as wide as the window and if well proportioned sit comfortably within the roof plane

Above: Dormer roof extensions can over dominate the existing building

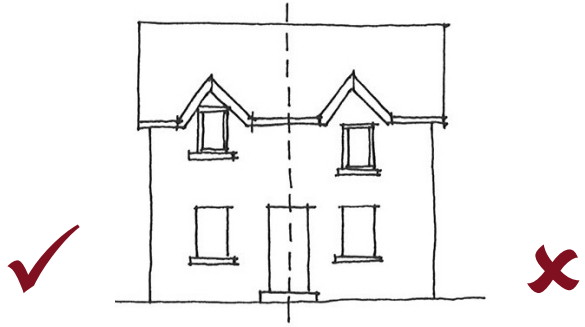


Above: The ridge of the dormer should not line through with the existing. It should set down from the main ridgeline and set up from the eaves than the main ridgeline.

Above: On hipped roofs the dormer should mirror the original roof

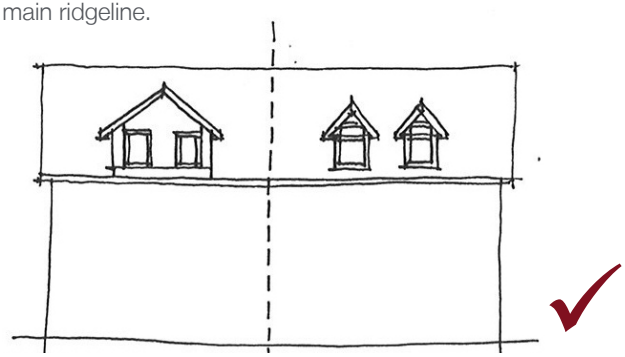


Above: Dormers should be carefully positioned to take into account existing openings to ensure that the elevation remains balanced



Above: Dormers are to serve a function - when the window level needs to be higher than the eaves

Above: False dormers (windows below the eaves level) are an inappropriate response and should not be used



Above: Oversized dormers should be avoided as they can dominate the elevation

Above: The use of a number of smaller dormers may help to minimise visual impact, but should not be used to excess



Above: Example above illustrates that the use of numerous, oversized dormers dominates the roof plane and elevation

doors

A1.103 Doors would traditionally have been of a simple timber design but fashions have changed and now there is a wide variety of types of doors used throughout Gower. It is important to note the potential detrimental effect of removing or relocating doors as this can result in an imbalance in composition of an elevation. The following principles should be taken into account with regard to new and replacement doors:

a Where possible, traditional doors should be repaired and retained. If not, the design of a new door should be in keeping with the period of the building.

b Any new door should fit the existing opening. Infilling to provide a new opening can have a negative effect upon the overall proportions.

c The door should be set back a sufficient distance from the face of the wall (as for windows).

d Excessively ornamental or inappropriately detailed doors should be avoided.

e uPVC doors are rarely an appropriate replacement within an existing traditional building in view of their standardised proportions, detailing and inability to be altered

f Patio doors, French doors and glazed screens can be used to great effect to introduce light to a building, however care should be taken that the inclusion of such features does not have an undue impact upon the balance of the overall elevation.



Above: poor examples of doors - use of uPVC and resultant inappropriate style and detail

Below: good examples of doors - simple design, colour and choice of ironmongery



City and County of Swansea
http://www.swansea.gov.uk

Design Guide for Household Development
http://www.swansea.gov.uk/index.cfm?articleid=47655

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/UDP

Countryside Council for Wales
http://www.ccw.gov.uk

Cadw
http://www.cadw.wales.gov.uk

Environment Agency
http://www.environment-agency.gov.uk/

Historic Buildings Advisory Council for Wales
http://www.buildingconservation.com

The Society for the Protection of Rural Buildings
http://www.spab.org.uk

Code for Sustainable Homes
http://www.breeam.org

module A

gower aonb
design guide



agricultural

- introduction 79
- siting and layout 80
- scale 81
- massing 82
- roofs 83
- colour and materials 84
- ancillary structures 86
- landscaping 87
- useful references 88



Agricultural Land
[subject to policy EC13]

Agricultural Development
[subject to policy EC14]

B1.1 Farming has been integral to the creation of the very special landscape for which the AONB designation was awarded. Generations of farmers have had, and continue to undertake, a key stewardship role in the maintenance and enhancement of Gower's landscape.

B1.2 TAN6: Planning for Sustainable Rural Communities provides overarching advice on sustainable agriculture and development involving agricultural land.

B1.3 Certain types of agricultural and forestry buildings are classified as being "permitted development" and as such do not require planning permission. However, you are required to submit a Prior Notification application for such development to ensure that the siting and design of the building is acceptable.

B1.4 Further details relating to permitted development rights for agricultural holdings are contained in TAN6 and the Town and Country Planning [General Permitted Development] Order 1995 [GDPO] Schedule 2, Part 6.

B1.5 Whatever development is proposed, it will need to be constructed in accordance with the relevant industry standards and meet current DEFRA requirements for animal welfare.

B1.6 This module does not cover farmhouses, the conversion of agricultural buildings, or equine development. For guidance on new/replacement farmhouses refer to Module A: Residential, and Module D for conversions.

B1.7 Proposals must ensure the protection of natural heritage and the historic environment and be sympathetically sited, designed and landscaped.

B1.8 Whilst guidance within this module covers the extension and alteration of existing farm buildings as well as new build, key principles applying to all include:

- Being sympathetic to surroundings
- Appropriately located, avoiding sensitive locations
- Minimising the impact of the massing of new buildings
- Encouraging appropriate agricultural uses for older buildings



Right: Elements of agricultural development **Opposite page:** Various buildings at Great Pitton Farm, Pitton

B1.9 The layout and siting of a new agricultural building or extension is important. Even well designed buildings can have a negative impact if inappropriately sited. One of the primary concerns should be the building's functional requirements and its siting in relation to existing buildings.

B1.10 Compromise may be required between the siting of a building and its functional requirements. However the following general principles should be taken into account:

a Development should aim to enhance existing building groups where appropriate by creating courtyards or improving upon existing forms of enclosure.

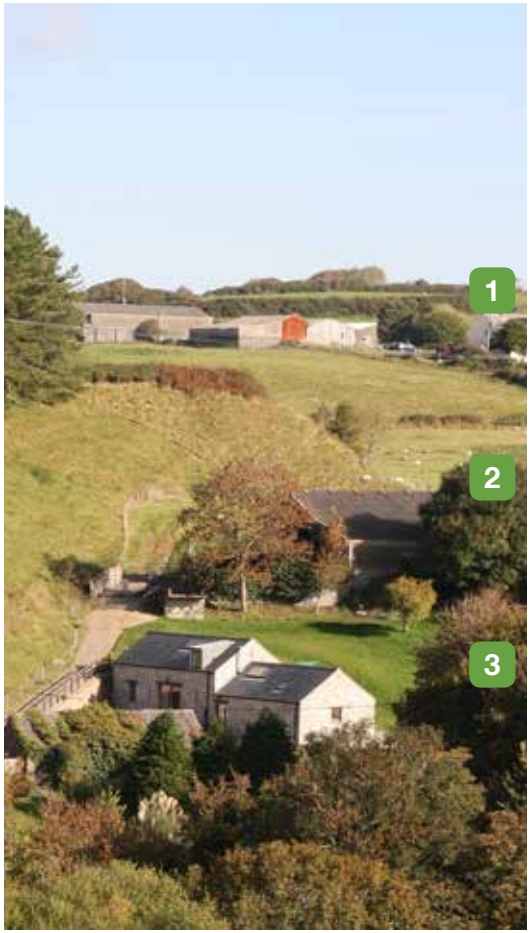
b Development in environmentally sensitive locations, including important landscape, habitat or archaeological areas will be resisted.

c Generally newer buildings should be sited on the less public side of existing groups of farm buildings, unless conflicting demands dictate otherwise.

d 'Stand alone' buildings should avoid open or unscreened sites and will need to take into consideration the potential impact of any new access arrangements.

e Development on the skyline or sites which are prominent in public viewpoints should be avoided to minimise impact upon wider views. If this is unavoidable, careful detailing in terms of height, colour and landscape screening should be incorporated.

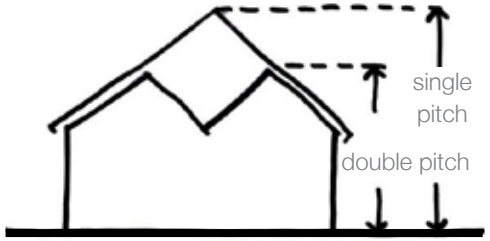
f New agricultural development should aim to minimise the need for unnecessary journeys and be sited accordingly, taking into account the requirement to be sensitive to its surroundings.



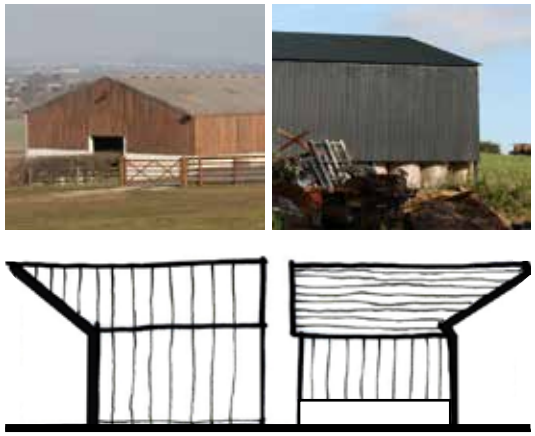
Right: examples of three types of siting of agricultural [and former agricultural] buildings in Cheriton

1. Barns and outbuildings sit prominently towards the top of the hill
2. Barn screen by well established planting
3. Converted barns set near to the valley floor

B1.11 Functionality is of primary importance when considering a building's scale and massing. An agricultural building's form should be based upon its function – with the final design being clearly recognisable as a working building.



Above: illustration showing that using a double pitch reduces the overall building height



Above: examples showing that the use of different materials breaks up elevations, minimising impact

B1.12 The following general principles should be taken into account when considering the scale of new farm buildings or extensions:

a Proposals should be sympathetic to the existing pattern and form, with consideration given to the cumulative impact of numerous extensions on the overall scale and massing of an individual or group of buildings.

b Where possible, development should respect existing eaves and ridge lines. If this is not possible, proposals should consider ways of limiting visual impact of height, such as dividing the span - using a double rather than a single pitch roof.

c Development should capitalise upon the site's topography – positioning larger buildings lower down slopes or in hollows to limit the impact of their height. New buildings should generally be aligned parallel to the contours as a means of minimising the impact of the topography.

d If a building's height is likely to dominate, consideration should be given to it being sited away from traditional building groups in order that it does not have an overbearing or negative impact.

e Overhanging eaves result in shadows which define the junction between roof and walls, encouraging them to be read as individual elements. When combined with the use of different materials this can have the apparent effect of reducing the scale of a large building.

B1.13 The key concern with the massing and form of new agricultural building is to minimise the visual impact. The following general principles should be therefore taken into account:

a Division of volume – breaking down a single volume into a number of elements. It is important to note however that whilst this can be an effective way of creating an attractive building group it can have limitations in terms of functionality.

b Alternative floor plans – the use of an 'L' shaped building plan rather than linear building reduces the overall length and creates the perception of reduced mass.

c Topography should inform design decisions. Stepped, linear forms can be equally acceptable in the appropriate context.

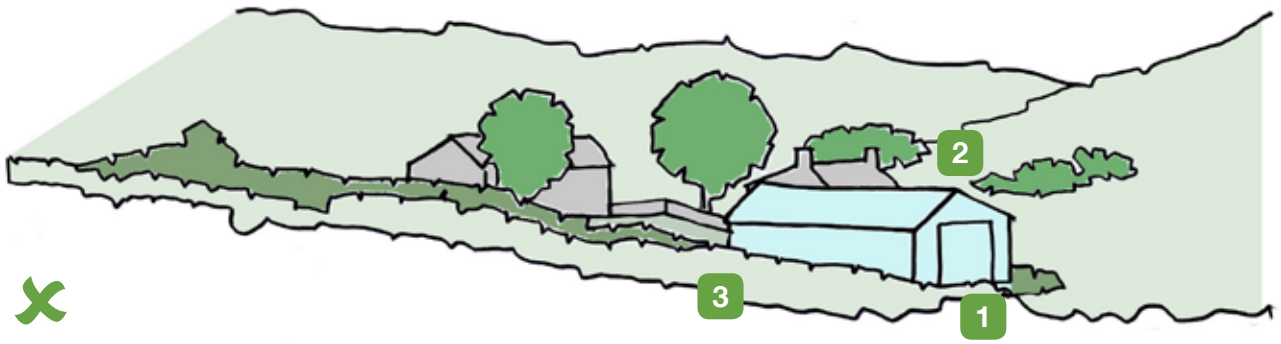
d Division of a façade through the use of different materials or colours can result in the perception of a reduced building mass.

Illustration showing poor examples of agricultural development [see following page for good example]

1. impact of existing structure exaggerated by position up-slope from farmhouse and single, unbroken massing

2. single pitch to roof maximises height

3. siting building on higher ground increases its visual impact



B1.14 Roofs are a key element of farm buildings, providing visual form within the landscape. The following general principles should be considered:

a New roofs within existing traditional farm groups should ideally match the existing pitch. However this may not be an appropriate response if the width of the building results in a excessive ridge height; or if the roofing material is not compatible with the existing roof pitch.

b Large, uninterrupted areas of roof should be minimised [see previous guidance on massing].

c Overly complicated roof forms are rarely necessary or appropriate for agricultural buildings.

d Proposals should include overhanging eaves where appropriate. This helps to create a shadow line between roofs and walls, so that these are read as individual elements rather than an all encompassing surface.

Illustration showing good examples of agricultural development [see previous page for poor example]

1. siting building in hollow or on lower ground reduces impact of height

2. double pitch to roof minimises height

3. trees/planting to front of building breaks up massing



B1.15 The choice of materials and colours should by guided by both functional requirements and the need to minimise visual impact. The following general principles should be taken into account:

a Materials should either weather appropriately over time or be 'sensitive' enough to blend with the surroundings.

b If extending or building in close proximity to sensitive/ high quality existing buildings, designs should aim to use materials of a similar tone, colour and texture to those key buildings.

c The visual impact of roofs should be reduced through use of non-reflective/matt finishes, and roofs should be generally darker in colour than the walls.

d The number of materials and colours used on one building or within a building group should be limited. Subtle changes in colour and/or material can help to visually break up large building volumes.

e The use of bright colours should be avoided. Generally greys, grey greens, dark greens and blacks will be the most appropriate choice but consideration needs to be given to the building's context.

f Glossy or reflective materials and light colours should be avoided.



Above: farm buildings painted or clad in brighter, stronger colours stand out in the landscape

Below: the same buildings treated with a more muted and sympathetic colour are not so prominent in the view





Left: Siting of farm buildings on ridge line above Knelston results in them being a prominent landmark feature - exacerbated by both massing and use of dark colours, which create a strong silhouette.



Middle: Farm buildings, Scurlage. The shed to the left is viewed as two parts as a result of the roof being a darker colour from the walls. To the right the lower structure appears to blend in well with the ploughed landscape, however its light colour is likely to stand out against a green background.



Left: Timber cladding to barns, such as these at Penmaen can be left to weather or be treated.

B1.16 In addition to larger agricultural buildings there are a number of ancillary structures which will need to be accommodated. Generally these can be categorised as:

B1.17 **Towers, silo and hoppers** – often tall structures which, as such, will need to be carefully sited to minimise their impact on the skyline. Darker, matt colours can assist in reducing visual impact, and existing buildings can be used as screens.

B1.18 **Fuel Tanks** – should be sited within existing groups of buildings where possible, whilst taking into account safety easements. Tanks should not be sited on elevated or in highly visible areas, and bunding is required to contain leakage/ spillage. Dark colours help to minimise visual impact.

B1.19 **Manure and slurry stores** – will need to be in close proximity to livestock buildings but of a sufficient distance from watercourses and supplies. Where possible, such stores should be screened by existing buildings and take advantage of landform as additional screening.

B1.20 **Silage clamps and bagged silage storage areas** – need particular care both in terms of visual screening and location with regard to watercourses. Boundary materials should aim to blend with surrounding structures and, in an ideal situation such areas will be surrounded by existing buildings to minimise visual impact.

B1.21 **Handling pens** - should relate to existing buildings and features. If not incorporated into an existing building group such structures should be constructed of local materials if appropriate. If the systems are not permanent they should be removed as soon as possible.

B1.22 **Agricultural equipment** - covered storage facilities should be provided for the use of storing equipment, vehicles and machinery, where possible. Storing equipment in the open, around the farm grounds is visually intrusive and often detracts from the character and quality of the area and should be avoided.



Above: the siting of silo towers within a hollow reduces their visual impact

Below: storage in visually sensitive areas should be avoided



B1.23 Landscaping can serve to soften or screen new agricultural development, and the following general principles should be taken into account:

a Retain and capitalise upon existing landforms and contours to ensure that buildings are sympathetically sited. Siting buildings in hollows, or behind existing trees can serve to soften new development from longer range, or more sensitive views.

b Only use native species when incorporating new planting or strengthening the existing structure.

c Wherever possible new planting should link into existing hedgerows/ landscape structure to ensure that it is in keeping with the existing landscape character of the AONB.

d Hedgerows may be protected and should not be removed to create larger visibility splays without prior permission. The removal of hedges that are not protected should be avoided whenever possible as this may have be detrimental to the local landscape character.

e Poorly considered or inappropriately specified landscape structures or planting should be avoided, as these can often highlight their artificial nature and detract from the local character.

f The screening of a poorly designed building by landscaping will not be considered an acceptable approach.



Above: The siting of farm buildings within a hollow and adjacent to well established planting softens the impact of the development, as does the use of a dark matt roof colour

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/UDP

Countryside Council for Wales
http://www.ccw.gov.uk

Department for Environment, Food and Rural Affairs
http://www.defra.gov.uk

Environment Agency
http://www.environment-agency.gov.uk/

BS 5502-22:2003
Buildings and structures for agriculture. Code of practice for design, construction and loading



commercial and tourism

- introduction 89
- layout and siting 90
- scale and massing 91
- colours and materials 92
- access and landscaping 94
- signage and advertisements 95
- useful references 96

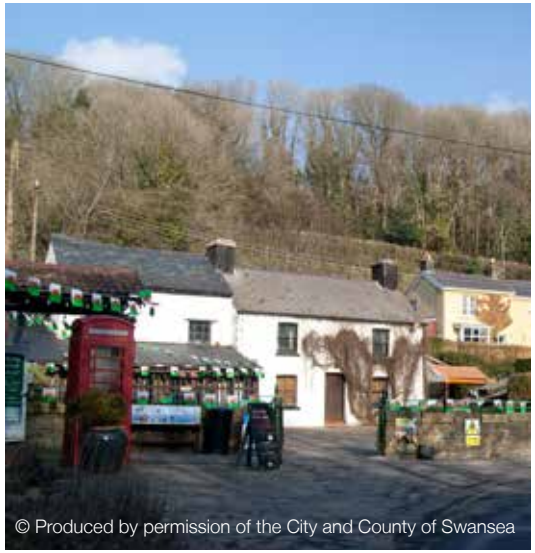


Rural Development
[subject to policy EV21]

Protection of Undeveloped Coastline
[subject to policy EV31]

Rural Business Development
[subject to policy EC11]

Rural Tourism
[subject to policy EC17]



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Above: Gower Heritage Centre, Parkmill
Left: Pobbles Bay and Three Cliffs

C1.1 Proposals for tourism and recreation development are limited to a scale that is appropriate to their location and should not have any adverse impact. Generally this type of development is:

Activity based:
Where the majority of the activity is based off-site. This development is likely to only need a small office and meeting place.

Attraction based:
Where visitors remain on-site. This development has the potential to have a far greater impact upon an area's character through the construction of new buildings, extended or new access, parking and signage.

Accommodation based:
Includes bed and breakfast and self catering accommodation.

C1.2 This Guide does not contain guidance on camping, caravanning and chalet sites as these will be subject to separate future Supplementary Planning Guidance.

C1.3 TAN6: Planning for Sustainable Rural Communities indicates that Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. Policy EC11 indicates that commercial growth on Gower includes 'appropriate small scale rural:

- Small business units
- Individual craft studios
- Farm diversification
- Home offices

C1.4 It is anticipated that much of this type of development is likely to be accommodated within converted farm buildings or in new buildings closely associated with suitable groups of farm buildings, or within villages. If the development is to be accommodated within a converted building reference should be made to Module D: Conversions and Module G: Landscape Detailing.

C1.5 Whilst the primary concern when considering new build or extensions to existing tourism related development or commercial properties is the quality of design and minimising negative impact upon the landscape and neighbours, there are many common guiding principles relating to layout and siting, including:

a Proposed development should be sensitively integrated with its surroundings and create a positive relationship with the existing context.

b Visual impact should be minimised through the siting of development in the least visually sensitive area of a site.

c Development on the skyline or on sites which are prominent in public viewpoints should be restricted to minimise impact upon wider views.

d Development should capitalise upon a site's topography through positioning larger buildings lower down slopes or in hollows.

e Existing landform and landscape should be used to screen development and, where appropriate, such features should be strengthened.

f Development should aim to enhance existing building groups where possible – in part through creating courtyards or improving upon existing forms of enclosure.

g Development which is likely to dominate important existing buildings or groups of buildings should be sited at a sufficient distance so as not to have an overbearing or negative impact.

Example illustrating poor commercial development principles with a disproportionate amount of new development



C1.6 Consideration should also be given to a development's height, massing and overall silhouette in order that it neither dominates the principal building, in the case of extensions, or any neighbouring properties – nor has an adverse impact upon wider range views.

a The key concern therefore is to minimise the visual impact by either limiting its scale or by breaking up the form into a number of smaller elements where possible.

b The use of 'L' or 'T' shaped plans can assist in reducing the perception of a building's overall size. Linear or square floor plans can accentuate a building's length or height and should be used with care.

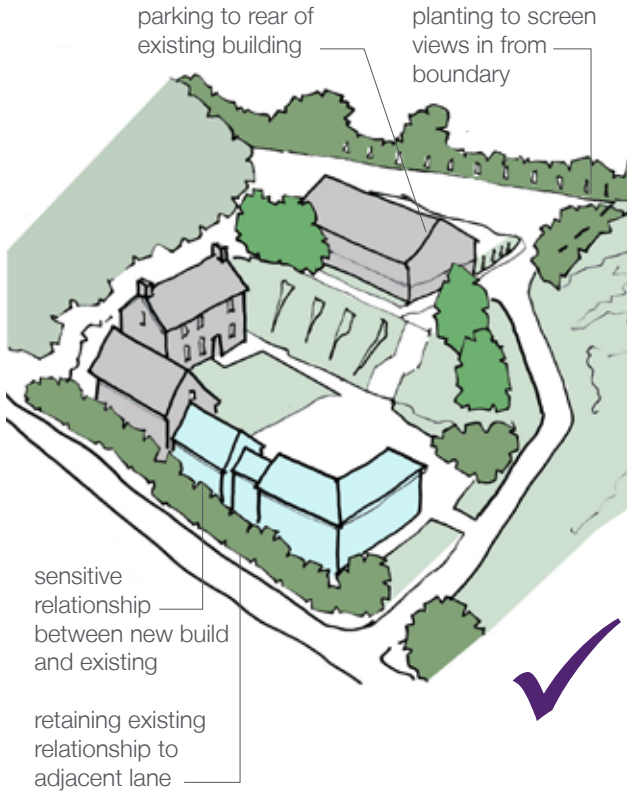
c Whilst a building's form will need to reflect its functional requirements, the height of a proposed development should be kept to a minimum, reflect the height of existing buildings and respect its context.

d Roof pitches should match existing wherever possible, although reduced pitches can help to minimise a building's height if necessary.

e Large, uninterrupted areas of roof would be resisted.

f Incorporating overhanging eaves can help to define the junction between roofs and walls and has the effect of reducing a building's apparent scale. However this would not be an appropriate response for a barn conversion [Module D: Conversions]. The division of a façade through the use of different materials or colours can have a similar effect.

Example illustrating good commercial development principles with amount of new development which is proportionate to existing



C1.7 The choice of materials and colour should reflect the nature of use and take into account context. The following principles should be used as general guidance, complementing site specific detail:

a When extending or building in close proximity to sensitive buildings, designs should incorporate materials of a similar tone, colour and texture to the existing.

b The number of materials and colours used on one building [or element] should be strictly limited.

c The use of bright colours should generally be avoided, although the careful introduction of contrasting materials/textures or colours can serve to accentuate key elements.

d In more rural areas, the choice of colour is important and, if a development is to regress into the landscape, consideration should generally be given to a palette of colours based around greys, grey greens, dark greens and blacks.

e Glossy or reflective materials should be avoided generally, particularly on roofs. Roofs should seek to use non-reflective/matt finishes and be darker in colour than the walls.

f All materials should either have properties which will weather appropriately over time or be sensitive enough to blend with the surroundings.



Above: timber clad community hall, Oxwich



Above: restaurant, Langland, which has drawn inspiration from adjacent beach huts

C1.8 In considering both tourism and commercial related development, there is likely to be a requirement for car parking and servicing provision and care should be given to the detailing of external areas.

C1.9 Car parks will need to be designed in context with local landscape character [refer to Landscape Character Statements within Appendix 5 of this guide] and should take into account the following:



Above: stone walled entrance gateway and simple signage to gravel carpark, Parkmill

a Efficient use of space should be encouraged to minimise both space requirements and potential impact, with layout and landscape design being used to direct drivers in preference to additional signage.

b Consideration should be given to the flexibility of parking areas, with an allowance being made for increased numbers during peak periods; overflow areas will not necessarily need to be of a permanent construction.

c Elements such as boundaries, planting and hard standing should complement traditional local patterns where appropriate. Where there is no strong local precedent detailing should be simple, robust and functional.

d The visual impact of parking areas should be minimised and should be sited away from key views. Existing buildings, landform and landscape should be used to screen parking areas where appropriate.

e Service and storage areas should be sited in the least visually intrusive part of the site, wherever functionally possible. Service areas should be screened from sensitive and long range views. Appropriately detailed bin stores should be incorporated into proposals to minimise any potential negative visual impact.

f Within settlements parking between buildings and the road frontage should be avoided as this is likely to have a negative impact upon the streetscape.

e Planting can help to both screen and contain parking and service areas; landscaping schemes should specify appropriate native species and ornamental planting should generally be avoided. Planting schemes should ideally be both low maintenance and enhance local biodiversity. If mature trees or hedges border a parking area, a suitable distance must be left to avoid compaction.

C1.10 When considering materials specification for car parking, the following principles should be taken into account:

a Soft delineation of spaces often results in a more efficient use of space than a 'park anywhere' approach and schemes should aim to use materials such as stone/logs set into ground or low level timber fences

b The surface material should be both practical and sensitive to its context. Large areas of tarmac will not be acceptable and consideration should be given to the use of sustainable materials, sourced locally or recycled. Such surfaces will encourage sustainable drainage.

c A hierarchy of materials can introduce a number of surfaces/textures which can break up larger areas of parking into smaller elements. Whilst each site should be considered on merit, the following materials may be appropriate:

- Loose or clay bound gravel
- Loose aggregate
- Reinforced grass [for example where a mesh system is used to reinforce the soil and allows grass to grow through]
- Grass
- Natural stone/ concrete [setts or paving]



Above: parking provided on grass at Port Eynon reduces impact of large areas of hard surfaces during off-peak times

Below: understated reinforced grass provides visually soft parking area at Oxwich Castle



Advertisements
[subject to policy EV14]

C1.11 TAN 7: Outdoor Advertisement Control, November 1996 provides over arching advice on the control of advertisements to protect amenity and public safety.

C1.12 Stricter controls apply to signage in Conservation Areas and AONBs. Reference should be made to Swansea Advertisement SPG.

C1.13 As in all AONB's and conservation areas careful consideration of signage is paramount whether it be road signage as part of a highways scheme or advertising signage on a commercial building.

C1.14 Advertising signage should use a simple palette of subdued colours and simple graphics whilst road signs should be kept to a minimum. The use of timber, stone, stainless steel or even recycled plastic is preferred for public information boards and way markers.

C1.15 Signage on buildings should be limited to a business name and purpose only and should be of a size sufficient for identification purposes. Additional advertising signage often results in a cluttered appearance and as such should be avoided.



Above: Inappropriate signage at Oxwich

C1.16 Lighting of signage should be avoided as not only is it inappropriate in the rural context, the light may impact on flight paths of Bats. If lighting is proposed, then the advice of an ecologist will be sought. For further information, see the adopted' Lighting Scheme Guidance for Gower Area of Outstanding Natural Beauty' [2010]".

City and County of Swansea
http://www.swansea.gov.uk

Lighting Scheme Guidance for Gower AONB [2010]

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/UDP

Countryside Council for Wales
http://www.ccw.gov.uk

Environment Agency
http://www.environment-agency.gov.uk/

TAN6: Planning for Sustainable Rural Communities [2010]
http://wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en

TAN7: Outdoor Advertisement Control [1996]
http://wales.gov.uk/topics/planning/policy/tans/tan7/?lang=en



conversions

- introduction 97
- general principles 98
- openings & roofs 99
- doors & windows 100
- features and services 101
- external detailing 102
- illustrative examples 103
- commercial & contemporary conversions 104
- useful references 105


Blackberry
Barn

Conversion of Existing Rural Buildings [subject to policy EC12]

D1.1 Conversion of existing rural buildings to uses which contribute to the rural economy will generally be supported. Conversion of such buildings to residential accommodation will generally be resisted. Tourist accommodation is preferable to private residential use.

D1.2 Redundant agricultural buildings are the most common building types to be converted. However, within Gower there are also examples of mills and chapels. The conversion of such buildings provides the potential to create locally distinctive development.

D1.3 Adopted Supplementary Planning Guidance, The Conversion of Rural Buildings [July 2011], re-confirms this approach to the conversion of rural buildings. This SPG should be consulted as part of any proposals to convert existing rural buildings. TAN6: Planning for Sustainable Rural Communities also sets out guidance on the re-use/adaptation of rural buildings.

D1.4 Subject to general planning policy considerations, the re-use and extension of these buildings for purposes that contribute to the local economy can promote the principles of sustainable development as well as helping to retain the local vernacular and character of the AONB. However, the loss of any special historic architectural detailing will not be acceptable.

D1.5 Some rural buildings may be unlisted but may be of historic significance with important architectural features, evidence of repairs/evolution and features relating to original use. Therefore building recording may be required by condition before any work can be commenced.

D1.6 For further information refer to;

- Module A: Residential
- Module F: Sustainable Design Approach, and;
- Module E: Repair and Maintenance



Above: Barn conversion for use as holiday accommodation, Glebe Farm, Cheriton. Utilising existing openings, simple detailing and incorporating level access.

Opposite page: Blackberry Barn, Llangennith incorporating an attractive mix of stone and whitewashed walls, visually tied through by the use of subtle grey/blue paintwork. Retaining appropriately simple verge and eaves detailing.

D1.7 Subject to Swansea UDP Policy EC12, the primary guiding principle is that the original character and integrity of the building and its setting should both be respected and ultimately that the original character is enhanced by the conversion. If necessary the needs of the user should be adapted to suit the building, rather than the requirements of the conversion being imposed upon it.

D1.8 The conversion of redundant buildings will generally require consideration of protected species. These buildings often provide shelter for species such as bats and barn owls and investigatory surveys, protection during construction and mitigation measures will need to be approved as part of the application process [*Refer to Module G: Landscape*].

D1.9 When proposing the conversion of any building the following general principles should be considered:

a Proposals will need to ascertain the suitability of building to be converted for the proposed use and whether it is likely to need structural and/or remedial work to stabilise the structure eg. underpinning foundations, or before strengthening roof structure. Such work should not have a negative impact upon the character of the building.

b The building should be capable of conversion without prejudicing the original character of the building or rural character of the locality. It should remain largely intact, retain its form, and its design should be in keeping with its surroundings.

c The scale and massing of the existing building should be respected and external alterations kept to a minimum.

d A sense of the building's original overall volume should be retained internally as well as externally. The insertion of additional floors within the existing structure may not always be an acceptable approach, particularly if the building is listed.

e A building's setting may be as important to the local character as the structure itself. If proposals include converting a group of buildings the scheme should retain existing relationships between the buildings and common spaces such as courtyards.

f Where possible preseve original flooring and ensure that evidence of previous occupation remains undisturbed. Be aware that there may be a requirement for an archaeologist to record any groundworks.

D1.10 The solid to void-ratio - the amount of 'blank' wall in relation to the number of openings of the existing building should be respected. Generally, older traditional buildings are likely to have a high solid to void ratio and new openings therefore often need to be incorporated during conversion in order to achieve acceptable natural lighting levels. The following general principles should be taken into account:

a The existing openings should be used to accommodate doors, windows and screens wherever possible. Re-opening previously blocked up openings may also be an appropriate way of introducing more light into a building. Existing sources of light should be maximised.

b New openings should be kept to a minimum and the proportions of existing openings should be used as a basis for design of new ones.

c Windows should have an appropriate depth of reveal [the distance set back in the wall]. Reveals are generally relatively deep within older traditional buildings and provide attractive shadows which add interest to an elevation.



roofs

D1.11 For alterations to roofs the following principles should be taken into account:

a The existing roof structure and shape should be retained where possible. Traditional roof pitches should not be altered as this can have a negative impact upon the buildings form, however there may be opportunities to improve non-traditional roof forms.

b Existing traditional roof coverings should be kept and re-used where appropriate. Existing slates should be kept and re-used where possible. Replacements should match with existing, both in terms of colour, texture and pattern.

c Alternative roof finishes may be appropriate particularly on commercial schemes or more contemporary residential conversions, subject to detailing and context.

Left: conversion which has respected the character of the existing building, in terms of openings and roof detailing, Reynoldston

D1.12 For alterations to doors and windows the following general principles should be taken into account:

Doors

a Doors in conversions should be limited to simple styles and detailing, and should fit the existing opening. The infilling of an opening in order to fit a door should be avoided.



Above: existing openings retained and simply glazed to provide access and daylighting. Brecon Beacons National Park

Windows

a If windows are required to light an upper floor, their design should be appropriate to the existing building. The incorporation of internal light wells and atria with ridge roof lighting can assist in getting natural light deep into the heart of a building.

b The introduction of dormer windows is rarely an acceptable approach when converting a building unless they are an existing feature, due to the impact upon the character and form of the original building. Rooflights should be considered as an alternative. [*Refer to windows within the detailing section of Module A: Residential*].

c The choice of style of window should reflect the style and characteristics of the existing building. The window should fit the opening rather than vice versa, as such standard or 'off the shelf' windows will rarely be acceptable.

d The use of uPVC windows will not be accepted for converted buildings as often these are older, traditional properties which may be of some architectural or historic interest, even if not protected through being listed.

e Care should be taken with the subdivision and proportions of windows, which should be appropriate to the building type rather than its new use.

f Large openings provide the opportunity for the inclusion of attractive, strong design elements. The detailing of such openings should aim to retain the openness of the original building and, as such, any sub-division by frames should be minimal.

D1.13 Proposals should aim to retain the simplicity, form and composition of the original building. Therefore the impact of new services or features must be carefully considered. Proposals should therefore take into account the following general principles:



Above: external pipework and timber decking detract from the integrity of this residential chapel conversion

a Buildings should not be 'domesticated' through the introduction of inappropriate detailing or features such as porches or conservatories.

b Considerable care needs to be given to both siting and detailing when incorporating chimneys, flues or ventilation systems.

- External masonry chimneys will rarely be an acceptable addition to any conversion.
- Insulated metal flues should be used instead as these can be housed within the building, minimising visual impact. Such flues should be finished in a dark recessive colour.

c Any necessary bulky plant should be sited on the least visible side of the building or, preferably, within the building itself.

d External pipework should be kept to a minimum. Generally, all foul water drainage should be incorporated within the building, with external soil vent pipes being in a dark/ recessive colour.

e Gutters and down pipes should be of a style and material appropriate to the building, with existing/ traditional fixing details being used. The use of uPVC rainwater goods should be avoided.

f Existing ridge and eaves detailing should be retained or reinstated where possible however the introduction of timber fascias and bargeboards will not be acceptable on agricultural conversions regardless of material, as they are not typical detailing.

g Where possible preserve original flooring and ensure that evidence of previous occupation remains undisturbed. Be aware that there may be a requirement for an archaeologist to record any groundworks.

D1.14 In addition to the form and fabric of the building, the detailing of external spaces and potential impact that conversion could have on local ecology should also inform proposals. Consequently, the following general principles should be taken into account:

Right: Holiday accommodation in converted barn which fronts onto working farmyard with small amount of space to front delineated by stone flags and timber planter. Windows limited to original openings. Brecon Beacons National Park



a Any landscape scheme should avoid domesticated detailing - simple planting schemes, traditional boundary treatments and hard surfaces will be most appropriate. If lawns and planting are to be incorporated, they should be simple and sensitive to the character of the building [*Refer to Module G: Landscape*].

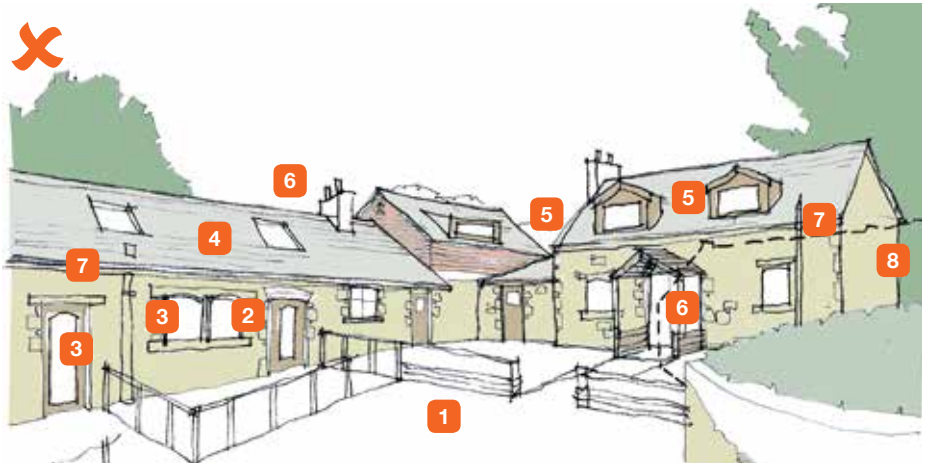
b Where a conversion consists of a number of units, a common treatment should be applied to external spaces in order that the building reads as a single entity.

c The siting of outbuildings including garages and sheds will need to be controlled to respect the existing building's character. Wherever possible, such uses should be incorporated within the existing building. When not viable, these structures should be sited away from the building in the least visually obtrusive part of a site. Appropriate measures should be taken to screen any visually intrusive structures, preferably using planting, if appropriate, landform and natural materials.

Below: Converted barn fronts onto quiet lane, with stone walls providing enclosure for private space. Oxwich Green



D1.15 The following illustrative example has been prepared to show how a typical collection of farm outbuildings might be converted into holiday accommodation. The example highlights the principles of good conversion and, conversely, how a poor conversion can destroy not only a single building but often an entire grouping.

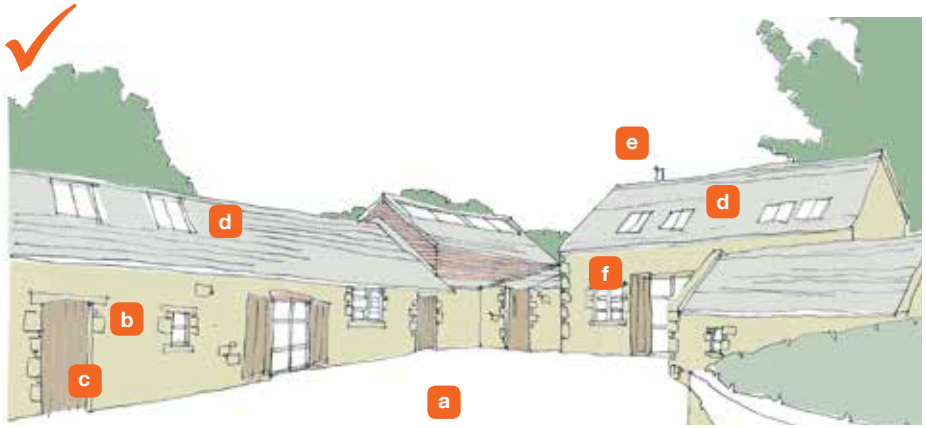


Poor example - leading to a loss of character

1. subdivision of yard into individual areas
2. over-enlargement of existing openings
3. introduction of inappropriate window and door styles
4. use of standard rooflights
5. inappropriate use of dormers
6. introduction of residential detailing such as porches and chimneys
7. poor positioning of services
8. removal of existing building

Below: farm buildings used as basis for the preparation of illustrative examples [*right*]





Good example - retaining and enhancing existing character

a. retention of single space to front
b. use of existing openings
c. sensitive window and door styles
d. use of conservation style rooflights
e. chimneys ventilated by flue on less visible elevation
f. incorporating existing features such as shutters

commercial and contemporary conversions

D1.16 On commercial properties, roller shutter and security style doors should be avoided, with side hung, timber or metal panel doors being a more acceptable approach.

D1.17 Commercial schemes will need to consider the potential impact of access and storage arrangements upon the character of both the site and wider area. If there is more than one commercial unit, boundaries should be well defined and a maintenance regime should form part of any tenancy agreement. Screened bin storage should be provided for each unit.

D1.18 The following examples illustrate conversions which have adhered to the general principles laid down in within this module. However, given the limited number of conversions within the AONB these examples are from elsewhere in Wales.

Top and middle: Conversion of a collection of barns to provide commercial accommodation on the outskirts of the village of Merthyr Mawr, Vale of Glamorgan.

Bottom left and right: Conversion of a former barn into a restaurant. BwytyMawddach, Llanelltyd, Gwynedd.







Image ©James Jenkins Partnership



Below: Pinions Barn, Buckinghamshire. A group of derelict farm buildings have been restored and converted into a large family home. Wherever possible doors and windows are located within the original external openings - developed to respond to the simple agricultural character of the original buildings, with three dramatic exceptions. One of the main design objectives was to preserve the open interiors of the original barns with a minimum number of new internal subdivisions.





Image ©Simon Condor Architects

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/UDP

Countryside Council for Wales
http://www.ccw.gov.uk

Converting Historic Building in Wales, Cadw and Monmouthsire County Council [2004]
http://www.cadw.wales.gov.uk/default.asp?id=15&lang=publications

The Conversion of Rural Buildings SPG, July 2011, City and County of Swansea
http://www.swansea.gov.uk/media/pdf/2/n/Conversion_of_rural_buildings_latest_version_no_track_changes.pdf

module D

gower aonb
design guide



repair & maintenance

- introduction 106
- enhancement opportunities 107
- general maintenance 108
- **building repair:**
  - walls 109
  - windows and doors 113
  - painting and colour 114
  - roofs 115
- repair principles for historic buildings 116
- useful references 117



Residential Extensions and Alterations [subject to policy HC 7]

Extensions/alterations to Listed Bldgs [subject to policy EV 7]

E1.1 A large proportion of the work undertaken on buildings within Gower is concerned with maintenance and repair. Much of this work will not require planning permission, but nevertheless has the potential to have a substantial impact upon the character of the AONB and, as such, should aim to enhance buildings and their surroundings.

E1.2 Some works which ordinarily benefit from permitted development rights may require planning permission, because of:

- Protected status of the AONB; or
- Conservation area status; or
- An Article 4 direction withdrawing certain permitted development rights which is in force [*refer to Appendix 3*].

Works to listed buildings may also require listed building consent.

E1.3 In order to confirm whether planning permission is required for your proposed works, it is recommended that the Council's planning service is contacted.

E1.4 Even if planning permission is not required, the repair of traditional buildings on Gower will generally require consideration of protected species such as bats and barn owls. For more information see G1.40-G1.47.



Above and opposite: Properties in Llanmadoc and Oxwich which would benefit from a maintenance regime to retain their character and enhance their surroundings

enhancement opportunities

E1.5 It is important to appreciate that general maintenance and repair, together with some minor amendments, can provide scope to enhance poor quality or otherwise 'average' modern buildings. Such opportunities should be encouraged as a means of improving the quality of Gower's built environment, and could include some or all of the following.

- Removal of ornamentation
- Use of simple white render to elevations
- Replacement of concrete roof covering with slate or reconstructed slate product
- Replacement of non-traditional eaves and verges with simple, local detailing
- Reinstatement or introduction of appropriately detailed boundary treatment.

E1.6 Further information on local characteristics are included within settlement statements, in Appendix 5 of this guide. And more extensive guidance on residential detailing is included within Module A: Residential.



Above: largely original, well maintained 1970's bungalow, with additional rooflight



Above: renovated neighbouring bungalow - clean cut, contemporary

E1.7 Priority for regular maintenance should focus on keeping out water and damp penetration. A regular inspection of roof coverings, gutters, downpipes, gullies and perimeter drains is recommended. A regime of inspection by a suitably qualified professional, who will also check open joints in masonry and cracked render will repay the costs by avoiding unnecessary deterioration in a building's condition. Photographic surveys can help to monitor a building's condition over time.

E1.8 With regard to day-to-day maintenance, the main issues which can normally be tackled by the building owner are:

Check list

a. Check roof coverings and replace breakages; ☐

b. Clear leaves and silt from gutters, flat roofs, downpipes, gullies etc., about every three months, but especially during the autumn; ☐

c. Check that air bricks and vents both within the body of the building and in roof voids are kept free of plants and general debris; ☐

d. Check that surface drains around the edge of the building are kept clear; ☐

e. Check for insect and fungal attack. Timber should be checked for signs of woodworm and treated or repaired as necessary; ☐

f. Check for signs of damp including peeling paint and wallpaper; ☐

g. Removal of bird droppings from external masonry and any internal spaces e.g. attics, where birds have gained access. Loose bird guards should be fixed to prevent entry; ☐

h. Removal of plant growth, especially ivy, on masonry and around the building's perimeter. Self seeded trees or large shrubs next to walls and foundations should also be removed. ☐

E1.9 It is the general premise that both stone and brickwork provide a weatherproof structure and therefore repairs should take the form of re-pointing rather than re-cladding. The exception to this is when buildings were originally built of poor stone/brickwork which was intended to be either limewashed or rendered.

E1.10 In simplified terms there are three main causes of masonry failure, the first requiring minor repair works, whilst the others may result in more major interventions:

Use of hard setting mortar
Causing the accelerated weathering of surrounding masonry. This will require the removal of the offending mortar, consolidation works and re-pointing.

Settlement
A period of monitoring is advisable to determine the exact cause of the movement; inadequate foundations, change in ground conditions etc. Resultant underpinning to stabilise the structure should be followed by re-pointing as necessary.

Overloading / stressing
This can occur in incidences such as re-roofing, where new materials are heavier than previous coverings. Therefore the cause of the overloading must first be determined before employing a structural solution.



Above: Stone buttress to corner of Great Pitton Farm, Pitton, Rhossili

Re-pointing

E1.11 The essential rules with repair of failed pointing, is to firstly check for bats and putting necessary mitigation in place. Then the old mortar should be removed where it is loose or the joints open, vegetation including roots should also be removed and the voids sprayed with an environmentally friendly herbicide to stop re-growth, and repointed using an appropriate mortar. Generally a mortar which is weaker than the surrounding stonework should be used, allowing weathering of the mortar rather than the stone.

E1.12 Apart from the disfiguring appearance of inappropriate mortar mixes and finishes, these can cause structural problems by effectively 'locking in' damp in the walls. Traditional lime cement mortars allow walls to 'breathe'.

E1.13 Further information on the use of lime motor in historic structures can be found within Cadw's Technical Conservation Note: April 2004 [*see 'Useful References' at the end of this module*].



Inappropriate pointing to stone wall



Traditional pointing to stone wall

E1.14 Superficial pointing should be avoided as it lacks durability. All joints should be raked out to a suitable depth and cleaned before re-pointing. Generally pointing should be finished behind the face of the stone or brick, rather than spreading across the surface.

E1.15 Care needs to be taken to ensure that new mortar contains no voids, and that it doesn't dry out too quickly. The removal of planting should be done carefully to minimise the disruption of existing mortar.

E1.16 The choice of mortar colour can have a major effect on the external appearance of a building, especially where large areas are being replaced. The colour should harmonise with the brick or stone colour and not contrast strongly with it.

E1.17 The style of pointing is key to the overall finished look of a wall. Generally mortar should be slightly recessed from the face of the wall, however on historically or architecturally important buildings more ornate styles may be found and, in such a case this detailing should be carefully copied.

E1.18 Further information on the repair and preservation of historic masonry can be found within Cadw's Technical Conservation Note 1: May 2003 [*see 'Useful References' at the end of this module*].

Stone Repair

E1.19 Whilst there is now a diverse range of materials in evidence within Gower traditionally local stone would have been the predominant material:

- Limestone in the south and north-west
- Pennant sandstone in the north-east
- Old red sandstone and quartz conglomerate in central areas

E1.20 The weathering of stone is a natural process and it is what gives many of Gower's buildings their character. However it is important to understand that the use of limewash and application of render to traditional stone houses was to protect them from the extremes of weathering.

E1.21 Recent trends have seen the removal of render & limewash, exposing the stonework beneath and opening up the building's structure to attack. This approach to renovation should be avoided and care taken in the re-application of replacement coverings.

E1.22 Where weathering has caused the stone to flake or 'spoil' the affected area should be brushed to remove the loose material, exposing the new surface.

E1.23 If greater intervention is required due to excessive weathering or damage, and the stonework needs to be replaced, the choice of stone material is key and consideration should be given to the following:

a Replacement should be in the same stone – either salvaged or new.

b Replacement should be finished to match the existing – both in terms of surface treatment and style of pointing.

c If working on historically important buildings advice should be sort from qualified experts and appropriate discussions held with the Council's building conservation team.

d Work should be carried out by skilled crafts people.

Brick Repair

E1.24 Brick walls and piers supporting gates should be inspected for signs of decay or bulging. The regular regime of repair should include removal of plant growth, especially clinging ivy, and minor areas of re-pointing of brickwork and stonework.

E1.25 In the event of failure of a brick wall, it should be replaced with bricks of the same dimension, strength and durability, texture and colour. They should be laid in the same bond [joint pattern] and width of joint. The appearance of a wall can be seriously impaired by incorporating different joint widths for areas of replacement brickwork. If matching second hand bricks are not available new stock bricks should be chosen with care trying to achieve the best match possible.



Above: Characteristic smooth and roughcast render finishes, Oldwalls

Render

E1.26 There is a strong tradition of the use of render on Gower buildings, replacing the original waterproofing of lime wash. Various types of render are in evidence including rough finished pebbledash and smoother painted or through coloured render.

E1.27 The most common cause of failure of external render is water penetration. Patch repair may be possible and if the render is self-finished the colour/texture match will depend on the correct choice of sand in the mixture. However, patch repairs of render which is painted are rarely satisfactory and generally the best solution is the removal of the failed render and its complete replacement.

E1.28 When considering new or replacement render, traditional sand/cement mixes are preferable to polymer [acrylic] based finishes as these are effectively a waterproof covering which will seal the building's fabric. Older, stone built properties need to be able to 'breathe' to allow moisture to escape the fabric and in this regard a lime render or lime wash is still the ideal finish.

E1.29 Windows and doors would have traditionally been of simple design, but changing fashions, improvements in technology and the standardisation of materials has led to a wide variety of designs throughout Gower.

E1.30 It is important to note that the replacement of existing traditional windows and doors, without taking into account the character of the building can be detrimental to not only the building but also to the wider character of the area through the introduction of inappropriate styles and materials.

E1.31 Generally, original windows and doors which make a positive contribution to the character of a building should be retained and repaired where possible. The Council will encourage the repair and refurbishment of original windows in Gower, particularly within Conservation Areas. If they are beyond repair or not of the original design, then reproductions of the most appropriate style is likely to be the best way to 'preserve or enhance' the character or appearance of a Conservation Area.

E1.32 In terms of maintenance, doors and windows should be checked annually ensuring that:

a Cracked or flaking paint work is sanded, filled as necessary, primed and repainted

b Cracked or broken glazing is removed and replaced

c Windows or doors which 'stick' are renovated

d Broken sashes are re-hung

e Timber decay is remedied

E1.33 For further information on replacement doors and windows - particularly concerning materials, refer to: Module A: Residential: Detailing: Windows / Doors.



Above: attractive timber door of a traditional, simple style enhances this Gower cottage

Below: poorly maintained windows can detract from the overall appearance of a building as well as allowing water to penetrate the structure.



E1.34 All external timber and metal structures are vulnerable to decay due to exposure to the weather.

E1.35 Regular painting with appropriate external quality oil paint of a suitable colour is the best remedy to protect wood. High specification paints should be used in coastal locations.

E1.36 Due to the potentially corrosive nature of the maritime climate marine quality stainless steel is often the most appropriate choice, however cast iron can also be used.

E1.37 Traditionally buildings on Gower, if painted, would be white or light in colour due to the use of lime wash as a waterproofing finish. However the use of ox-blood as a colourant could provide earthy reds, as illustrated by Kennextone Farmhouse - now at The Museum of Welsh Life, St. Fagans.

E1.38 In more recent times a palette of 'pastels' have become fashionable – more generally on the fringes of the AONB. Whilst these lighter colours, whites and more 'earthy' tones may be appropriate, the use of bright accent colours are less likely to be considered acceptable.

E1.39 It is important to note that painting in a new colour may need listed building approval if it significantly alters the character and appearance of the building. This should be confirmed with the Conservation Officer if there is any uncertainty.



Above: typical white painted rendered cottage, Bishopston

Below: Kennextone Farmhouse was originally covered with a limewash coloured with ox-blood



E1.40 The primary purpose of the roof covering is to keep out weather and when this fails there is a need for urgent action to prevent further internal damage to the building, such as rotting of roof timbers.

E1.41 Repair of the existing is generally preferable to replacement, where roofs are of a sufficient quality that they are worth retaining. A good maintenance regime for all roofs should include removal of excess moss.

E1.42 Patch repairs can be carried out successfully by re-fixing loose and slipped slates and replacing broken ones with matching material. Wherever possible it is desirable to salvage and reuse existing slates.

E1.43 If reclaimed materials are to be used in re-roofing, existing slates should be stripped from less visible areas of the roof to use on front facing pitches, and replaced by the reclaimed slates. This helps to maintain a cohesive roofscape in terms of both texture and colour.

E1.44 If works require the use of new slate, it should be of a sufficient quality, texture and colour to compliment the existing context, and possess weathering qualities which will ensure a similar patina.

E1.45 Substitute materials such as artificial slates made of fibre resin, concrete or 'reconstituted stone' should be avoided on historic buildings, however may be an acceptable alternative on other buildings. Care should be taken when replacing a roof with a different material as there may be loading implications to the roof's structure.

E1.46 Spray on coating systems either to the underside of the roof, or externally should be avoided as these make subsequent problems difficult to trace and prevent the re-use of materials.

E1.47 The removal of chimneys should be avoided due to the potential impact on both the building's character and that of the wider area. Flashings should be checked for damage to prevent issues with damp. If replacing or reinstating chimney pots ensure that the design and scale is appropriate to the building's character.

E1.48 If considering the introduction of rooflights refer to the guidance provided within the roofs section of Module A: Residential: Detailing.

E1.49 When maintaining gutters and downpipes consideration should be given to the appropriateness of both the design and choice of materials. Where possible replacement should be 'like for like', particularly when dealing with older properties with cast iron rainwater goods. If wholesale replacement is proposed the householder should consider the impact of new rainwater goods, specifically the colour and detailing. White is often not the most appropriate choice, and more regressive colours such as grey, black and pale blue/greens may be more suitable.

E1.50 For further information on roofs refer to Module A: Residential: Detailing: Roofs.

E1.51 Whilst there can be no standard specification for the repair of historic buildings, widely accepted principles have been laid down to encourage appropriate restoration practices. Most of these buildings will be statutorily listed and subject to stringent controls to both the exterior and interior of the building. The primary aim of repair of these is to slow the process of decay whilst not damaging either the character or historic fabric, and using minimal intervention to ensure the long term survival of the building. This is best achieved through:

a **Analysis and understanding of historic development**
A thorough assessment of the building and its relationship to the wider context should be made prior to repairs being undertaken. Where necessary, this should be carried out by an appropriate professional.

b **Understanding the causes of existing defects**
An investigation into the origins of defects provides an appreciation of the reasons for the failure of the historic fabric. Such knowledge should ensure that any defects resulting from previous mistakes in repair will not be repeated.

c **Avoidance of unnecessary damage by limiting the scope of restoration work**
Repair works should be selective, addressing only areas or details which are in a condition that warrants attention. It is important to appreciate that building elements decay at varying rates and whilst one detail or material may need attention, this does not necessarily mean that work will be required to adjacent areas.

d **Adoption of proven repair techniques**
Repairs should aim to match existing materials and construction methods, and consequently mature at an appropriate rate. New techniques should only be employed where a traditional alternative cannot be identified, and/or where it will secure the preservation of an important feature.



Above: The Nook, Oxwich: Grade II

e Truth to materials

Repair works should not be artificially aged in an attempt to misguide the viewer into believing that they are from an 'earlier time'. Moreover, they should not be obtrusive. If significant repairs are undertaken it may be worth dating such works to inform future analysis.

f Analysis before removal of later additions

Careful consideration should be given before any previous repair work/alterations are removed. Whilst they may not have been part of the 'original' structure, they can prove equally important to the history of the building. Any works resulting in the removal of historic detail should be sanctioned as necessary and be meticulously recorded.

g Restoration of lost features

Repair works provide the opportunity for the replacement of both structurally significant elements and aesthetic features. Whilst the former will be an obvious requirement to ensure long term structural integrity, the reinstatement of the latter should be based upon sound evidence. Works to either should ensure that no loss of historic fabric occurs.

h Safeguarding the future

Regular monitoring and maintenance regimes help to minimise future repairs to historic buildings. The life span can be further extended when physical precautions are combined with the occupation of the building which is appropriate and sympathetic to the age and design of the structure.



Above: Lower Mill, Llanrhidian: Grade II

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Unitary Development Plan
http://www.swansea.gov.uk/UDP

Countryside Council for Wales
http://www.ccw.gov.uk

Cadw
http://www.cadw.wales.gov.uk
The Repair and Preservation of Historic Masonry:
Technical Conservation Note 1 May 2003

The Use of Line Mortar in Historic Structures:
Technical Conservation Note 2 April 2002

Small Rural Dwellings in Wales: Care and Conservation [2007]

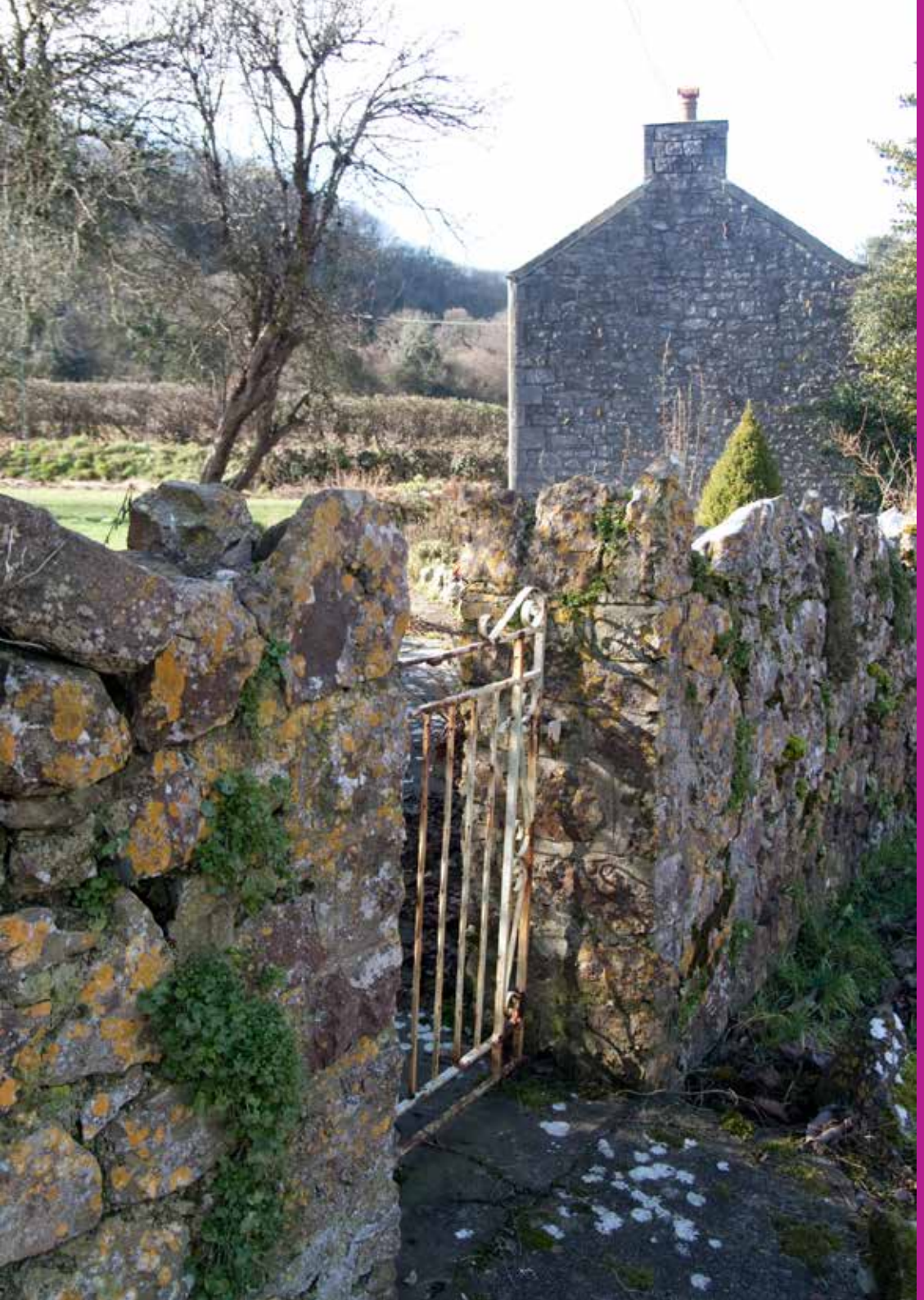
Conservation Principles [March 2011]

Historic Buildings Advisory Council for Wales
http://www.buildingconservation.com

The Society for the Protection of Rural Buildings
http://www.spab.org.uk

module E

gower aonb
design guide



a sustainable design approach

- introduction 119
- policy context 120
- building regulations 121
- a sustainable design process 122
- energy hierarchy 123
- sustainable energy options 125
- sustainable systems decision matrix 129
- wider sustainability aspects 130
- code and BREEAM requirements 131
- useful references 132



F1.1 Sustainability considerations require an holistic approach to design and lifestyles incorporating a wide ranging, complex set of parameters ranging from energy efficiency to transport planning, to individual consumer choices.

F1.2 The geographical context of Gower as a rural peninsula has special considerations which are outside the scope of this document including a reliance on individual transport options and low levels of green transport use. This is characteristic of rural locations, where appropriate reliance on public transportation is encouraged with car use a secondary option.

"It is the aspiration of the Welsh Assembly Government that in the future all new buildings achieve a zero carbon standard"

[TAN 22, July 2010]

F1.3 The national policy initiative outlined in the One Wales : One Planet: The Sustainable Development Scheme of the Welsh Assembly Government [2009] aims to convert Wales into a One Planet economy by 2050 'setting a pathway to using only our fair share of the earth's resources, and becoming a One Planet nation within the lifetime of a generation'.

F1.4 Sustainable design objectives are embedded throughout all levels of planning policy in Wales. Of specific relevance are:

- Planning Policy Wales [PPW] Edition 4 Feb 2011
- Technical Advice Note [TAN] 8: Renewable Energy, 2005
- Technical Advice Note [TAN] 12: Design, 2009
- Technical Advice Note [TAN] 22: Sustainable Buildings, June 2010

Sustainable Development
[subject to policy SP1]

Efficient use of Resources
[subject to policy SP11 & SP12]

F1.5 The Welsh Assembly Government's "Planning for Renewable and Low Carbon Energy Development [February 2011]" provides guidance on the planning and environmental implications that should be considered in determining an application for renewable and/or low carbon energy development.



Torfaen Council Eco-Building
©White design

F1.6 PPW (2010) contains the following standards:

Applications for 5 or more dwellings received on or after 1st September 2009 and applications for 1 or more dwellings received on or after 1st September 2010 to meet Code for Sustainable Homes [CfSH] Level 3 and obtain the following credits under issue Ene1 - Dwelling Emission Rate:

- 6 credits where Version 2 (May 2009) of the "CfSH -Technical Guide" applies to the development on registration under the Code
- 1 credit where Version 3 (November 2010) of the "CfSH -Technical Guide" applies to the development on registration under the Code

Applications received on or after 1st September 2009 for non-residential development which will either have a floorspace of 1,000 m2 or more, or will be carried out on a site having an area of one hectare or more', to meet the Building Research Establishment Environmental Assessment Method (BREEAM) 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions

Prior to preparing any proposal confirmation should be sought of the latest mandatory sustainable building standards.

F1.7 TAN 12 gives advice on the design process and tables the strategy of an 'energy hierarchy' expanded in the TAN 22 document. TAN 12 also gives specific design prompts on access, character, community safety, environmental sustainability and movement, stressing the need for a full contextual site appraisal before design begins.

F1.8 TAN 8 recommends an energy target of 10% renewables by 2010. It lists a series of renewable energy options including anaerobic digestion, CHP, bio fuels, energy from waste, solar thermal and solar PV encouraging Local Authorities to produce guidance in the form of Supplementary Planning Guidance to guide their inclusion in developments.

F1.9 TAN 22 sets out the current guidance on the procedural elements of meeting the planning policy including details of The Code for Sustainable Homes assessment procedure for residential architecture and BREEAM assessment method for commercial architecture. It expands on the energy hierarchy tabled in TAN 12 and offers advice on how to approach these aspects and how to explain them in Design and Access statements and subsequent negotiations with the local planning authority.

F1.10 Currently Welsh building regulations are linked to the European EPBD [Energy Performance in Buildings Directive] and the UK Government 'Building A Greener Future' zero carbon targets. The regulations will enforce a step change improvement in the Building Regulations Part L: Conservation of Fuel and Power, and Part F: Air Tightness over the next 6 years, with the first change implemented on the 1st October 2010 which set a 25% reduction in energy use for both new build domestic and non-domestic buildings.

F1.11 The Building Regulations powers were transferred to the Welsh Government on the 31st December 2011 with subsequent changes tabled for 2013 including a step change of 55% reduction in energy use set against the 2006 baseline and zero carbon by 2016. Reference should be made to the Welsh Government website for further information. [www.wales.gov.uk]

F1.12 Early decision making is paramount to achieving more sustainable buildings. Whilst the guidance set out under the following headings give more specific advice regarding sustainable design, energy and technological systems, there is considerable opportunity in ensuring cost effective sustainable design through a more considered process.

F1.13 There are certain decisions that are made at the outset of a project that have a profound effect on the sustainability outcome. The design guide suggests that following questions to be asked of any project:

Has an integrated design team been appointed?
Additional fees may be accrued for the input of other professionals but early strategic advice will save money and improve building performance and capitalise on specific project opportunities.

Can the project be linked through an integrated energy infrastructure to others in close proximity?
Whilst the opportunity for larger scale district energy systems may be limited on Gower, two houses sharing a ground source heat loop, for example, will massively reduce the capital investment required.

Has a sustainability statement been prepared to support the planning application?
Guidance on writing a sustainability statement can be provided by the Council.

Has building orientation and siting been maximised?
This is a fundamental starting point for any project. Maximising natural lighting, ventilation and controlled solar gain, reduces carbon emissions and fundamentally reduces capital cost for achieving the same reductions through other means. This consideration also underpins the wider sustainable design aspects regarding transport, place-making, landscape and ecology.

Has consideration been given to the payback opportunities of any given design or technological approach?
Technology that is bolted on at a later stage may never achieve payback against the expense of its installation. Analysis of different approaches or technology is valuable time spent at the outset of a project and decisions are based on life-cycle considerations.

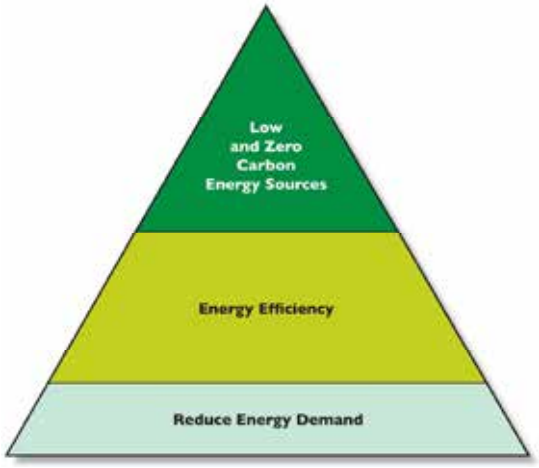
energy hierarchy

F1.14 The following guidance uses the TAN 22 definitions of sustainable buildings "energy hierarchy" approach which proposes three key ways to address sustainable energy usage and generation in new development:

- Reducing energy demand
- Increasing energy efficiency
- Utilizing low and zero carbon energy sources

F1.15 Designs should aim to reduce energy demands with passive design based approaches including appropriate building siting and orientation, low embodied energy material and low u values, careful design of fenestration, shading openings in elevations prone to excessive solar gain and good daylighting practice. The design team can give advice on the appropriate design approaches.

F1.16 Recognised design methodologies are to be used using the principle of ' fabric first' lean, clean, green approach where the focus is on reducing the energy demand through high performance building fabric and clean high efficiency technologies.



Energy Hierachy Triangle [source: TAN 22]

F1.17 **Example: The PassivHaus Approach**
This provides a strategy that can be incorporated into a wide range of applications including commercial buildings, it can be used on a variety of sites and it can be adapted to suit the local vernacular architecture. It is in contrast to traditional 'passive solar design' which is a distinctive approach using external glazed spaces to preheat the incoming and internal air therefore reducing the space heating requirement.

F1.18 "The Passivhaus Standard" incorporates the following design and construction approaches to reduce C02 emissions from Heating by 80%:

- u values of 0.15 w/m2.K for all building fabric elements
- u values of glazing 0.8 w/m2.K
- air-tightness of 1m2/hr/m3@50pa
- highly efficient heat recovery ventilation - it is possible to achieve Code Level 4 design for housing using the passivhaus standard alone without the use of renewable energy systems.

energy hierarchy

F1.19 Proposals should incorporate energy efficiency measures including low energy appliances to reduce the active load demand. This would also include other consumer choices including entertainment systems which are influenced by lifestyle choices.

F1.20 Low and zero carbon energy sources are to be considered as the final option and are to be integrated into the design strategy of the building.

F1.21 The renewable energy options applicable to each design will, in most cases, be governed by the site opportunities and constraints. A full site analysis is to be undertaken. TAN 12: Design June 2009 provides more details to establish which technologies will be the most appropriate.

F1.22 The technology types can be broadly categorised through the fuel type:

- solar
- water
- biomass
- thermal (ground)
- chemical

F1.23 The technologies used to extract the energy vary depending on the development size and use class ranging, for example, from using biomass to fuel a small stove within a residential property, to the larger scale CHP plant for a community or district heating system.

F1.24 The site analysis is to include the availability of fuel and any transportation carbon costs associated with the delivery, as the broader sustainability issues are to be taken into consideration as described in TAN 8.



Above: Commercial development - Dyfi Valley, JPW

Below: Residential development -Y Foel, JPW



F1.25 The following section outlines some of the considerations required to obtain certification through either Code for Sustainable Homes or BREEAM methods. Early consultation and advice from BRE or other accredited assessors is recommended. Sustainability measures are best considered at the early stages of the design process to obtain best value and help to prevent frustrating compromises at a later date.

"Whilst Permitted Development Rights exist for some micro generation features associated with domestic properties, the Planning Application Service should be contacted to establish whether planning permission is required."



Above: BRE Integer House, Garston Watford

Energy and CO2

Solar -Passive Approaches

F1.26 Traditional passive solar design approaches using a glazed space as intermediate indoor/outdoor space which is thermally separate from the remainder of the dwelling. The angle design of this type of facade is critical to preventing overheating in summer. The incoming air can be passed through this space preheating the external air and reducing space heating load. This type of approach has the added advantage of buffering the dwelling in semi exposed and exposed sites, is an extra space that can be inhabited and can be used for indoor gardening.

F1.27 Efficient orientation and the removal or mitigation of potential overshadowing from adjacent properties and landscape is vital to the success of this approach as is the ability to ventilate the space at high level during hot summer months.

Solar - Active Systems

F1.28 Solar hot water systems include flat plate collectors, concentrating collectors and vacuum tube collectors.

F1.29 Outline guidance on costs and efficiencies can be obtained from the Low to Zero Carbon Energy Sources Report 4 ODPM 2005. Broadly an orientation of 30 degrees to horizontal is suitable for the southern UK and the individual technology efficiencies will vary. The Energy Saving Trust are a good starting point when considering renewable solar energy options and can provide signposting to any available funding programmes.



Above: University of Maryland

F1.30 Photovoltaics produce electricity from silicon cells which can then be used within individual buildings or exported to the grid. The Low Carbon Buildings Programme funded by the UK government [started in 2006] was set up to encourage the use of micro-generation technologies.

F1.31 The programme has now been replaced by the introduction of a 'feed in tariff' which sets the amount to be paid by energy companies to individual generators exporting electricity into the national grid. The tariffs are guaranteed for 25 year and are index linked and are likely to pay back 2-3 times their capital cost in the tariff timeframe [Information from www.fitariffs.co.uk].

F1.32 There are a number of PV systems available which can be either integrated into a tiled roof or a flat panel as required. Independent systems can be used on an existing flat roof constructions. To gain the optimum benefit of the solar radiation a system which tracks the suns path is best however these come at a premium.

F1.33 Note that locating PV and solar installations adjacent to property boundaries is to be avoided as future development on adjacent sites may affect the available renewable energy.



Above: PV instalation integral to building design,

Biomass

F1.34 The term biomass covers a number of different sources including wood pellets, anaerobic food digestion plants and other farmed or waste cellular products. Wood pellets are the most common source for small scale installations.

F1.35 Small scale biomass for individual buildings is allegedly carbon neutral however consideration will have to be given to the travel distances required during transportation.

F1.36 A PassiveHaus approach to new build would negate the necessity for a centralised heating system, however for conversions and extensions to existing dwellings this can be considered.

F1.37 Larger scale district heating systems and commercial buildings including schools may be suitable for a biomass CHP energy source. Early assessment by an energy specialist will be required to ascertain whether this is appropriate at the feasibility design stage of the project.

F1.38 Contact the biomass energy centre at www.biomassenergycentre.org.uk for further information and the Energy Savings Trust.

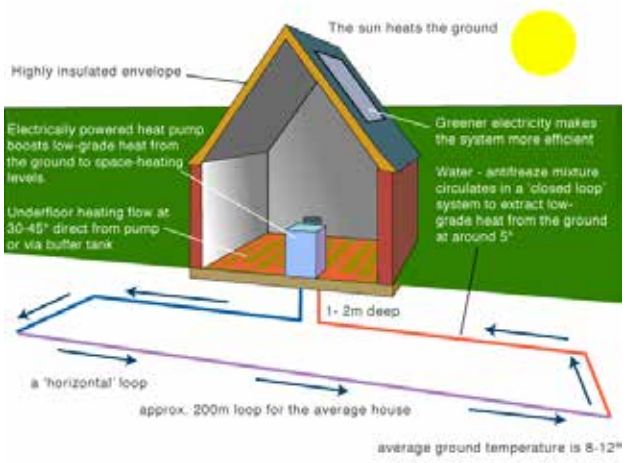
Ground Source Heat Loops

F1.39 Ground temperatures are stable when compared to annual and day swings in air temperature. A ground source loop will utilise this temperature lag depending on the season to either cool or heat internal spaces. The system provides a low level background heat or cooling source which would replace a conventional heating system.

F1.40 The ground loops require a significant area of clear external land in order to lay out the coils. Although it is possible to vertically bore down, this option is more expensive and tends to be used in high value urban locations. The ground needs to be clear of tree roots and a ground investigation would have to be undertaken to ascertain site suitability.

F1.41 Water sources can also be used as the thermal store using underground water sources to transfer heat through the pipe work. Advice from the Environment Agency would need to be sought in this instance.

F1.42 The ground loops are linked to heat exchangers which extract the heat transferring it into the building. The loops are closed and circulate like a large central heating system. The systems are rated according to their coefficient of performance which means the ratio of heat produced from the unit of electricity consumed. The pumps and fans require an electrical source which could be supplied by a PV installation.



Above: Diagram of ground source heat loop system

F1.43 In the Netherlands ground source pipe work has been installed beneath the roadways and external parking areas in a village called Avenhorn which helps to heat a new apartment building in the village.

F1.44 The local Highway Authority would have to be consulted over any proposals which include works to the adopted highway network .

F1.45 Contact the Ground Source Heat Pump Association www.gshp.org.uk for further information and the Energy Saving Trust.

CHP

F1.46 Combined Heat and Power Units and Micro CHP can be powered by either biomass or mains gas or a combination of the two depending on storage space available and the consistency of fuel supply. The potential efficiency of a CHP unit can be in the region of 90% offering potential efficiencies in electricity supply when compared to grid supply losses which is in the region of 7.7-20% loss depending on the local power station location.

F1.47 These systems have been used for years in hospital sites where security of supply is paramount. They are being introduced in larger scale mixed use developments as a larger plant requires a significant load to service, in the region of 10 hours of operation per day, in order to be cost effective.

F1.48 A medium scale unit may be appropriate for an arrangement of community buildings linked potentially to the surrounding residential areas. The CHP unit will require a separate boiler house and in the case of biomass access to the site for the delivery and storage of fuel material.

F1.49 A small scale unit can be used for smaller applications, an example of which is Tresellick Gardens in Cornwall where it is used to power onsite catering facilities using an LPG system.

Micro Hydro

F1.50 The water mill was once a common feature of rural communities before the advent of the national grid. The return to considering our local rivers as sources of power is now being introduced. There are three possible routes to power generation; in stream wheels including reactivating the existing historic water mills, turbines in smaller streams or springs and finally weirs.

F1.51 The potential energy generation will vary depending on the water flow rate and method used however up to 100kw is possible in some locations [refer to www.segen.co.uk as a useful introduction].

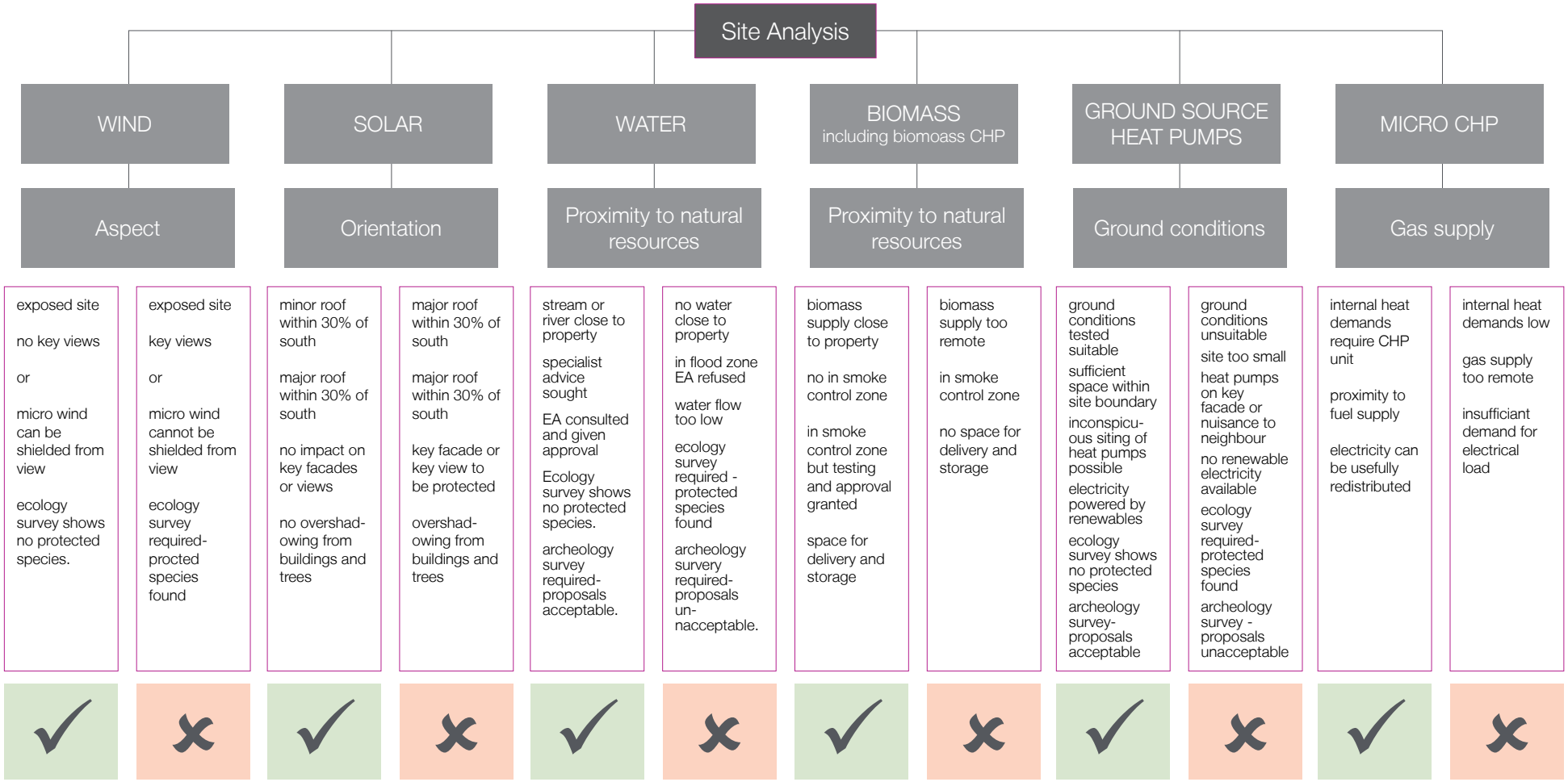
F1.52 Early consultation with the Environment Agency is necessary as any changes to flood patterns and water supply will have to be monitored and agreed [refer to TAN 15: Development and Flood Risk 2004].

Wind Power

F1.53 The assessment of large scale wind generation farms is outside the scope of this document, however, small scale wind turbines may be acceptable on Gower within the aesthetic of commercial and agricultural holdings. There is however considerable evidence that suggests that small installations do not achieve a significant enough generation of renewable electricity set against the initial capital investment and ongoing maintenance costs.

F1.54 Contact the Energy Savings Trust and Renewable UK www.bwea.com for more information.

sustainability systems decision matrix



✓ consider as part of overall design approach

✗ not appropriate

F1.55 Code for Sustainable Homes [CfSH] and BREEAM also outlines other areas for consideration which are included in sustainable design. These are: sustainable water management, material choices, waste, pollution; health and well-being, ecology and management.

F1.56 **Water management:**
From simple measures, including low water use equipment, to rainwater harvesting for larger developments. These measures are intended to make more efficient use of available water resources and divert some of the 'waste' water into alternative uses. Grey water recycling is to be considered, also rainwater for garden use and non potable functions.

F1.57 It should be noted that the Code for Sustainable Homes sets a mandatory requirement achieve a rate of surface water runoff from the developed site that is no greater than the runoff from the undeveloped site. This is known as issue SUR1. For more details please see the Code for Sustainable Homes web site.

F1.58 **Material Choices:**
Consideration is to be given to using responsibly sourced materials and credits are given for low embodied energy sources. The BRE 'Green Guide to Specification' is to be consulted and the online version CfSH materials calculator is to be used where necessary. Consideration should also be given to using local materials where possible and suggested local material suppliers are identified in various sections of the guide.

F1.59 The Waste and Resources Action Programme advocate the increased use of materials made with higher percentages of recycled content. WRAP also advocate that all projects should be able to achieve a minimum 10% recycled content by value at no extra cost to the project. This target has been adopted by the Welsh Government as a minimum target to be applied to all projects under its influence. The WRAP "Net Waste Tool" and "Construction Product Guide" are free online tools to help clients, designers and construction professional make specification choices that increase the use of recycled materials. [http://wrap.org.uk]

F1.60 **Waste:**
Waste [or resource not currently in a useful form] is to be minimised where possible. On an individual level - providing space for recycling storage and access to composting facilities, on a larger scale construction - on site waste minimisation and efficiency in design to reduce off cuts. The Code of practice for Waste Management in Buildings BS 5906:2005 should be used and consideration to WRAP protocols where appropriate.

F1.61 **Pollution:**
Reducing pollution of land, air and sea through specifying either benign or low polluting materials and systems. Carbon reduction is the main element, however the reduction of other chemicals and gasses are to be encouraged.

F1.62 **Health and Well-being:**
Through good design and good space standards that promote enjoyment of the architecture and external spaces. This also covers internal qualities, including daylighting and air quality.

F1.63 **Management:**
This includes setting good environmental management standards from the considerate contractors scheme through to regularly using recycling bins and responsible consumer choices.

F1.64 **Ecology:**
Please see the separate guidance in Section 5 on Ecology and Diversity.

F1.65 **Residential** - **Code for Sustainable Homes Level 3 with an additional credit under issue ENE1 under Version 3 (November 2010)** [see Welsh Government policy updates for further improvements in standards].

- Follow the energy hierarchy reduce demand [lean, clean, green], include efficiencies, then identify renewable technology as appropriate.
- Rainwater harvesting where garden space can accommodate storage.
- Using low embodied energy materials.
- Rural locations: using the energy hierarchy then identifying renewable technologies where a mixture of renewable approaches could be applicable depending on the site, including micro hydro, solar and ground source heat pumps.
- Urban locations: where ground space it not available, solar roof technology may be appropriate.

F1.66 **Agricultural** - BREEAM Very good overall with excellent for Ene 1 with floorspace of 1000m2 or more, or on a site of 1ha or more.

- Follow the energy hierarchy. Renewable options such as biomass CHP may be appropriate for uses with more significant heating requirements. Small wind turbines may fit within the overall character of the buildings depending on agricultural use.

F1.67 **Commercial and Tourism** - BREEAM Very good overall and excellent for Ene 1 with floorspace of 1000m2 or more, or on a site of 1ha or more.

- Follow the energy hierarchy then new build commercial and tourist buildings to be small scale biomass CHP and solar active systems. Ground source heat pumps and micro hydro could also be used if appropriate.

F1.68 Existing buildings which are listed or within a conservation area will be subject to more stringent policy and design checks.

F1.69 However, there is precedent for high quality contemporary extensions with renewable technologies on historically important structures and early consultation with the local planning authority is advised to ascertain whether this approach would be possible.

F1.70 Extensions and alterations to all existing dwellings under standard conditions will need to address the current version of Building Regulations: Part L.

F1.71 A relaxation of the Part L requirements may be applicable where the upgrading of the fabric alters the appearance of the building. Early consultation with the local Building Regulations officer is advised.

F1.72 Prior to preparing any proposal confirmation should be sought of the latest mandatory sustainable building standards

'The Green Guide to Specification' BRE 2009

'The Green Guide to the Architects Job Book' second edition, Sandy Halliday, August 2007

'Sustainability at the Cutting Edge' Emerging Technologies for Low Energy Buildings, Peter F Smith, February 2007

'Shortcuts' Book 2 Sustainability and Practice, Austin Williams RIBA Enterprises, March 2009

"Planning for Renewable and Low Carbon Energy Development", WAG February 2011



landscape

- **introduction** 133
- **green infrastructure approach** 134
- **soft landscape design** 136
  - scale of planting 137
  - planting design 138
  - grass and lawns 138
  - trees and hedgerows 139
- **water management** 140
- **biodiversity** 141
- **maintenance** 142
- **hard landscape design** 143
  - hard surfacing 144
  - landform & groundworks 146
  - walls 147
  - fences & gates 148
  - pavements 149
  - bollards and markers 149
- **usefull references** 150


MAYBANK

Countryside General Policy
[subject to policy EV22]

Greenspace System
[subject to policy EV24]

G1.1 For any development to integrate successfully into its surroundings, early consideration of a landscape scheme is vital. When considering a landscape proposal, whether an entirely new scheme or simply adjusting an existing site, the approach adopted is key to the success of the development and how it relates to the character of Gower and its wider context.

G1.2 A high quality landscape scheme can result in many positive benefits, by enhancing the local environment and ecology and by adding value to the development. Often, if a landscape scheme is not produced at an early stage, delays can occur which can in turn lead to additional costs. An holistic approach will also provide many cost effective solutions, such as, the implementation of a water management scheme that utilises the existing landscape, rather than introducing new, highly engineered and expensive solutions.

G1.3 Key landscape principles include:

- Protecting and retaining existing landscape character and features
- Sensitive layout, scale, and choice of materials of development
- Careful consideration of site levels and ground modelling
- Linking in to existing green infrastructure

G1.4 TAN 12: Design [2009] not only encourages local planning authorities to give an early indication of its landscape design expectations, it also highlights the need to provide for habitat connectivity in addition to the role of landscape in the sustainable management of resources.



Right: view into Landimore
Opposite page: attractive garden and boundary treatment, Overton

G1.5 As a peninsula, Gower has always been somewhat isolated from the surrounding areas; it has maintained a self-sustaining way of life, relying on a close network of small communities and an income generated from agriculture and small scale industry. There has always been a need for Gower to live in balance and historically this is evident in some of the older, vernacular buildings which show an intrinsic harmony between landscape and building.

G1.6 New development needs to recreate this link between buildings and landscape, and strengthen connections between green spaces in order to enhance biodiversity and support existing ecosystems, as advocated by the wider 'Green Infrastructure' [GI] approach.

Green Infrastructure

"A network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities" [DCLG, PPS12,2008]



Above: view of Oxwich Bay

G1.7 The GI approach recognises the many benefits that are generated by natural ecosystems, through creating connected and multifunctional landscapes. The networks of green spaces, rivers and ponds that intersperse and connect the villages are at the heart of Gower's green infrastructure [GI]. These elements perform a vast range of functions and deliver many benefits.

G1.8 Adopting such an approach to development on Gower requires consideration of how a scheme can contribute towards the various components of GI at both a site specific and more strategic level. A summary of main components to consider as part of the GI approach to design [*based upon The Landscape Institute's Green Infrastructure Position Statement - see 'Useful References'*] are as follows:

Climate change mitigation and adaptation:
using and introducing renewable energy sources, reducing water run off, and cleansing air, through introduction of soft landscape Planting species that can adapt to the changing climate.

Building stronger communities:
considering the needs of the wider community and encouraging participation.

Enhancing biodiversity:
considering how new spaces can be connected to existing spaces and making space for informal recreation and habitat

Improving education:
providing facilities for the community

Dealing with waste:
considering alternative more sustainable methods as part of your construction works

Economic value:
ensuring your development contributes positively to the local economy

Local distinctiveness:
creating a sense of place and fostering a community spirit

Recreation and health:
making important opportunities for informal and active recreation as part of your scheme

Water management:
reducing flood risk and waste through SUDs

G1.9 The Welsh Assembly Government are currently developing a Natural Environment Framework [NEF] focussing on sustainable land and marine management in Wales. A document entitled 'Sustaining a Living Wales' has been consulted upon and will inform the proposed 2014/15 Environment Bill and proposed Planning Bill [see 'Useful References'].

G1.10 The principle of the new framework is:

- To secure sustainable and integrated management of land and water by making the long-term health of ecosystems and the services they provide central to decision making; and, by doing this
- To make optimum use of finite land and water resources and ensure Wales' natural and cultural capital assets are maintained and enhanced.

G1.11 Soft landscaping can help to define spaces, soften edges, integrate a development into its surroundings, enhance road systems, create green corridors and habitat links and provide amenity spaces for people to enjoy. It includes all 'living' components of a landscape scheme including soil, grass, earth modelling, trees and shrubs, and water bodies.

G1.12 Consideration should be given to the following:

- Species selection
- Scale of planting
- Design of planting

G1.13 The coastal climate of Gower limits the growth and species range of large woody plants so there is very little tree or large shrub cover particularly in the rural upland and coastal areas. Trees are found more frequently in valleys and in most villages and hamlets. Small copses or tree clumps are usually associated with farmsteads.

Species selection

G1.14 When choosing plant species for a soft landscape scheme, they should reflect its purpose, location and function.



Above: appropriate and inappropriate examples of non-native species used within Gower

G1.15 Native species are adapted well to their local environment and are more likely to survive, especially in maritime or exposed environments, and have a higher wildlife value than ornamental or exotic species. Using native species wherever possible will strengthen the character and ecology of Gower.

G1.16 Striking species not naturally found in Gower, such as purple leaved beeches, Italian poplars or pines should be used very carefully as they will draw attention to a development and could look out of place. Whilst the use of tropical style planting is widely seen in the area, as a general rule, the use of exotic and non-native species is discouraged. However if used sensitively and kept low key they can help to strengthen the Gower's connections with a mild climate and the sea.

G1.17 Large belts of conifers for screening, ornamental conifers, exotics and topiary are discouraged in exposed, treeless areas where their visual appearance can be intrusive, detracting from the area's character. A planting scheme should not be used to screen or remedy poor building design. Locally native tree belts can be used however to shelter new development and enhance biodiversity, in appropriate locations.

G1.18 Further information on appropriate tree and shrub species is included within Appendix 6.

G1.19 It is important to consider the scale of planting within individual landscape types. If development is within a landscape type dominated by expansive, treeless spaces, a subtle approach should be adopted, only using low shrub planting and avoiding larger trees, and blocks of planting. In areas where woodland blocks, smaller well defined field patterns with hedgerow trees, and a hilly landform are found, such as in 'Undulating Lowland Hill Terrain', a bolder approach is acceptable.

G1.20 Further information on landscape character types is included within Appendix 4: Landscape and Settlement Statements.





Top left: the area around Pilton Green, within the lowland plateau landscape type demonstrates a typically open and uniform make-up, with scattered low hedgerow trees

Bottom left: the lowland escarpment landscape type presents an exposed and treeless landscape. Tree and large shrub planting would not be appropriate here.





Above: undulating lowland hill terrain such as that around Nicholaston, Burry Green or Wernffrwd is typically complex and intimate with woodland clumps, mature hedgerows and conifer planting associated with settlements.

[*Source: Historic Landscape Characterisation Gower]* **www.ggat.org.uk**

G1.21 Contemporary and formalised landscape proposals can make an exciting addition to a public facility or park, but care should be taken over the appropriateness of this approach within Gower. This style is more suitable immediately adjacent to buildings or within built up areas, with the design becoming more naturalised and informal towards the boundaries, where the development site meets the surrounding landscape.



Above: This car park at Oxwich bay shows a good example of screening and integrating a car park using the existing landform and a mixture of native and more ornamental species, such as the birch trees and Phormiums



Above: This residential property is situated on the edge of Rhosilli Down and White Moor. The planting design and landform, use of water and natural materials successfully compliment the surrounding open moorland character of the Lowland escarpment landscape type

Grass and lawns

G1.22 Areas of grass, especially when left to grow long, not only create a permeable surface that helps reduce rainwater run-off, but also create an attractive habitat for many unusual plants and animals, and a space for amenity.

G1.23 The use of wild flower lawns should be considered wherever possible, and incorporate a mowing regime that allows flowering. If mown lawns are required, an area to the periphery should be set aside for this purpose.

G1.24 Reinforced grass areas create a hardwearing surface that is well integrated into its natural surroundings. However the system to be used should be carefully considered. The use of concrete grid systems is often unsuccessful as the grass becomes worn easily and leaves a bare ugly surface. There are several alternative innovative products available, including soil-less turf which are more attractive and reliable.

Trees, woodlands & hedgerow protection [subject to policy EV22]

G1.25 Whenever possible, existing trees should be retained as part of a development and regarded as a positive contribution. Locating a development near existing trees will help to screen and integrate the building into its surroundings and reduce the cost of new planting.

G1.26 Existing trees may be legally protected by a Tree Preservation Order. This will need to be investigated as part of the site survey and planning application. Often applications will need to demonstrate how existing trees will be retained and protected, including their associated canopy and root zones. Where trees will need to be removed, provision for their replacement should normally be included as part of the landscape detailing.

G1.27 Any proposals for the removal of hedgerows or trees must consider the impact on protected species or nesting birds. For more information see paragraphs G1.40-G1.47.

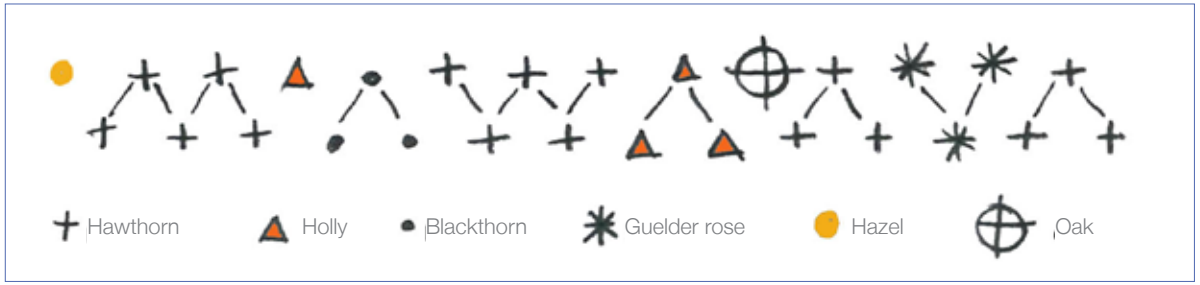
G1.28 The Council should be given 6 weeks notice, in writing, of any proposed works to trees with a trunk diameter of 75mm in a Conservation Area. As a result, the Council may place a Tree Preservation Order to control the proposed work.

G1.29 Existing hedgerows should be retained and improved where possible, and in some cases they may be classed as 'ancient hedgerows' and are protected as a consequence.

G1.30 Where hedgerows are prevalent, these may form the best type of boundary to a development, linking to the surrounding landscape.

G1.31 If development is in an area where individual hedgerows trees are evident then incorporating these would be appropriate. Using 5 or more native woody species will create a species rich hedgerow. An example of a typical design and species is provided below:

G1.32 Further information on appropriate plant species and woodland planting is included within Appendix 6.



Above: typical native hedge planting plan

Protection of Controlled Waters
[subject to policy EV34]

Surface Water Run-off
[subject to policy EV35]

G1.33 If a site is near a river, stream or pond or it is proposed to construct an open water body, the Environment Agency must be contacted to ensure compliance with their requirements and to ensure that the development will have a minimal impact on the existing habitat. The following will also need to be taken into consideration:

- Where would water naturally collect?
- Will it be visible and intrusive from surrounding areas?
- Is the scale appropriate for the area?

G1.34 Planting will need to be considered carefully and species chosen that suit wet conditions. A good balance of shaded and open habitats is recommended around water bodies. Further information on appropriate water plant species is included within Appendix 6.

G1.35 As with all landscape proposals, water bodies should be annually maintained and managed to ensure they do not become overrun with invasive or competitive species and reduced in biodiversity and ecological value. It is recommended that the advice of a local ecologist or wetland specialist is sought regarding a management regime. Consider involving a local community or school group to help out, as they would gain educational benefit from the process.

G1.36 Surface water drainage systems, along with the ideals of a sustainable development, are collectively termed Sustainable Drainage Systems [SUDs]. Many local authorities have adopted this system within their planning policies. Swansea UDP Policy EV35 provides guidance on surface water run-off, including encouraging the use of SUDs.

G1.37 SUDs schemes mimic the natural catchment process as closely as possible, through using components such as green roofs, pre treatment systems, soakaways, filter strips and trenches, swales, pervious pavements, detention basins, geocellullar systems, ponds and stormwater wetlands. Most systems are visible, with many components above ground, so it is crucial that their function is easily understood by those responsible for their maintenance and that a full feasibility study is carried out with stakeholders at the planning stage to agree a suitable solution.

G1.38 An appropriately designed and maintained SUDs system offers a more sustainable solution than conventional drainage methods as it mitigates many adverse effects of storm water runoff on the environment. It is likely to be compulsory for the future.

G1.39 Foul water drainage should be appropriately designed with the assistance of a drainage engineer, ensuring any new systems are connected appropriately into existing systems.



Above: examples of drainage channels and culverts within Gower

Greenspace System
[subject to policy EV24]

Sites of International Importance
[subject to policy EV25]

SSSIs & National Reserves
[subject to policy EV27]

Sites of Local Importance
[subject to policy EV28]

G1.40 It is important to remember that many development sites may support protected species and habitats. They are protected by law at both a national level and at a local level through policies in the statutory development plan [Swansea UDP]. Planning permission could be refused if the proposal does not take necessary action to protect and/or enhance these species and their habitats before and during the construction.

G1.41 For further advice please see the 'Think Wildlife – Think Protected Species' guide produced by the Glamorgan Biodiversity Action Group and the Gwent Biodiversity Action Group. This explains the possible presence of protected species and outlines what steps should be taken to conform to legal requirements.



G1.42 If these species are found and disturbing them is unavoidable you will need to obtain a licence in addition to planning permission. It is also important to consider your programme of works to account for the bird nesting season, from March to August inclusive. Tree works and clearance must not be undertaken during this period.

G1.43 The Countryside Council for Wales provides information on the status of priority species, both flora and fauna, in Wales [see 'Useful References].

G1.44 Undertaking a Phase 1 habitat survey will provide an initial overview to determine the potential presence of protected, priority species.

G1.45 Landscape surveys are an invaluable tool to provide detailed information of the surrounding area and site context, and are also vital to understanding the existing features of a site that may need to be retained or enhanced, such as ecology, water courses and trees. More detailed surveys are required for conversion of a building or a new building in more exposed rural areas where the development may have a greater impact on the surrounding character of the landscape, if it is likely that any protected species are present on the site or will be affected by the development.

G1.46 Your planning application registration may be delayed if you fail to demonstrate that ecology has been fully considered in the design process.

G1.47 As well as addressing national guidance in relation to the protection of habitats and wildlife, there is also the need to consider and address relevant landscape and biodiversity policies contained in the Swansea UDP.

G1.48 The landscape around the buildings needs to be maintained in the same way a building does. Unless maintained, the landscape will become degraded, unsightly and with a reduced ecological and monetary value. Lack of maintenance is a large contributor to the failure of landscapes and even the buildings within them. Neglected spaces can often encourage other problems such as anti-social behaviour, littering and vandalism.

G1.49 If development falls within the public realm, it may be possible to arrange separate or additional maintenance regimes with the local authority. Another approach is to involve a local wildlife or community groups, for example if a proposal includes a habitat area such as a pond, or there is a requirement to build log piles, reptile hotels, etc., as part of the planning requirements. Local school children or an ecologist may be willing to help with this and local naturalist groups are usually willing [sometimes for a nominal fee] to provide on-going advice and assistance for the best maintenance of the grounds.

G1.50 Often planting areas can be maintained unsympathetically, resulting in unnatural plant shapes. A softer, more sympathetic approach to maintenance is much more aesthetically in keeping with the natural landscapes of Gower and of greater benefit to wildlife. It is important that a written programme of works is agreed in advance and that an on-going commitment and budget is made from the outset, to ensure this crucial element of landscape design is not overlooked



Above: Lack of maintenance can lead to degradation of buildings and landscape

G1.51 Hard landscape design includes all hard surfaces that would be designed or retained as part of a development, such as driveways, steps, footpaths, patios, fences, boundary walls, and ground re-modelling. It forms the foreground of almost all lanes and therefore good quality design of these areas will provide a positive contribution to the overall character of the area and provide the context within which the buildings are viewed.

G1.52 The construction industry produces materials that are nationally available, and the use of such products without careful consideration, may result in a scheme that may not relate to the local sense of character or sense of place. Natural materials, stone, cobbles, timber, weather better and are more robust. Lifetime costs of materials should take precedence over short term costs.

G1.53 With the recent prolific rainfall and more frequent storm events, all development should consider the rate of run-off from their site. Increasing the total area of hard surfaces increases the rate of run-off and the consequent need for drainage systems. Minimising hard surfacing will help to reduce run-off, presenting larger areas of permeable surfacing and a more sustainable approach to water management. [*Refer to page 140 for further detail*].

G1.54 General design principles:

a retain and restore original and existing features

b use good quality, natural materials

c use legitimately sourced, reclaimed materials from Gower when possible

d use a limited palette of materials and a simple design

e incorporate traditional construction methods

f recycle any materials not used and avoid excess waste

g avoid discordant colours

h avoid importing materials from overseas as these will look alien

i avoid standard road kerbs in rural settlements

j ensure your design takes account of safety and security e.g. disabled access and trip hazards

k employ local craftsmen and builders, where skills are of an appropriate level

Note: Most minor landscape works will not require planning permission, although certain hard landscape features such as the erection of a fence or boundary walls above a certain height will require consent. If in doubt you are advised to check with CCS Planning Services section.

G1.55 Too many different materials used in a small area can create a disjointed and chaotic feel, and large areas of poor quality tarmac or concrete or brightly coloured cheap block paving can degrade the appearance of both the building and its context.

G1.56 A simple palette of just two or three hard wearing materials such as blocks, cobbles and bound gravel will give a unified, quality solution.

G1.57 Stone is invariably the best material to use for hard surfaces. It is low maintenance, durable and looks attractive, mellowing and changing with age. It is important to use reclaimed or locally sourced stone in order to address both aesthetic and sustainability concerns. When locally sourced stone is not available, the same type of stone should be sourced e.g. carboniferous limestone.













G1.58 Preferred materials include:

- ‘conservation’ or reclaimed granite kerbs, where appropriate
- cobbles
- flag stones, preferably reclaimed
- bound gravel
- unbound gravel
- crushed cockle shells

1 External detailing to holiday units in Llangennith relates well to the materials used in the buildings and the wider context

2 Mix of flags and block paving complement each other in small front garden, Port Eynon

3 Cobbles used as a parking area to the front of a property in Llanrhidian

4 For public realm spaces resin bound aggregates can be used to great effect and can incorporate recycled materials

5 Traditional cobbles used to the front of Great Pitton Farm

6 Recycled shells are a sustainable solution which link back to the maritime nature of the peninsula.

G1.59 Large areas of block paving should be avoided as it is too uniform and does not reflect the local character. Tarmac is monochrome and suburban in appearance.

G1.60 Concrete grass reinforcement may be appropriate in heavily pedestrianised areas, such as car parks where grass is worn away easily. However care must be taken with its specification and levels of use. Further information on parking surfaces can be found within Module D: Commercial and Tourism.

G1.61 Threshold detailing is another important detail not to overlook. A threshold is any interface between a building and another component such as a road. It provides a positive contribution to the public realm, a valuable demarcation strip, and allows for changes in level. Suitable edging details should be used. Grass or planting adjacent to the edge of the road or pavement, as opposed to standard road kerbs, is preferred to soften hard surfaces.



1 Poorly specified concrete grass reinforcement system fails to create intended ‘green’ finish

2 Block paviours with contrasting colours or patterns create an inappropriate suburban feel

3 Suburban style concrete kerb detail with haunching too harsh for rural context

4 Planting to verge softens boundary wall and road verge

5 Simple stone kerb and grass verge detailing provides softer and more appropriate response

6 This traditional example of the boundary between a building and the street could be successfully interpreted in a contemporary style

G1.62 Integrating a development seamlessly into its surroundings will help retain the existing character of Gower. Adjusting the siting of development to take account of the landform should be one of the first considerations during the design process. Inevitably some re-modelling may be required.

G1.63 If existing topsoil is to be re-used it should be stored correctly, as it can easily become degraded and damaged. Subsoil and topsoil layers must not be mixed, soil should only be moved in dry conditions and as little as possible, ensuring that the stock pile does not exceed 3m in height and 10m in length. Topsoil should be re-used within 12 months and may need to be ameliorated with compost or fertilizers.

G1.64 Retaining walls should be unobtrusive. Using stone or timber walling, broken up with planting and topped with grass or shrubs can help soften the appearance. Earth mounds should tie into the surrounding landform and avoid appearing out of place, using a gently sloping 'S' shaped profile.





Above: good examples of integrating your landscape scheme into sensitive, open common-land surroundings



Above: retain and capitalise upon existing landforms as a means of softening the building

G1.65 Landform can soften and break up unsightly development within exposed and prominent areas, such as on the edge of moorland. Mounding will also act to shelter, reduce noise levels and reduce the export of excess material off-site. However this should not be a substitute for good design in the first instance.

G1.66 The walls on Gower are a prominent and historically important feature. They provide a micro habitat, adding to Gower's biodiversity. Stone walls provide robust, and maintenance free security and privacy.

G1.67 Although stone is no longer quarried on Gower, stone walls are prevalent. In the north the walls use pennant sandstone, with old red sandstone and quartz conglomerate within central Gower.



Above: appropriate types of stone walling
Below: different styles of whitewash finish

G1.68 A wall bearing no resemblance to the traditional styles will have a negative impact on the character of Gower. The type of stone, colour of render, and finish should be considered carefully. Artificial stone products, blocks and concrete screen walling are all inappropriate.

G1.69 The threshold of a wall – where it meets the ground can be softened by retaining a strip of grass or shrubs, which also enhances biodiversity and assists drainage.

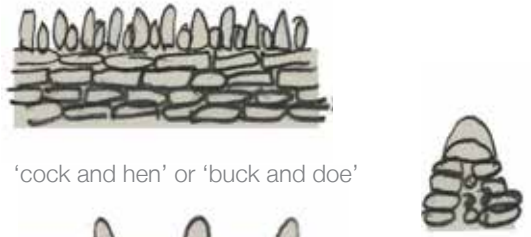


Above: inappropriate examples of walls including 'crazy paving' stone effect and concrete painted products

G1.70 The most prominent traditional styles of wall on Gower are:



rubble finish



'cock and hen' or 'buck and doe'



upright and even sized top stones

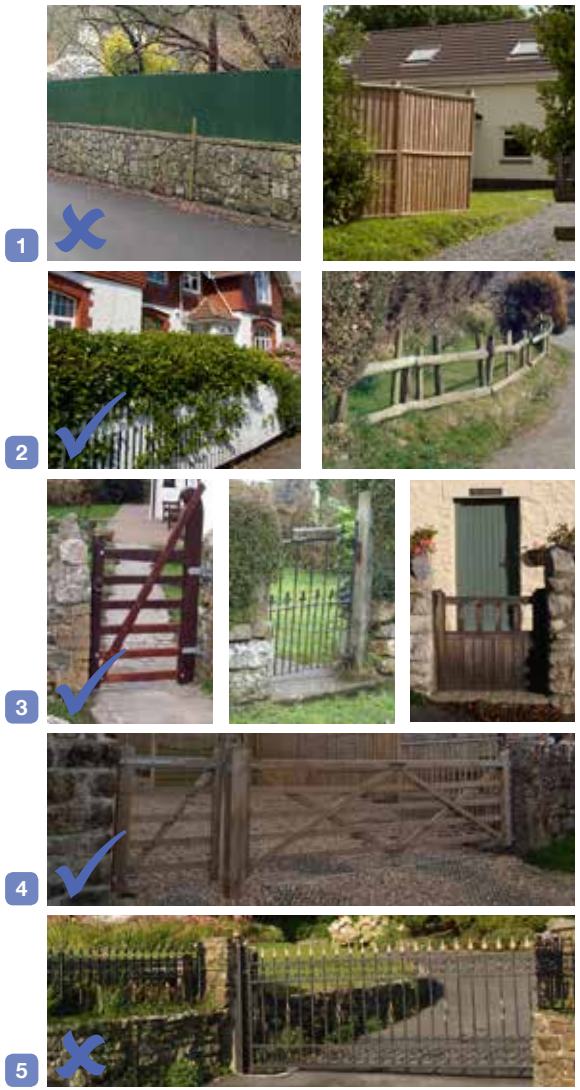
G1.71 Whilst fences are a cheaper alternative to walls, they do not have the same quality appearance or durability as stone. In the appropriate context they can be an effective substitutes, but they should be used sensitively.

G1.72 Fences should not be used to screen a development. Over elaborate panelled designs or bright colours are not in-keeping with Gower, and should be avoided. Hedges are also often used and these are discussed in more detail at G1.55.

G1.73 In open countryside, timber post and rail or wire fencing is increasingly being used. It is good practice to incorporate fences alongside new hedgerows as a means of protection until the planting is sufficiently established for the fence to become redundant.

G1.74 Timber post and rail with vertical palings or traditional cleft chestnut post and rail are used in more rural areas and create an attractive form of enclosure.

G1.75 Closeboard, or hit and miss timber fencing, has a bold appearance in the landscape. It is often associated with industrial areas, so the use of this fencing should be discouraged. Iron railings are not widely used on Gower and should be avoided.



G1.76 There are many styles of gate and gatepost across Gower. Looking at those in the locality gives an idea of the materials used, and the level of detailing and craftsmanship common to that area. This will help reinforce the 'sense of place' and local identity. Gates within fences should match the style of the fence. Using salvaged stone gate posts is encouraged.

G1.77 Traditional timber farm gates are used widely on Gower both on residential properties and farmsteads. In agricultural situations they tend to be metal and are usually hung from timber posts, although stone is preferred for its durability. Gates which are hung poorly or not maintained lead to an untidy, neglected appearance.

1 Inappropriate fencing to boundary

2 Appropriate forms of fencing to boundary

3 Examples of gates of various styles and materials appropriate to Gower

4 Attractive timber gates to driveway

5 Suburban style of gates inappropriate to Gower context

G1.78 Pavements are not common on Gower. The majority of settlements have narrow winding roads leading through them, with grass banks or property boundaries to either side.

G1.79 With the increase in tourism related traffic, conflicts with vehicles and pedestrians, and local residents are likely to become an issue. The need for a paved threshold between new development and road sides should be carefully considered at the planning application stage and due regard should be given to an appropriate level of users safety, whilst retaining the local character.

G1.80 Whilst there is no definitive style for pavements and they tend to be made from tarmac, there may be scope for a more modern approach using cobbles or stone.

G1.82 Further guidance on pavements will be provided within the 'Good Practice Guide for Road Maintenance and Improvement Works on Highways within the Gower AONB' being prepared by the City and County of Swansea.



Above: typical examples across Gower, showing lack of pavements
1: narrow, enclosed lanes, Parkmill
2: grass verges, Burry Green
3: stone walls to road edge, Oxwich
4: enclosure of walls, Port Eynon



Above: natural materials such as setts and flags would be options for pavements where required

Bollards and Markers

G1.83 A distinct feature of Gower are the simple stone roadside markers acting as vehicle deterrents or way markers. These are sometimes painted white. Bollards are not frequently seen but the preferred material would be timber, recycled plastic or steel. They should be a subdued colour to help them integrate into their surroundings. Chainlink barriers are not appropriate to the character of Gower and should be discouraged.



Above: examples of existing types of bollard and markers found within Gower

‘Sustaining a Living Wales’ [Welsh Government Consultation Document]
http://wales.gov.uk/docs/desh/consultation/120210nefgreenpaperen.pdf

Countryside Council for Wales: Priority Species Information
http://www.ccw.gov.uk/landscape--wildlife/habitats--species/priority-species.aspx

The Landscape Institute’s Green Infrastructure Position Statement
http://www.landscapeinstitute.org/PDFContribute/

The following links take you to websites that provide information on Gower’s Nature Reserves, National Nature Reserves and SSSi’s [Sites of Special Scientific Interest]:
http://www.the-gower.com/naturereserves/naturereserves.htm
http://www.swansea.gov.uk/index.cfm?articleid=10979
http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/gis-download---welcome/gis-dataset-information.aspx

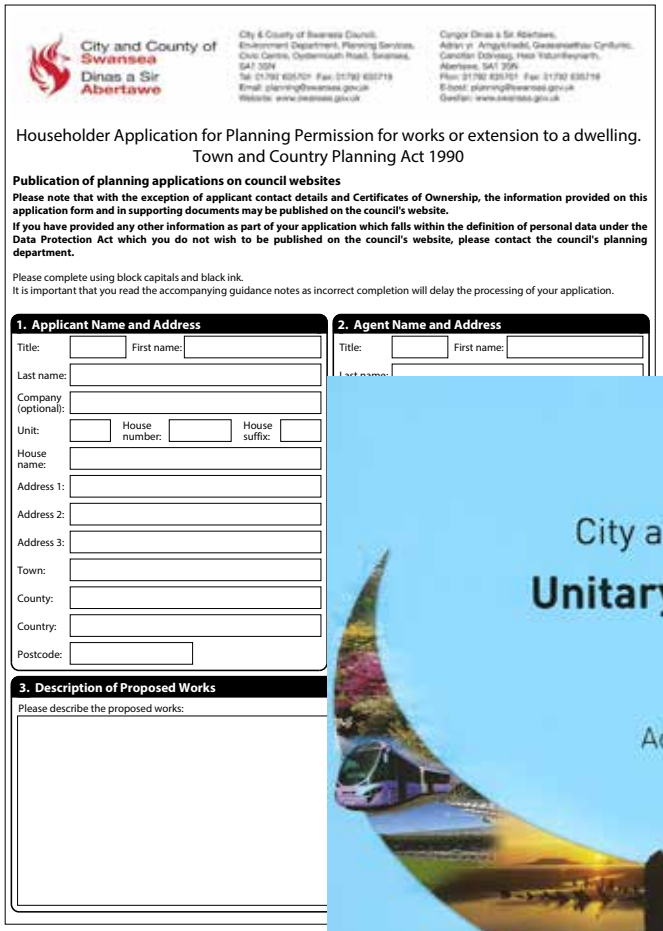


submitting your application

- introduction 151
- planning and design considerations checklist 152
- planning application requirements 156
- design and access statements 157
- useful references 158



6.1 This section sets out the standard requirements for submitting a full planning application. It also provides a checklist of key planning and design considerations, which is intended to provide a useful prompt to ensure that key issues have been considered.



City and County of Swansea
Dinas a Sir Abertawe

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

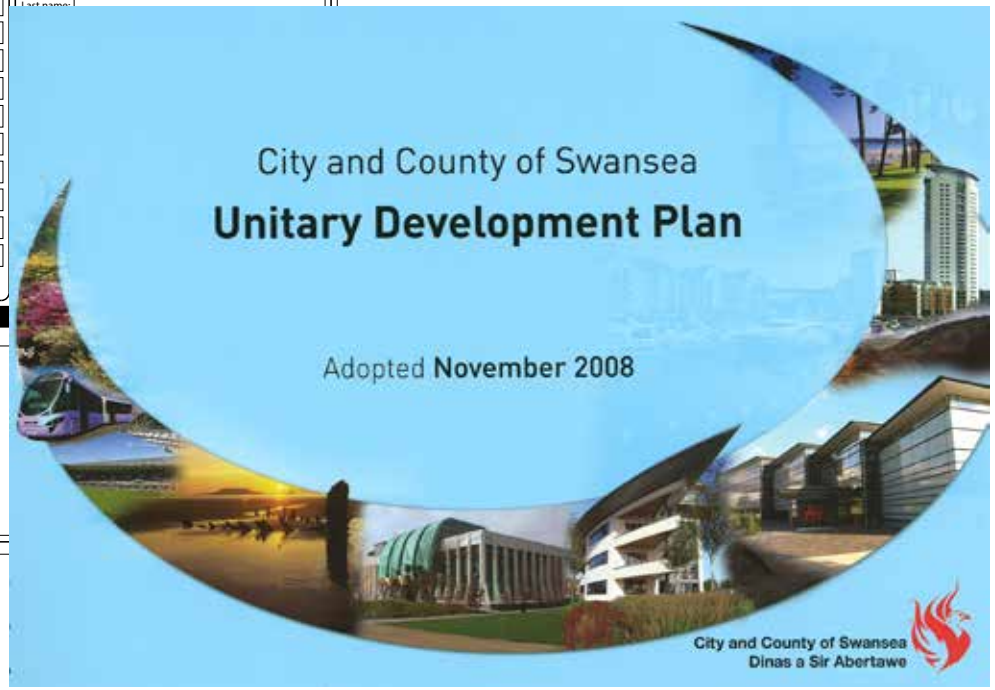
Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:

3. Description of Proposed Works

Please describe the proposed works:



6.2 Prior to submitting your application, you should consider whether the proposal adequately addresses the following key planning and design considerations.

The list is not exhaustive and the up to date Development Plan should always be consulted to ensure that all relevant policies have been addressed.

Issue	YES/NO
Principle of Development	
Is the principle of development acceptable according to relevant UDP Policies? [UDP policies EV16, EV17, EV18, EV19, EV20, EV21, EC11, EC12, EC13, EC14, EC17, EC18, EC19]	
Design	
Is the development of a high quality design and appropriate to its context in terms of siting, scale, height, massing, elevational treatment, boundary treatment, materials and detailing, layout, form, mix and density? [UDP Policies EV1, EV2, EV9, EV11, EV12, EV16, EV17, EV18, EV19, EV26, EC17, HC7]	
Is the design of the proposal sympathetic to the architectural character [including design, detailing and materials] of the village/ local area? [UDP Policies EV4, EV9, EV16, EV26]	
Does the development meet the requirements of “inclusive design” and access for all and can it be accessed without prejudicing highway safety? [UDP Policies EV1, EV3, EV16, EC 11, EC12, EC17, AS2, AS5]	
Does the development provide a safe environment? [UDP Policy EV1]	
Does the development affect a listed building and if so does it safeguard the character of the building, the historic form and structural integrity of the building? [UDP Policies EV7 and EV8]	

Issue	YES/NO
Local Amenity	
Has the impact upon local amenity been considered [including visual impact, overshadowing, light, air and noise pollution] and is this acceptable? [UDP Policies EV1, EV14, EV16, EV17, EV40, EC11, HC7]	
Natural Environment	
Does the proposal consider biodiversity and include mitigation measures where necessary? [UDP Policies EV2, EV16, EV14, EC11 EC17]	
Does the development take into account and where possible retain site features? [UDP Policies EV2, EV6, EV24, EV26]	
Does the development utilise the site to maximise energy efficiency, promote efficient use of resources and incorporate sustainable design and construction techniques? [UDP Policies EV1, EV2, R11]	
Does the development incorporate a high quality landscape design? [UDP Policies EV1]	
Would the development be at risk from flooding, increase the flood risk off-site or create additional run-off? [UDP Policies EV2, EV35, EV36]	
Does the development adversely affect the integrity of a European [Policy EV25], national [Policy EV 27] or locally designated nature conservation site? [EV28]. If so, has the relevant criteria of these policies been addressed?	
Has the proposal addressed issues of land contamination and instability? [UDP Policies EV2, EV38, EV39]	
Does the development protect and improve woodlands, trees and hedgerows? [UDP Policy EV30]	

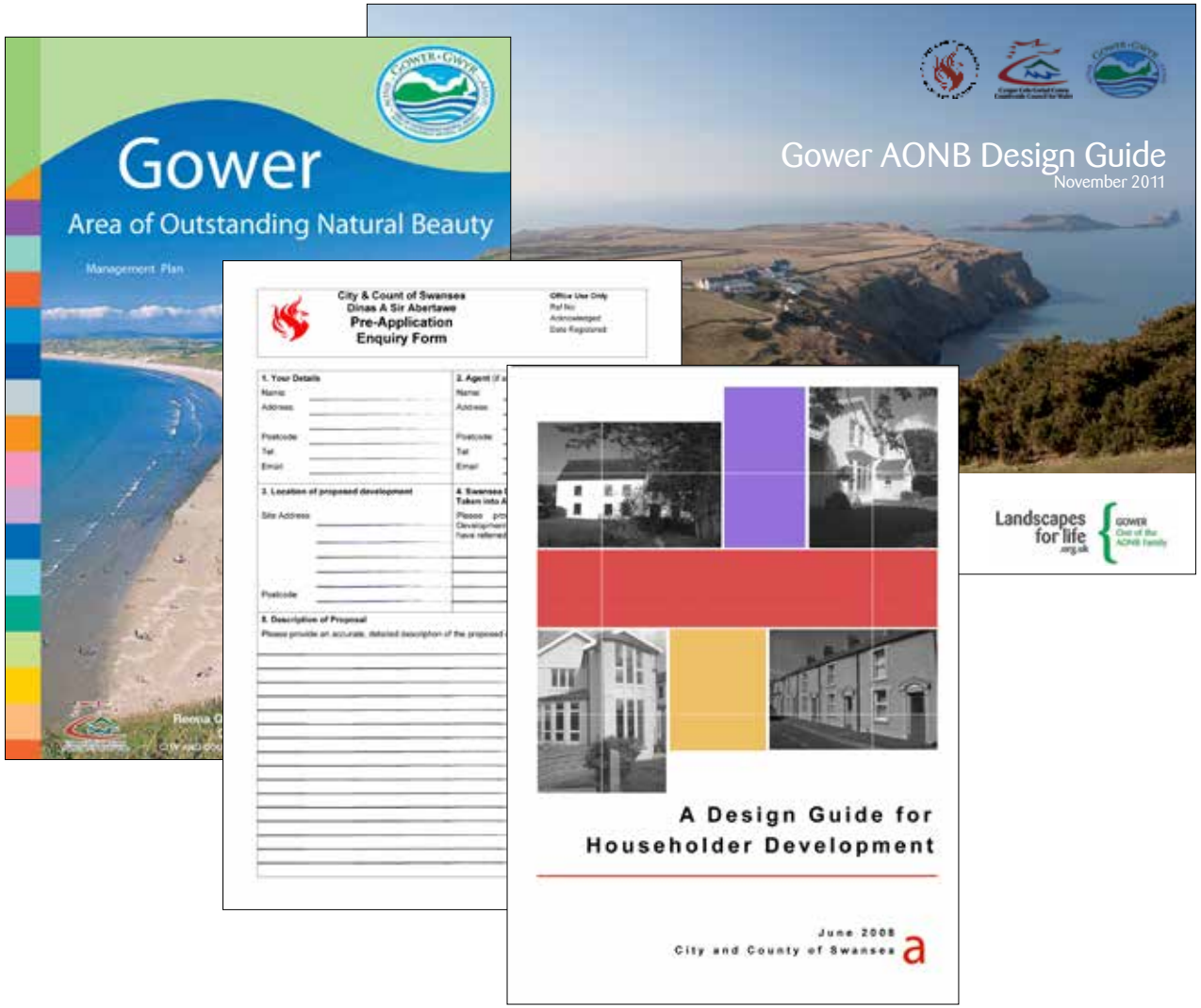
Issue	YES/NO
Townscape, Landscape and Conservation Area	
Does the development integrate with adjacent spaces and public realm and make a positive contribution to quality townscape, including providing pedestrian linkages with adjoining spaces and attractions? [UDP Policies EV1, EV2, EV3, EV4, EV9, EV16, EV17, HC7]	
Does the development preserve or enhance the character and appearance of the conservation area and/or AONB and its setting and preserve the setting of any listed buildings? [UDP Policies EV1, EV2, EV9, EV26]	
Does the development integrate with the landscape, seascape or coastline successfully and retain key views into and out of the site? [UDP Policies EV1, EV2, EV9,EC11, EV16, EV26, EV31]	
Does the development protect the countryside for the sake of its natural heritage, natural resources, the historical and cultural environment, environmental, agricultural and recreational value? [UDP Policies EV1, EV2, EV9, EV22, EV25, EV26, EV27, EV28, EV29, EV30, EV31, EC13, EC14, EC17]	
Does the development involve loss of common land? [UDP Policy EV29]	
Does the development harm the character or setting of a historic park and garden or registered historic landscape? [UDP Policy EV11]	
Does the development prejudice the viability and function of any adjoining agricultural land? [UDP Policy EV2, EC13]	
Does the development affect a site of archaeological importance or archeological potential and if so have the necessary assessments been undertaken? [UDP Policy EV6]	

Issue	YES/NO
Transport, Access and Parking	
Does the development support an integrated transport system, including being accessible by pedestrians, cyclists and users of public transport? [UDP Policies EV1, EV2, EV3, AS1, AS2]	
Does the development provide satisfactory parking? [UDP Policies EV3, EC11, HC7, AS6]	
Infrastructure and Services	
Does the development have regard for the implications of the development on infrastructure and services? [UDP Policies EV2, EV33, EV35]	
Does the development integrate with existing community facilities if relevant? [UDP Policy EV2, HC15]	
Has the development siting identified the location of any hazardous installations in the area and development which would be at risk from or prejudice operational use of hazardous installations? [UDP Policy EV2, EV41]	

6.3 Planning application forms and pre-enquiry application forms are available either to download from the City and County of Swansea website [http://www.swansea.gov.uk] or in paper form from the Civic Centre, Oystermouth Road, Swansea SA1 3SN.

6.4 Guidance notes which provide advice on all information required to be submitted in support of planning applications are issued with all planning application forms and also available to download at the above address.

6.5 Planning applications can be submitted either via paper forms or electronically via the Planning Portal [http://www.planningportal.gov.uk].



6.6 In accordance with legislation and as set out in UDP Policy EV1, Design and Access Statements [DAS] will be required in support of planning applications that have design implications, including applications for new or extended buildings and new infrastructure, changes to landscape appearance, and/or those involving sensitive sites and locations.

6.7 DAS are not required for the following:

1 engineering or minor operations,

2 householder development [but all new dwellings will require a DAS, unless resulting solely from a change of use]; and

3 material change in use of land or buildings provided that this will not necessitate access by an employee, or the provision of services to the public [an access statement will be required in these circumstances] .

6.8 A DAS is required to support all applications for listed building consent [for works to the interior of a listed building, the access part of the DAS is not required].

6.9 DAS are useful tools and provide a structured way of considering new development. Even where DAS is not a statutory requirement, it may still be helpful to prepare and submit a statement.

6.10 The DAS should be proportional to the scale of development proposed.

6.11 In the preparation of Design and Access Statements reference should be made to Appendix 1 of TAN 12 [June 2009], and TAN 22 [July 2010].

6.12 The Council have prepared a DAS structure for DAS accompanying full planning applications. This can be downloaded at: *www.swansea.gov.uk/media/pdf/m/f/Full_Planning_Applications_-_DAS_structure.pdf*

City and County of Swansea Unitary Development Plan 2008
Appendix 5 of the Gower AONB Design Guide
http://www.swansea.gov.uk
http://www.swansea.gov.uk/media/pdf/m/f/Full_Planning_Applications_-_DAS_structure.pdf
http://www.planningportal.gov.uk



appendices

- 1: planning policy context [design] 159
- 2: consultation statements 167
- 3: permitted development rights & building regulations 171
- 4: landmap characterisation 173
- 5: landscape & settlement character statements 179
- 6: plant species 256
- 7: contacts & additional sources of information 266



National Policy

Ap1.1 Achieving high quality sustainable design is high on the agenda of the Welsh Assembly Government [WAG].

> "Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development…" *[para 4.10.1 of PPW]*

Ap1.2 Planning Policy Wales [PPW] [2010] states that:

> "Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals…" *[para 4.10.2]*

Ap1.3 WAG has produced a series of relevant Technical Advice Note [TANs]. Of particular relevance to the design of development is TAN 12:Design [June 2009], which sets out the objectives of good design to be addressed in all development proposals:



Elements of Good Design [TAN 12 2009]

Ap1.4 Achieving high quality design is specifically relevant for development in areas recognised for their landscape value, such as the Gower AONB and conservation areas. In such areas, PPW highlights the importance of reinforcing local distinctiveness and recognises that the impact of development on existing character, the scale and siting of new development and the use of appropriate building materials will be important [para 2.9.7].

Ap1.5 The TAN seeks to promote design quality and to ensure development enhances the character of the area; where this is not achieved the TAN considers that the design should be resisted.

> "Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape and infrastructure" *[TAN 12, para 2.5]*

Ap1.6 In the Gower AONB all scales of development should be addressing local character and appearance. Where development is inappropriate to its context, or fails to conserve or enhance the local character, development is likely to be resisted.

> "Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities" *[TAN 12, para 2.6]*

Ap1.7 The Unitary Development Plan [UDP] reflects National Planning Policy Guidance and advice. Strategic policies of the Swansea UDP 2008 seek to create a quality environment. Of overarching relevance to this design guide are Strategic Policies 1, 2 and 3:

SP1
Sustainable development will be pursued as an integral principle of the planning and development process;

SP2
The countryside will be protected and conserved with green wedges shaping the urban form and safeguarding the distinctive interplay of town and country. Village character will be protected; and

SP3
The natural, built and cultural heritage of the County will be protected and enhanced to safeguard from materially harmful development.

Ap1.8 Goal 1 of the UDP vision to sustain a healthy, visually attractive, ecologically and historically rich environment that sets out a selection of objectives. Of particular relevance to this design guide are objectives:

1a. To upgrade the visual environment and image of the area

1b. To promote locally distinctive innovative design, sensitive to the location and setting

1c. To protect the countryside from development that would cause material harm, particularly where the undeveloped coastline or other areas of high landscape quality are concerned.

1e. To protect and enhance valued natural heritage and species

1g. To conserve and enhance the historic and cultural environment

1m. To promote resource efficient buildings and layouts in all new development.

Ap1.9 Within the local context, UDP Policies EV1 [Design], EV2 [Siting] and EV26 [AONB] are the three key policies which set out the local design approach.

policy EV1

Ap1.10 Policy EV 1 sets out the key design objectives as follows:

New development shall accord with the following objectives of good design:

i. Be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density,

ii. Integrate effectively with adjacent spaces and the public realm to create good quality townscape,

iii. Not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements,

iv. Incorporate a good standard of landscape design,

v. Sensitively relate to existing development patterns and seek to protect natural heritage and the historic and cultural environment, not only on-site, but in terms of potential impact on neighbouring areas of importance, and, where appropriate:

vi. Foster 'inclusive design' by ensuring the development allows access for the widest range of people possible,

vii. Support an integrated transport system,

viii. Contribute to the creation of new, and the improvement of existing, spaces and an enhancement of the general street scene,

ix. Promote resource efficient and adaptable buildings and layouts using sustainable design and construction techniques, including the reuse and recycling of construction and demolition waste on site, and energy and water efficiency measures,

x. Provide a safe environment by addressing issues of security, crime prevention, and the fear of crime in the design of buildings and the space and routes around them,

xi. Have regard to the desirability of preserving the setting of any listed building

Design statements will be required in support of planning applications that have design implications, including applications for new or extended buildings and infrastructure, changes to landscape appearance, and/or those involving sensitive sites and locations.

policy EV2

Ap1.11 Policy EV2 provides guidance on the siting and location of new development as follows:

The siting of new development should give preference to the use of previously developed land over greenfield sites, and must have regard to the physical character and topography of the site and its surroundings by:

i. Avoiding locations that would have a significant adverse impact on prominent buildings, landscapes, open spaces and the general locality, including loss of visual amenity,

ii. Effectively integrating with the landscape, seascape or coastline by utilising topography to integrate into the contours of the site and avoiding conspicuous locations on prominent skylines and ridges,

iii. Retaining important views into and out of the site,

iv. Taking into account and where possible retaining site features including existing buildings, topography, landscape, archaeological and water features, trees and hedgerows, and, where appropriate:

v. Undertaking, at the earliest opportunity, an assessment of species and habitats on site and, where planning permission is granted, implementing any necessary mitigation measures,

vi. Avoiding detrimental effects on the historic environment,

vii. Locating near transport nodes to encourage an integrated transport system,

viii. Not prejudicing the viability and function of any agricultural land adjoining the site,

ix. Determining whether the proposal would be at risk from flooding, increase flood risk off-site, or create additional water run-off,

x. Having due regard to the implications of the development for infrastructure and services,

xi. Integrating with existing community facilities,

xii. Utilising landscape and topography to maximise energy efficiency,

xiii. Having full regard to existing adjacent developments and the possible impact of environmental pollution from those developments, as well as the creation of any environmental pollution to the detriment of neighbouring occupiers [including light, air and noise],

xiv. Identifying the location of any hazardous installations in the area and development that would be at risk from, or prejudice the operational use of, hazardous installations,

xv. Identifying and fully addressing issues of contamination and land instability.

Ap1.12 Policy EV26 supports an environmental/ conservation design led-approach to development as follows:

> Within the Gower AONB, the primary objective is the conservation and enhancement of the area's natural beauty. Development that would have a material adverse effect on the natural beauty, wildlife and cultural heritage of the AONB will not be permitted. Any development within the AONB should:
>
> i. Be of an appropriately high standard of design, and
>
> ii. Retain and where possible enhance existing features of natural heritage and the historic environment.

National Planning Policy

Planning Policy Wales [2010]

Technical Advice Notes

- 6: Planning for Sustainable Rural Communities [2010]
- 5: Nature Conservation and Planning [2009]
- 7: Outdoor Advertisement Control [1996]
- 8: Renewable Energy [2005]
- 10: Tree Preservation Orders [1997]
- 12: Design [2009]
- 15: Development and Flood Risk [2004]
- 18: Transport [2007]
- 9 [Draft]: Enforcement [due for release shortly]
- 13 [Draft]: Tourism [due for release shortly]
- 17 [Draft]: Planning & Management of Development [due for release shortly]

Local Planning Policy

Swansea Unitary Development Plan [Adopted November 2008]

- Policy SP1, 2 & 3: Creating a Quality Environment
- Policy SP4: Developing the Economy
- Policy SP11 & 12: Efficient Use of Resources
- Policy SP13, 14 and 15: Improving Accessibility
- Policy EV1: Good Design
- Policy EV2: Siting and location
- Policy EV3: Accessibility
- Policy EV4: Public Realm
- Policy EV6: Ancient Monuments & Protection of Archaeological Sites
- Policy EV7: Extensions/Alterations to Listed Buildings
- Policy EV8: Demolition of Listed Buildings
- Policy EV9: Conservation Areas
- Policy EV11: Historic Parks, Gardens and Landscapes
- Policy EV12: Lanes and Public Paths
- Policy EC13: Agricultural Land
- Policy EV13: Shopfronts
- Policy EV14: Advertisements
- Policy EV16: Small Villages
- Policy EV17: Large Villages
- Policy EV18: Local Needs Affordable Housing
- Policy EV19: Replacement Dwellings/ Chalets
- Policy EV20: New Dwellings in the Countryside
- Policy EV21: Rural Development
- Policy EV22: Countryside General Policy
- Policy EV24 : Greenspace System
- Policy EV25: Sites of International Importance
- Policy EV26: Area of Outstanding Natural Beauty
- Policy EV27: SSSI's and National Nature Reserves
- Policy EV28: Sites of Local Importance
- Policy EV29: Common Land
- Policy EV30: Trees, Woodland and Hedgerow Protection
- Policy EV31: Protection of Undeveloped Coastline

useful references

- Policy EV33: Sewage Disposal
- Policy EV35: Surface Water Run-Off
- Policy EV36: Development and Flood Risk
- Policy EV40 : Air, Noise and Light Pollution
- Policy EC11: Rural Business Development
- Policy EC12: Conversion of Existing Rural Buildings
- Policy EC14: Agricultural Development
- Policy EC17: Rural Tourism
- Policy EC18: Serviced Tourist Accommodation
- Policy EC19: Un-serviced Tourist Accommodation
- Policy HC7: Residential Extensions and Alterations
- Policy AS1: New Development Proposals
- Policy AS2: Design and Layout
- Policy AS5: Walking and Cycling
- Policy AS6: Parking

City & County of Swansea Council also has a number of Supplementary Planning Guidance documents which are relevant to consider when developing within Gower AONB.

Adopted Supplementary Planning Guidance

- Access for Disabled Persons [1993]
- Advertisement Policy in Gower [1980]
- Clyne Valley Country Park, Park Development Plan [1981]
- Commercial Properties & Signage [1997]
- Gower AONB Management Plan [2006]
- Hareslade Chalet Development [1984]
- Holts Field Conservation Area [1990]
- Householder Design Guide [2008]
- Lighting Scheme Guidance for Gower AONB [2010]
- Promoting Swansea's Natural Environment: Local Biodiversity Strategy and Action Plan [2006]
- Protection of Trees on Development Sites: A guide to developers [2009]

- Sandy Lane: A step in the right direction [1985]
- Shopfront Guidance, Design, Signage & Security Measures [1998]
- South Wales Parking Guidelines [1993]
- Swansea Countryside Strategy [1999]
- Use of Land for Horses for Recreation Purposes & Associated Structures [1994]

Other guidance:

- City & County of Swansea City Council "Sustainable Developer Framework [2009]"
- WAG, DCLG and DTi [2007] "Manual for Streets", London, Thomas Telford Publishing
- DETR and CABE [2000]" By Design: urban design in the planning system – towards better practice", London, Thames Telford Publishing
- DETR and DTi [1999] "Planning for Passive Solar Design", Watford, BRESCU and BRE

Consultation strategy

Ap2.1 The public and stakeholder consultation exercise on the draft Gower AONB Design Guide ran for six weeks from the 28th March to 6th May 2011.

Ap2.2 Publicity included:

- Bilingual exhibition in the Civic Centre reception throughout the full six week consultation period with reference copies of documents and comment forms to allow feedback.
- Direct notification to political representatives via post and email. These included:
  - MPs, MEPs and AMs
  - Councillors
  - Community Councils
- Email to approximately 5,000 individuals and organisations on the Local Development Plan e-consultation database.
- Letters to the individuals and organisations on the Local Development Plan consultation database who expressed a preference to be contacted by post.
- Copies of the draft Design Guide were placed in the Central Library and libraries in Gowerton, Killay, Oystermouth, and Pennard as well two mobile libraries which operate in Gower throughout the consultation period.
- Bilingual posters were on display in each library to publicise the consultation along with comment forms available to allow comments.
- A web page was created for the draft design guide, including download links to the electronic pdf version of the document and comment forms.
- Council Press Release/News Article featured in the 'Latest News' section on the front page of the Council web page.
- Bilingual Public Notice placed in the South Wales Evening Post on 21st March 2011 to outline the basis of the SPG and invite comments
- The draft design guide was identified as a feature document on the 'Swansea Consultation Partnership' web page

Responses on the draft Design Guide

Ap2.3 A total of 9 stakeholders commented on the draft Design Guide:

- The Gower Society
- South Wales Police, Crime Prevention Design Advisor
- Glamorgan-Gwent Archaeological Trust
- British Waterways
- The National Trust
- Glamorgan-Gwent Archaeological Trust
- Countryside Council for Wales
- P J Atherton (Surveying) Limited
- City and County of Swansea, Economic Regeneration & Planning

Ap2.4 These stakeholders made over 110 separate comments and in general the draft Design Guide was well received. A summary of the main representations and the corresponding amendments are set out below:

Ap2.5 Concerns were expressed that not all aspects of the LANDMAP digital landscape resource were used in the identification of the Gower landscape character areas. In response the Council considered that the use of four of the five aspects of LANDMAP provided an appropriate level of detail to identify the landscape character areas which were then verified by extensive field work. Furthermore the LANDMAP aspect omitted (Visual and Sensory) is a product of the other aspects comprising Landscape Habitats, Geological Landscape, Historical Landscape, and Cultural Landscape. Therefore it was considered that the landscape character areas are valid and no change was necessary.

Ap2.6 Concerns were expressed at the Lowland Plateau landscape character area which identified a large proportion of Gower where the variety of common land, woodland, parkland and open arable fields are unifying factors. The suggestion was that this character area should be disaggregated. In response the Council considered that the Lowland Plateau was in the main a valid character area, however it was agreed that the wooded valleys should be identified as a separate character area.

Ap2.7 There was an indication that the settlement statements would be more helpful if they gave a more overt view on what contributes to or detracts from the character and appearance of each settlement. In response, it was pointed out that all settlement statements include a list of 'key characteristics' and those settlements that are designated in the UDP as large villages such as Llanmadoc do also include a list of 'issues'. However there was not a list of 'issues' for settlements designated in the UDP as small villages such as Oldwalls or the settlements that are not designated such as Lunnon. Therefore the Council agreed that this would be helpful to list issues along with the key characteristics for all settlements.

Ap2.8 Some respondents highlighted the problems in navigating the sections of the draft Design Guide and as result revisions to the page numbering and order of the settlement statements have been undertaken.

Ap2.9 Over a quarter of the total comments where on the residential development section and these generally focussed and refining the guidance for this important element of the Guide.

Ap2.11 Requests were made to highlight the importance of Protected Species with the inclusion of a 'Trigger List' of types of development where relevant ecological surveys may be necessary. In response, the Council agreed and references to Protected Species should be added throughout the Guide; however a 'trigger list' could not be incorporated because this does not currently exist and should in the first instance be prepared for the whole of the City and County of Swansea.

Ap2.12 Concerns were expressed that the settlement statements in appendix 5 identified 'green focal spaces' as a new land use designation with no policy justification. In response the

Council disagreed; the settlement appraisals used professional judgement to identify a range of features that are key elements of character in order to better understand and interpret policy. The green focal spaces are prominent areas which can be found in many Gower settlements and are therefore key features which contribute to that character. Supplementary Planning Guidance expands upon how policy within the UDP should be implemented, in this regard policy EV16 of the UDP refers to land of 'recreational, natural heritage or amenity value' and the draft Design Guide identifies where these areas may be found in Gower. Whilst it was considered that the settlement statements do not need to be altered, it was considered that they should be preceded by a glossary of the map items to avoid any confusion over the information.

Ap2.13 Full details of the comments made and Council's responses are available on request.

Engagement on the production of the draft Design Guide

Ap2.14 Nathaniel Lichfield and Partners [NLP] and White Design Associates [WDA] held a series of workshops throughout February and March 2010 to consult upon the emerging draft Design Guide for Gower AONB.

Ap2.15 The focus of these workshops was to examine the design issues and opportunities facing Gower, together with a review of the proposed structure and content of the design guide.

Ap2.16 Workshops were held with the following groups:

- Officers from the City and County of Swansea [CCS]
- Architects, Developers and Interested Parties; and
- Gower Councillors and Community Councillors

Summary of workshops

Ap2.17 The workshops looked at three main issues, including:

- Review of key design issues facing Gower AONB;
- Consideration of how Gower AONB has changed, pressures facing Gower AONB and key design opportunities; and
- Review of content and structure of design guide.

Consultation Responses

Ap2.18 The comments made in relation to the above issues were recorded and have helped shape the content and structure of the draft Design Guide.

Ap2.19 In summary, the most common key design issues of relevance to the emerging draft design guidance included:

- Overdevelopment of plots and impact upon views;
- Respect for the landscape;
- No clear vernacular, the character of Gower is its variety;
- The need for good practice guidance to help control development outside of the planning process;
- Development detailing;
- Replacement dwellings;
- Changing aspirations/social dimension – desire for larger developments; and
- Lack of consistency in approach between planners, architects and developers.

Ap2.20 Following the series of workshops, several further meetings were held with the Gower AONB Steering Group. The Steering Group included officers from City and County of Swansea and Countryside Council for Wales. The

Ap2.21 Steering Group reviewed early drafts of the Guide prior to it being agreed for public consultation.

Permitted Development Rights

Ap3.1 Certain types of minor development may be carried out without the need for planning permission as they benefit from permitted development rights as defined in the Town and Country Planning [General Permitted Development] Order 1995 [with amendments]. When carrying out works under permitted development rights, the design guidance within this SPG should still be taken into account.

Ap3.2 Permitted development rights are more closely restricted in certain environmentally sensitive locations such as Conservation Areas and AONBs, where development may potentially be harmful to the character of the area. Additionally the 'Conservation of Habitats and Species Regulations 2010 [The Habitats Directive] may reduce permitted development rights where there is a potential impact on a European protected site or a European offshore marine site such as the Carmarthen Bay Dunes SAC, Carmarthen Bay and Estuaries EMS, Crymlyn Bog SAC and Ramsar Site, Gower Ash Woods SAC, Gower Commons SAC, the Limestone Coast of South West Wales SAC, Burry Inlet SPA or the Carmarthen Bay SPA. Therefore it is strongly recommended that the Council's Planning Service is contacted to confirm whether planning permission is required for your proposed development.

Article 4 Directions

Ap3.3 The Council has withdrawn permitted development rights for certain types of development [normally considered to be permitted development] through issuing Article 4 Directions. These enable the Council to retain greater control over development in particular areas to ensure it does not detract from the character of the area. The following Conservation Areas in Gower AONB are currently covered by Article 4 Directions:

a Rhossili, Horton and Port Eynon Conservation Areas have permitted development rights removed for Part 4, Class A and B which relates to the use of land for car parking, camping and caravanning.

b Llangennith and Reynoldston Conservation Areas have permitted development rights removed for Parts 1 and 2 of Schedule 2 of Article 3 which relate to extensions, outbuildings and garages, home improvements and changes to the roof form.

Ap3.4 In addition, permitted development rights for the use of land for the purpose of a camp or caravan site have been withdrawn from the entire Gower AONB.

Building Regulations

Ap3.5 In addition to the requirement for planning permission, the majority of building work also requires building regulation approval. Adherence to building regulations seeks to ensure the health, safety, welfare and convenience of people in and around buildings and the water and energy efficiency of buildings. Although building regulations are separate from planning permission, the requirements of building regulations should be considered in the design of development. For more information on Building Regulations, contact the Council's Building Control Department.



Ap4.1 The main purpose of Areas of Outstanding Natural Beauty, as highlighted within the Gower AONB Management Plan 2006, is:

'To conserve and enhance the natural beauty of the designated area.'

Ap4.2 The Management Plan supports an agreed twenty year vision for this unique area which seeks to ensure that:

"Gower is recognised by residents and visitors as a protected landscape of international importance where the interaction of people and nature over time has produced an area of distinct character with significant aesthetic, ecological and cultural value, and with high biological diversity. Its natural beauty will be sustained by the conservation and enhancement of its natural special qualities, whilst at the same time supporting a sustainable local economy and maintaining culturally rich communities and is reflected in the quality and scale of the built environment.'

Ap4.3 Consequently one of the initial tasks in the production of this guide has been to classify the various landscape types found within Gower in order to identify specific character areas.

Ap4.4 The starting point for this process was LANDMAP - a GIS [Geographical Information System] based resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. [http://landmap.ccw.gov.uk/]

Ap4.5 LANDMAP is regarded as the key landscape guidance for Wales and as such this guide uses the terminology and names provided by LANDMAP for consistency. However care is needed as the national classification does not take into account local anomalies. For example in national terms, the whole of Gower constitutes 'Lowland' which does not best describe areas on a more local level, as it includes the highest points of the peninsula. Therefore, following the initial analysis a more detailed study of landscape characteristics specific to Gower and its individual character types, was prepared.

Ap4.6 The process of defining Gower's landscape character and its sub-areas was undertaken as follows:

Stage 1

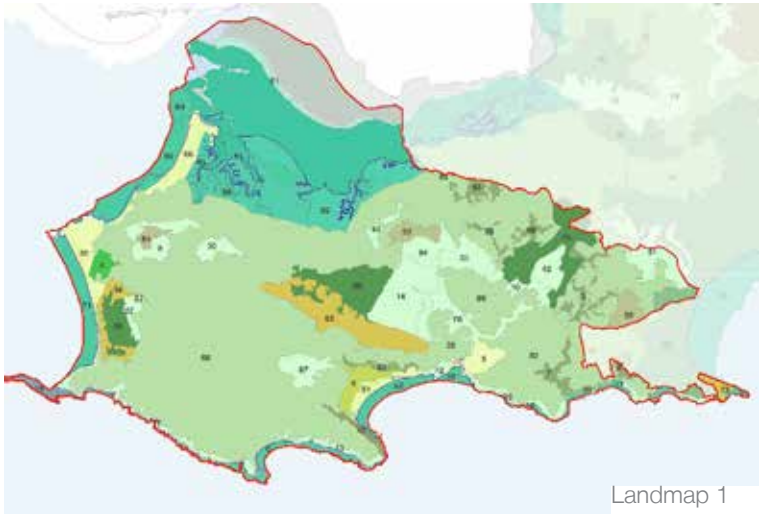
Ap4.7 For the purpose of this guide four of the five LANDMAP data sets were analysed:

- Landscape Habitats
- Geological Landscape
- Historical Landscape
- Cultural Landscape

Ap4.8 For the purpose of this document, and level of detail needed, only four LANDMAP data sets were analysed as part of the initial desk study, omitting Visual and Sensory. It was felt that this provided an equal balance of natural and cultural influences and distinguished those elements that were felt most relevant to this study.

Landmap 1:

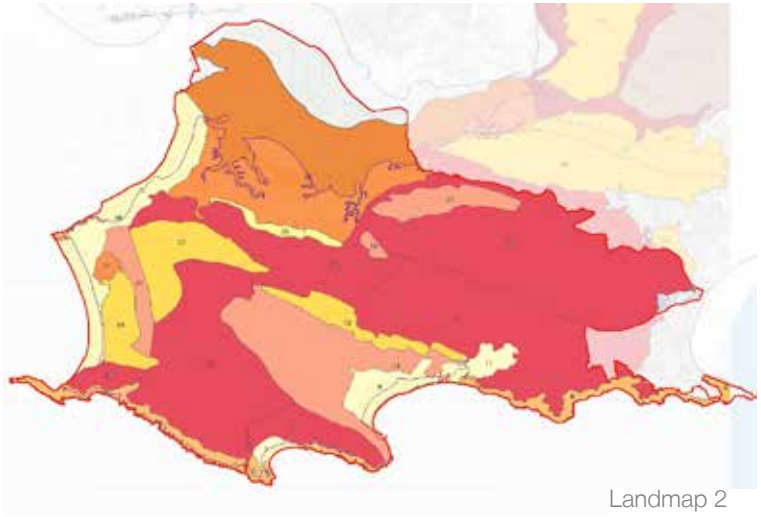
Landscape Habitats



Landmap 1

Landmap 2:

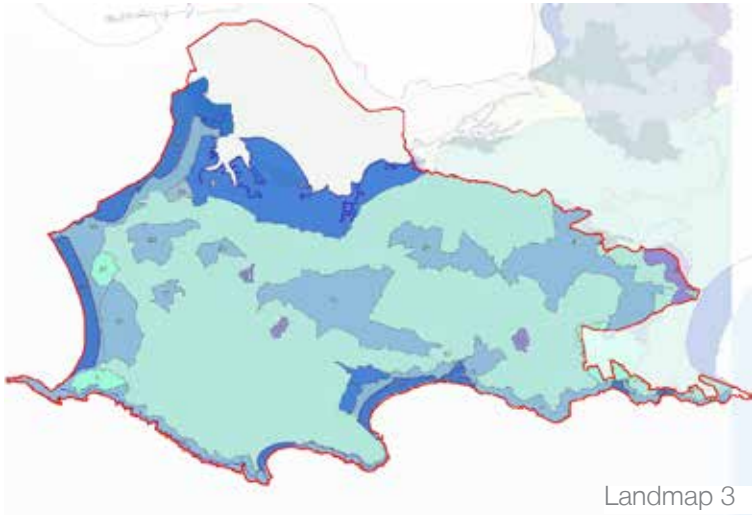
Geological Landscape



Landmap 2

Landmap 3:

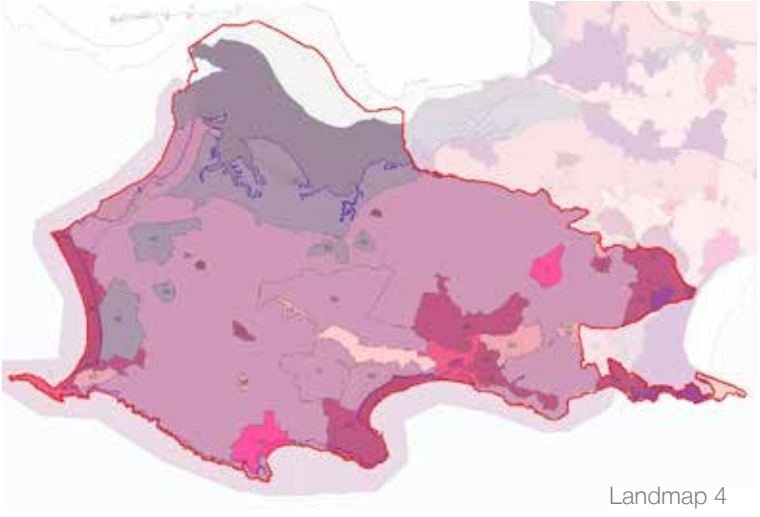
Historical Landscape



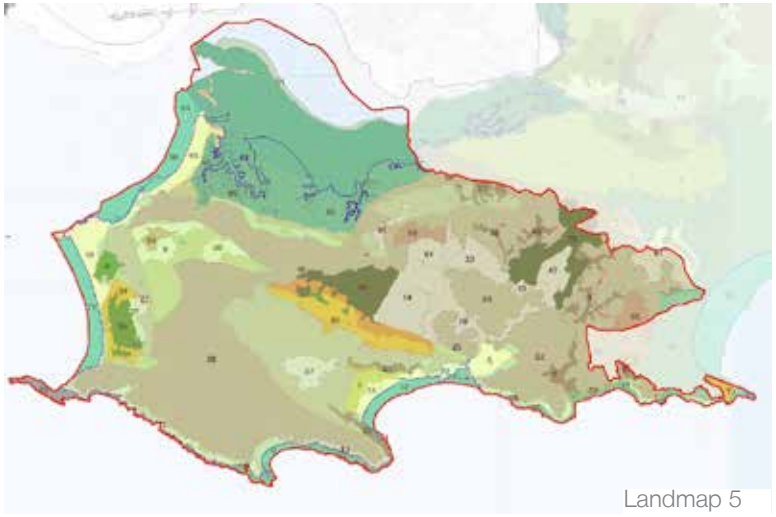
Landmap 3

Landmap 4:

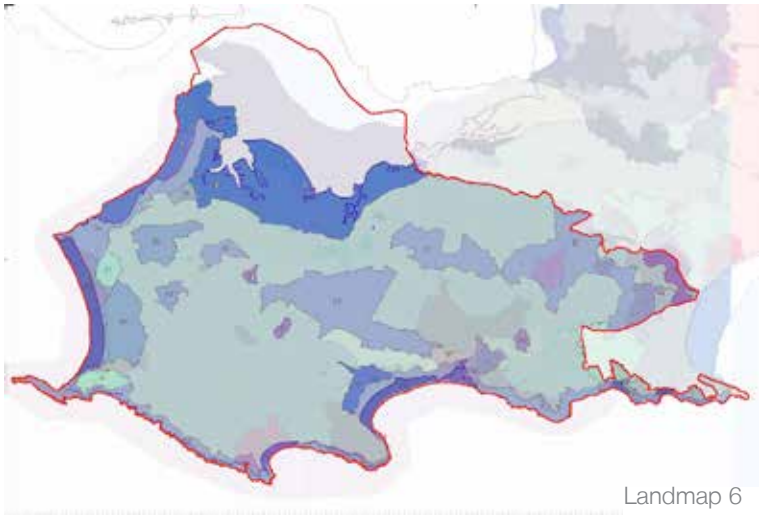
Cultural Landscape



Landmap 4



Landmap 5



Landmap 6

Stage 2

Ap4.9 The maps were overlaid to assess any similarities between the defined areas on each data set:

Landmap 5 [left]:

Landscape Habitats and Geological Landscape overlaid

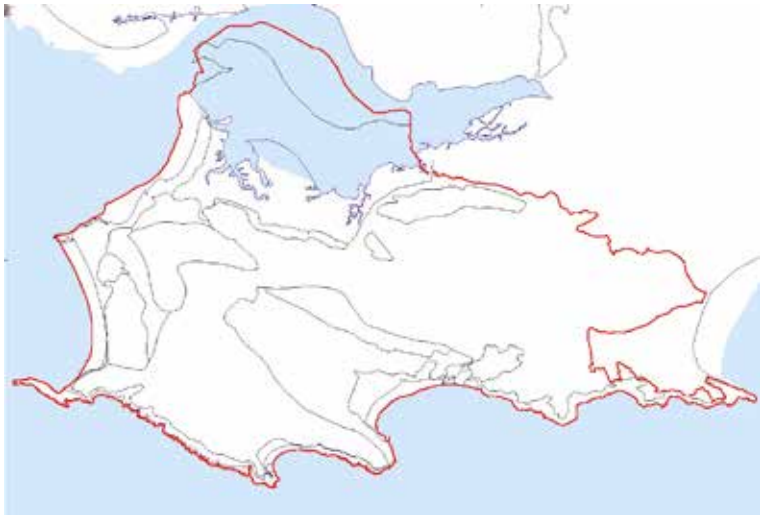
Landmap 6 [left]:

Historical and Cultural Landscape overlaid

Ap4.10 Although there were some distinct similarities between the various areas from each data set, it was agreed that the Geological Landscape data set potentially represented the strongest and most clear differences in character across Gower. Consequently this data set formed the basis from which to carry out the field survey, and the LANDMAP geological landscape terms were attributed to each area shown on the final Landscape Character Type Map.

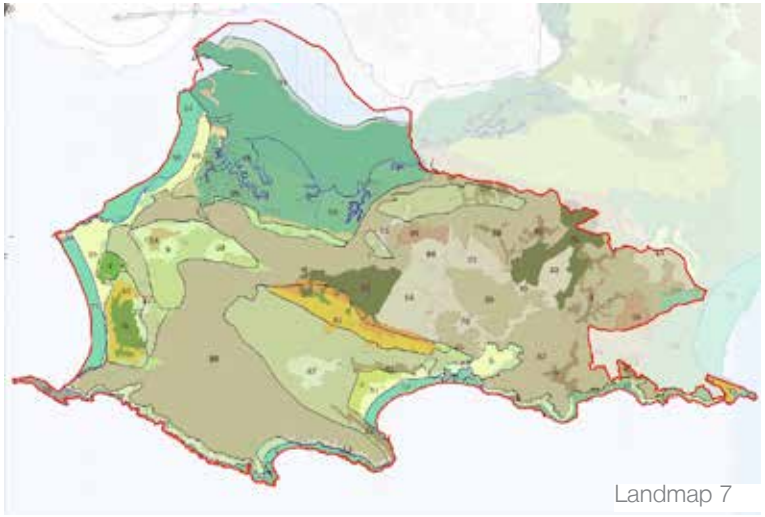
Ap4.11 There were other distinct areas that did not fall within the areas defined on the geological map; however it was clear that these were not different enough from each other to warrant separate landscape types being created. For example, with reference to the Landscape Habitats Map, improved grassland, broadleaved woodland and mosaic habitat areas can be found in nearly all parts of Gower. However areas of bracken, dwarf shrub heath and marsh did appear to show a strong correlation with the geological area called lowland escarpment, as defined by LANDMAP.

Ap4.12 To the right are the overlaid maps, with the outline of the geological areas shown for clarity:



Landmap 7 [right]:

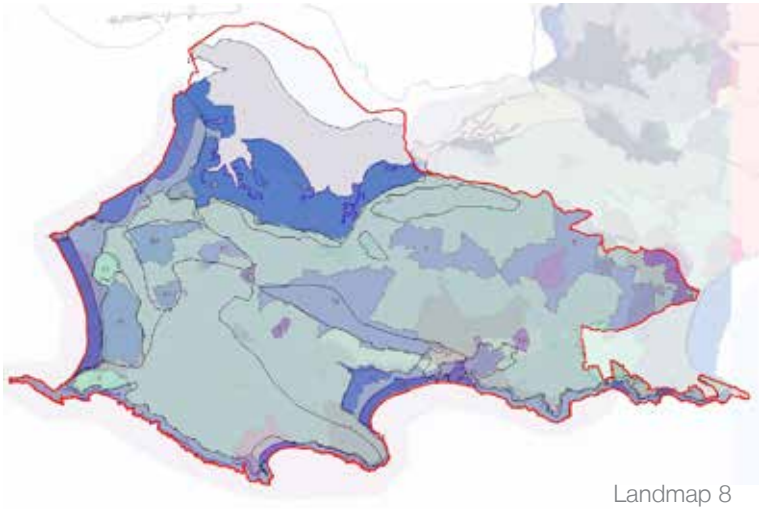
Landscape Habitats and Geological Landscape overlaid with geological areas outline



Landmap 7

Landmap 8 [right]:

Historical and Cultural Landscape overlaid with geological areas outline



Landmap 8

Stage 3

Ap4.13 Having undertaken this initial research, the next stage was to assess the Landscape Character Types out in the field to ensure these correlated with the areas defined on the map. This involved taking photographs and making descriptive written notes at a number of locations within each area. The results of the field survey did show that the defined areas correlated to the map in most instances with a few minor exceptions, which were noted and changed accordingly.

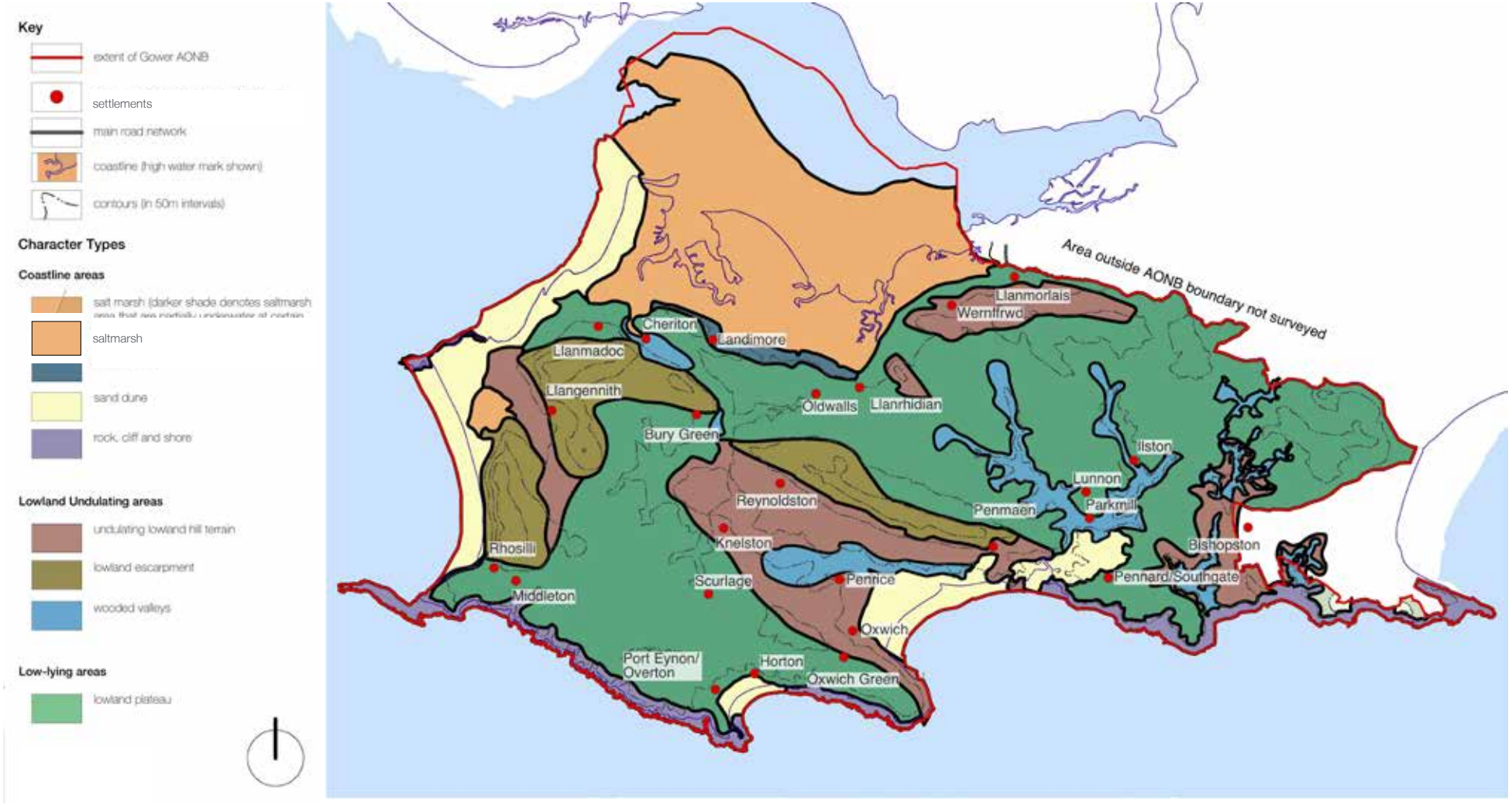
Ap4.14 This stage highlighted that each main landscape character type may contain a variety of similar smaller landscapes and that not every area was identical but rather that there were common patterns. It is important to acknowledge that within each type there may be smaller areas that have their own distinct character, requiring different approaches when considering new development. For example, within the landscape character type 'Lowland Plateau', distinct areas of open heath and common land are dotted amongst areas of very different enclosed pasture fields bounded by hedgerows or small woodlands. Clearly, siting a development near to these two different areas will require different approaches to the design, and each application will be assessed on a case by case basis.

Ap4.15 Through this process 8 landscape character types were identified:

- salt marsh
- sand dune
- coastal slope
- rock, cliff, shore
- undulating lowland hill terrain
- lowland escarpment
- lowland plateau
- wooded valleys

Ap4.16 A plan illustrating the extent of these areas is included overpage.

Ap4.17 Further description of the character types, with reference to key characteristics, settlement patterns and vegetation patterns, can be found in Appendix 5: Landscape and Settlement Character Statements.



Landscape Character Types

landscape and settlement character statements

Ap5.1 The following appendix provides analysis of Gower's settlements. It does not indicate any development potential.

Ap5.2 These highlight the key characteristics for each settlement and provide a brief history of their development, together with a description of prevalent materials and detailing. They should be read in conjunction with the landscape character type statements which provide the introduction to the eight key landscape areas as defined in the previous appendix.

Ap5.3 The settlement character statements should be used as a prompt rather than a substitute for on-site character analysis. The character analysis process should identify positive elements that contribute to local distinctiveness and these should be differentiated from the negative elements that should not be perpetuated.

Ap5.4 The settlement character statements do not include new policy, but they do expand upon how policy within the UDP should be implemented.

Ap5.5 The purpose of the settlement character statements is to help reinforce positive elements of local character. Unfortunately Kittle and Southgate have been subject to a number of insensitive urban developments in the past and a settlement character statement would not be of any assistance in raising standards. However this does not mean that poor quality design is acceptable; future developments are expected to raise standards of design by following the appropriate overarching guidance sections of the Design Guide.

Ap5.6 For ease of navigation the settlement character statements are presented in alphabetical order.

Settlements in alphabetical order
[with landscape character type]

Bishopston	ULH/WV*	p191
Bury Green	LP	p195
Cheriton	WV	p197
Horton	LP/ SD*	p199
Ilston	WV	p203
Knelston	ULH	p205
Landimore	CS	p207
Llangennith	LE/ ULH*	p209
Llanmadoc	LP	p213
Llanmorlais	LP	p217
Llanrhidian	CS	p219
Lunnon	LP	p223
Middleton	LP/ LE*	p225
Oldwalls	LP	p227
Overton	LP	p229
Oxwich	ULH	p231
Oxwich Green	LP	p235
Parkmill	WV	p237
Penmaen	ULH/ LE*	p239
Penrice	ULH	p241
Port Eynon	LP/ SD*	p243
Reynoldston	ULH	p247
Rhossili	LP	p251
Scurlage	LP	p253
Wernffrwd	ULH	p255

Ap5.7 The following table indicates in which landscape character type each settlement lies. Where a settlement straddles two landscpe character types it is included within the type which the majority of the settlement lies in.

Settlement by landscape character type

Salt marsh [SM]:

None

Sand dune [SD]:

None

Coastal slope [CS]:

Landimore
Llanrhidian

Rock, cliff and shore [RCS]:

None

Undulating lowland hill terrain [ULH]:

Bishopston
Knelston
Llangennith*
Oxwich
Penmaen
Penrice
Reynoldston
Wernffrwd

Lowland escarpment [LE]:

Llangennith
Middleton *
Penmaen*

Lowland plateau [LP]:

Burry Green
Horton
Llanmadoc
Llanmorlais
Lunnon
Middleton
Oldwalls
Overton
Oxwich Green
Port Eynon
Rhossili
Scurlage

Wooded valleys [WV]:

Bishopston*
Cheriton
Ilston
Parkmill

** denotes that part of a settlement lies within this landscape character type*

Ap5.8 The following tables present a brief descriptive of each landscape character type, referencing key characteristics, settlement and vegetation patterns.

Landscape Character Type



Location of salt marsh

- Settlements within the salt marsh landscape character type include:

  None

Key Landscape Characteristics

- Several designations such as nature reserves are associated with the salt marshes [*all designated sites can be found on the Unitary Development Plan: Gower Map*]

  http://swansea.devplan.org.uk/map.aspx?map=41&layers=all
- These areas are of ecological importance.
- Land has been reclaimed though creating drainage channels.
- The topography is very flat and open in character giving a remote exposed feel.
- Used for sheep and horse grazing.
- Also refer to Section 2: AONB Character 2.24 [page 15].

Settlement Pattern

- Settlements are absent within salt marsh areas due to their low lying, tidal nature.

Vegetation Pattern & Characteristics

- Very little tree cover, open and exposed.
- Marshy ground with reed and rush plants.
- Habitat to many important and protected species:

  Juncus gerardii (gerardi) Saltmarsh Rush

  Juncus maritimus - Sea Rush



sand dune

Landscape Character Type



Location of sand dune

- Settlements within the sand dune landscape character type include:

  None - however Horton and Port Eynon do border this type

Key Landscape Characteristics

- Rough textured landscape.
- Wide open intertidal sandy bays.
- Rock, sand, gravel, and shingle.
- Framed views.
- Tourism and leisure is the largest land use, including:

  camping and caravan sites,

  golf courses,

  car parks
- Also refer to Section 2: AONB Character 2.25 [page 16].

Settlement Pattern

- There are no settlements within this type, due to the unstable nature of dunes.
- There are a number of utility buildings on the beaches associated with tourism.

Vegetation Pattern & Characteristics

- Trees are not present.
- Static dune-scapes with associated dune grass land.
- Rich coastal habitat with over 600 flowering species, many of which are important and protected, including orchids.
- Dense scrub is a feature, interfacing sand dunes and adjacent landscapes such as cliffs.
- Smaller pockets of fen, swamp and improved grassland.



coastal slope

Landscape Character Type



Location of coastal slope

- Settlements within the coastal slope landscape character type include:

  Landimore

  Llanrhidian



Key Landscape Characteristics

- A narrow strip of land consisting of a steep rocky slope of geological importance.
- Dramatic enclosed and small scale character.
- A visual corridor is created by the craggy limestone slopes.
- Overgrazing and human presence has lead to reduced ecologically diversity.
- Several public rights of way and tracks run through the area.
- Also refer to Section 2: AONB Character 2.26 [page 17].

Settlement Pattern

- Few settlements due to constraints of topography. For this reason both Landimore and Llanrhidian are generally linear in form - with the settlements winding down the slope.
- These settlements tend to spill over the top of the coastal slope and connect down to the lower flat areas of the salt marsh.
- The remains of 13th Century fortified Weobley Castle sit in the centre of this linear area protected by the steep slopes.
- There are few roads with just a number of minor single lane metalled tracks to the settlements.

Vegetation Pattern & Characteristics

- Much of the area is covered in broadleaved woodland.
- Rough grass slopes are grazed by sheep.
- North facing, exposed and wooded slope so the species in this area tend to be very hardy, shade and salt tolerant, wet woodland species.

rock, cliff and shore

Landscape Character Type	Key Landscape Characteristics	Settlement Pattern	Vegetation Pattern & Characteristics
 *Location of rock, cliff and shore* ▪ Settlements within the rock, cliff and shore landscape character type include: None	▪ A challenging, undisturbed, inspiring and rugged landscape. ▪ Wave cut platforms. ▪ Steep cliffs with exposed rock and caves. ▪ Rocky outcrops, scree and gravel. ▪ Views are framed with the backdrop of cliffs and wide views along the coast. ▪ Remains of industrial workings can be seen. ▪ Various public rights of way running through the landscape. ▪ Small pockets of land are used for agriculture. ▪ Also refer to Section 2: AONB Character 2.27 [page 18].	▪ There are no settlements within this type. It is generally uninhabitable. ▪ There are a number of historic remains including forts and a church. ▪ Human intervention is limited to a number of small scale visitor facilities such as car parks and associated service buildings. ▪ A small number of static caravans are apparent at cliff tops. 	▪ Gorse and bracken are evident to the upper reaches of the cliffs. ▪ Stunted trees and dwarf shrubs. ▪ Scrub and marine grassland. ▪ Important and protected maritime flora and fauna.

undulating lowland hill terrain

Landscape Character Type



Location of undulating lowland hill terrain

- Settlements within the coastal slope landscape character type include:

  Bishopston

  Knelston

  Llangennith*

  Oxwich

  Penmaen

  Penrice

  Reynoldston

  Wernffrwd

** denotes that part of a settlement lies within this landscape character type*

Key Landscape Characteristics

- Normally located adjacent and in association with lowland escarpment areas.
- Valleys are both broad/open, and narrow/intimate.
- Smoothly contoured hills sometimes with steeper slopes associated with narrow valleys.
- Narrow steep banked lanes.
- Large areas of woodland and generally more tree cover.
- Scattered hamlets and farmsteads and several larger settlements.
- The landscape character shows similarities to that of the lowland escarpment.
- Also refer to Section 2: AONB Character 2.28 [page 19].



Settlement Pattern

- Settlement size and pattern vary greatly within this landscape type. Ranging from the large sprawl of Reynoldston; the compact nature of Penrice, and; the widely dispersed Penmaen.

Vegetation Pattern & Characteristics

- Smaller complex irregular field patterns on upper reaches and in narrow valleys.
- Larger regular fields to broad valleys.
- Arable improved grassland.
- Sheep grazing is the dominant use of pasture.
- This area contains some of the largest expanses of broadleaf woodland usually associated with escarpments such as Nicholaston cliffs and Oxwich Point.
- Hedgerows are generally degraded, over mature and windblown with post and wire fences combined.
- Presence of rough grass and plant species such as gorse, associated with heaths and moors of the lowland escarpment areas.
- Marsh habitats are prevalent.

lowland escarpment

Landscape Character Type



Location of lowland escarpment

- Settlements within the lowland escarpment landscape character type include:

  Llangennith

  Middleton *

  Penmaen*

** denotes that part of a settlement lies within this landscape character type*

Key Landscape Characteristics

- Located in the highest parts of Gower.
- Remote, open and expansive.
- Panoramic and long distance views.
- Prominent feature in the wider landscape.
- Unenclosed common land with few roads, no settlements or trees giving a sense of isolation.
- Rocky sandstone outcrops.
- Steep slopes lead into shallower or defined valleys and plateau landscapes.
- Also refer to Section 2: AONB Character 2.29 [page 20].

Settlement Pattern

- Settlement almost entirely absent in upland areas.
- Llangennith, the edges of Middleton and Penmaen and a number of smaller hamlets encroach into this type.
- Settlements patterns are generally dispersed.
- There are a large number of scattered farmsteads within this type.

Vegetation Pattern & Characteristics

- Vegetation within valleys is usually improved grassland within hedges (usually degraded) or a rough grass mosaic including marsh land, peat bog reeds and rushes, heath.
- In upper areas more extensive open areas of unimproved acid moorland with some heather, although this appears to be overrun by the more invasive bracken and gorse species.
- Dwarf acid heath shrub species and windblown small trees such as hawthorn are found very occasionally.



lowland plateau

Landscape Character Type



Location of lowland plateau

- Settlements within the lowland plateau landscape character type include:

Burry Green	Oldwalls
Horton	Overton
Llanmadoc	Oxwich Green
Llanmorlais	Port Eynon
Lunnon	Rhossili
Middleton	Scurlage

Key Landscape Characteristics

- Constitutes the lower flat landscapes of Gower.
- The most common landscape type across Gower.
- A varied mosaic of elements including parkland, common land, woodland and largely arable pasture fields.
- Hedgerows with hedgerow trees are common.
- The main infrastructure of Gower falls within this type, including most settlements, main roads and Swansea airport.
- Views tend to be largely open and long distance, sometimes broken by large blocks of woodland or plantation.
- Also refer to Section 2: AONB Character 2.30 [page 21].

Settlement Pattern

- Generally settlement patterns are compact or linear in form, located at the base of slopes or valley sides, or along key routes.
- There are many clustered farm buildings often with modern sheds.
- Many of the larger settlements have modern outbuildings and a variety of boundary treatments which detract from the overall character.



Vegetation Pattern & Characteristics

- Overall less ecological value and biodiversity than other landscape types although still contains several designated sites of interest.
- Wet heath and wet woodland are a key component.
- Usually well managed hedgerows with hedgerow trees create a strong matrix across the landscape.
- Dwarf shrub heath and grass mosaic is associated with the unenclosed common lands of this area, such as Fairwood Common.
- Field patterns are semi regular and of medium to large size.

wooded valleys

Wooded Valleys



Location of wooded valleys

- Settlements within the wooded valleys landscape character type include:

  Parkmill

  Cheriton

** denotes that part of a settlement lies within this landscape character type*

Key Landscape Characteristics

- Steeply sloping valley sides.
- Intimate and complex character.
- Dense linear areas of broadleaved wet woodland including some areas of ancient woodland.
- Associated with river/stream valleys.
- Interspersed by single track roads.
- Framed views and enclosed feel.
- Include several areas of Access Land and Gower Way National Trail runs through Park Woods.
- Presents a well used leisure amenity.

Settlement Pattern

- Relatively uninhabited due to steep valley sides.
- Scattered individual dwellings are located in valley bottoms or along roads.
- Several holiday homes.
- Two larger residential areas:

  Parkmill (sprawling hamlet following valley bottom)

  Cheriton (loose clustered hamlet up valley sides associated with access roads)

Vegetation Pattern & Characteristics

- Wet woodland with usually sparse undergrowth.
- Majority of area is made up of Broadleaved with some mixed woodland species.
- Some areas of ancient woodland.
- Alder, Ash, Birch, Sycamore and Oak are predominant species.
- Small grassy glades usually associated with several lakes/ ponds are found in the valley bottoms.



Ap5.9 The plans which accompany the following settlement character statements indicate existing features that contribute to the character of the settlement along with key designations such as Conservation Area boundaries. The important features include:

Key buildings which stand out from the surroundings. This may be due to different materials, a change is height, a different design, etc

Significant level change which may be a steep slope where the change in level makes an area distinctive or perhaps opens up a memorable view

Green focal spaces are undeveloped planted and grassed areas that provide a sense of openness or focus to an settlement

Hard focal spaces are undeveloped paved or surfaced areas that provide a sense of openness or focus to an settlement

Public rights of way are the routes whereby the settlement is structured and experienced

Enclosure created by walls identifies front boundary walls typically of local stone wall that are important features in many villages. These provide a transition between the private garden areas and the public lanes

Visually significant tree belts are typically groups of trees that form a distinctive feature in the settlement or adjoining landscape.

Visually significant trees are important individual trees by virtue of age, height, form and species

Enclosure created by hedge these are important green boundaries, typically between a plot and the lane

Kew view points are publically accessible locations which offer important and memorable views

Glimpsed view points are also publically accessible but may be more limited that the key view points by virtue of buildings or vegetation.

appendix 5
settlement statements key

Conservation area	Conservation area boundary as defined by CCS
3 Photo/text location	Relating to photo numbers within settlement statement
Listed building	Denoting presence of listed building (but not grade)
Key building	Building of visual or architectural significance within settlement
Listed feature	Denoting position of listed feature
Significant level change	Highlighting top or bottom of noticeable change in level
Public right of way	Public right of way as shown by Ordnance Survey
Enclosure created by wall	Denoting areas where views are enclosed by walls
Visually significant tree belt	Highlighting areas of trees which act as a focus
Enclosure created by hedge	Denoting areas where views are enclosed by hedges
Visually significant tree	Highlighting trees which act as a focus (not necessarily subject to TPO)
Stream/river	Approximate alignment of a watercourse
Grass verge	(as described)
Wide ranging views	Points from which long range views are visible
Pond	Approximate position of a pond
Local facility	Highlighting location of a public facility or service (building)
Green focal space	Visually significant area of green/ landscaped space within settlement
Focal hard space	Visually significant area of hard landscaping within settlement
EV29	Common land boundary as defined by UDP
AONB Boundary	AONB boundary as defined by CCS
Wall with hedge	(as described)
Cliff top	(as described)
Former quarry face	(as described)
Sand dune	(as described)
Scheduled Ancient Monument	Denoting position of Scheduled Ancient Monument (SAM)
Recreation area	Area currently used for sporting activities
Edge of common	Approximate position of the edge of common land
Sunken lane	Historic byway
Church tower	(as described)
Edge of saltmarsh	Approximate position of the edge of the salt marsh

bishopston

Landscape Type:
Underlating Lowland Hill Terrain

Designations: EV9, EV17, EV20, EV21, EV26, EV29, 2 listed buildings , Conservation Area

Settlement Development

Bishopston [Llandeilo Ferwallt] lies at the edge of the AONB's eastern boundary, midway between Kittle, to the west, and Murton to the east. It is designated within the UDP as one of Gower's large villages. The AONB boundary runs through the centre of the village and, consequently this statement is limited to the conservation area. The settlement straddles the heavily wooded Bishopston Valley to the west and limestone plateau to the east. The village currently supports a convenience store, a post office, 2 public houses and a book/gift shop. There is also a church and primary and secondary school, which serve the wider area.

Originally a farming community, the village also exported limestone from its now abandoned quarries, via nearby Pwlldu Cove. The original core was focused upon St. Teilo's Church [2], the foundations of which are thought to date back to the late 5th century. However the current church which sits within a large rectangular churchyard dates from the late 12th century. A number of old cottages and the original school house are also found along Church Lane [3], which runs down to the ford [6] before rising again as Old Kittle Lane.

Immediately to the east of Church Lane, above the tree lined hillside, is the 18th century settlement focused upon The Joiners [4] and Valley public houses. A handful of houses cluster around an informal square [9] to the front of the two pubs. Footpaths lead from here westwards towards an old quarry and northwards to Church Lane.

A number of properties nestle on the wooded hillside between the upper and lower levels of the conservation area [7].

Late 19th century maps show that development remained centred around the original core of the village, with a limited number of properties being constructed along the main road. By the mid 20th century a small number of individual dwellings had been developed on plots based upon individual strip fields to the south of the historic core and along Pyle Road, towards Oldway. The cul-de-sac development of Portway was also completed at the northern most extent of the village.

By 1974 the majority of the length of Bishopston Road had been developed on both sides and a large estate had been completed at the junction with Pyle Road. Additional houses had also been built to the northern end of Church Lane.



Cluster of cottages forming 18th century village core.

Key Characteristics:

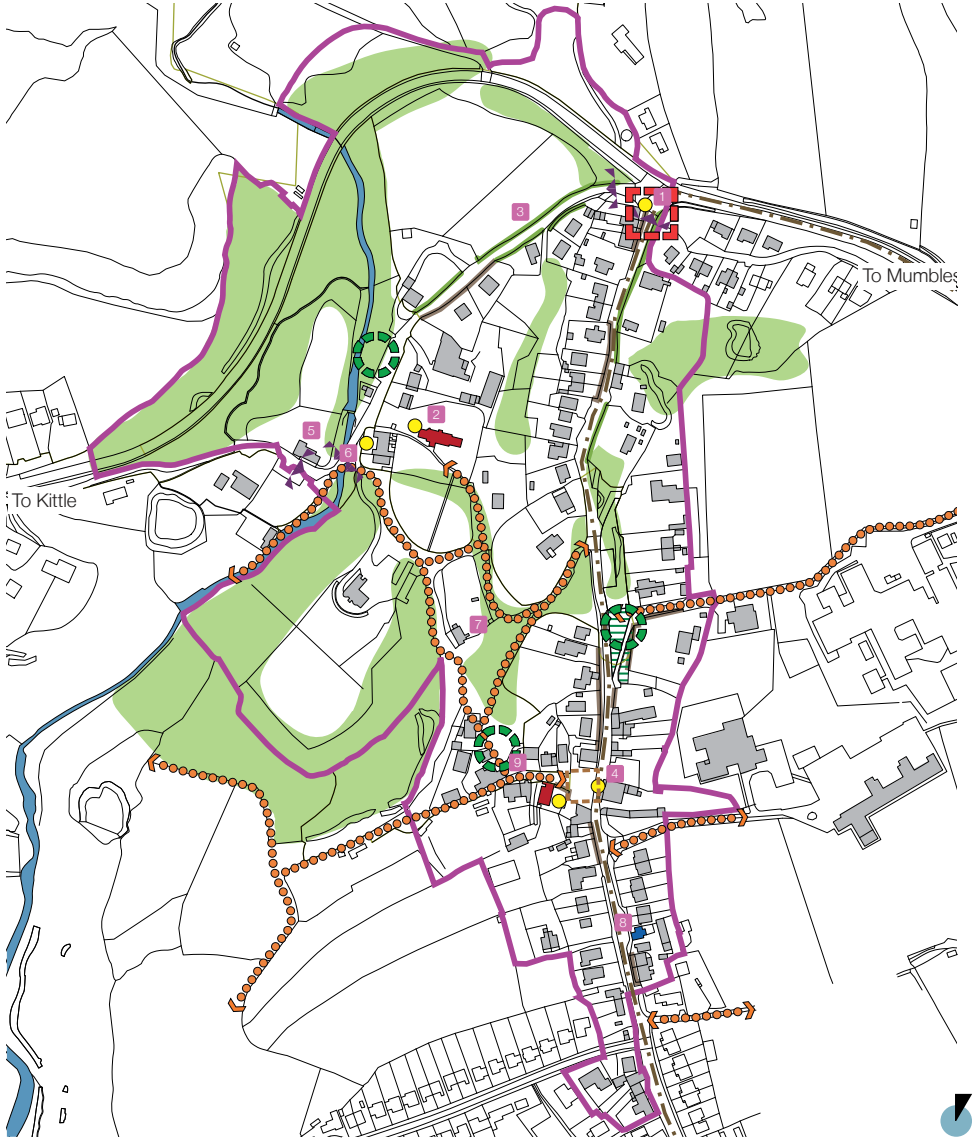
- Nucleated settlement structure with dispersed elements
- Narrow, winding road and enclosure created by limestone walls along Bishopston Road
- Church Lane is characterised by the steeply sloping, narrow enclosed lane
- The heavily wooded valley gives the sense that the village is sited within the countryside, rather than its more urban setting
- The extended village is suburban in nature and has lost the character which is still in evidence within the conservation area
- A variety of building types and styles exist within the conservation area, however the key groupings identify the historic heart of the village



[Image courtesy of www.pixaerial.com]

bishopston

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Village gateway
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Grass verge
- Visually significant tree belt
- Stream/river
- 'Green' focal space
- 'Hard' focal space
- EV29
- AONB Boundary



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The representation on this map of any other road, track or path is no evidence of the existence of a right of way

bishopston

[1] Malt House, top of Church Lane
[2] St. Teilo's Church [Grade II listed]
[3] Church Lane
[4] The Valley Public House

features

The following features provide key landmarks within Bishopston's conservation area:	The 'village square' to the front of The Joiners Public House Bishopston Valley with mature trees forms a green framework to the village and the topography creates a unique sense of place Ford to the bottom of Church Lane	The Valley Public House St. Teilo's Church Old School House Lamplighter Shop Malt House 60 Bishopston Road

layout

In addition to the features above key layout characteristics include:	The historic village core is characterised by a loose pattern of development. This has resulted in a mix of relationships between buildings and the road with some sitting parallel and others at right angles to it.	Generally the older properties tend to be positioned closer to the road. Newer buildings have less of a relationship with it and have larger areas to the front of such buildings being set aside for gardens and drives.

form

Plan type There are a variety of plan forms within the village, ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras. Some of the 20th century development, including cul-de-sacs impose a uniformity which is uncharacteristic of the rest of the settlement.	Roofscape There are a variety of roof forms in evidence within the village however simple, single pitches are the most common. There are examples of double pitches to older properties. Although there are many hipped roofs these are generally on larger detached properties. Flat roofs are limited to rear extensions and garages.	Height/massing: Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights. There are a limited number of three storey buildings including The Valley. Various examples of converted roofspaces, lit by rooflights and numerous types of dormer are in evidence. 20th century bungalows provide single storey development within the village.


[1]



[2]


[3]


[4]

bishopston

[5] Cottage - Old Kittle Road
[6] The ford - Church lane
[7] 'Hillside' cottage
[8] 20th century development, Bishopston Rd.


[5]


[6]


[7]


[8]

materials

Walls
There are a variety of materials resulting from the various phases and types of development. However white/light painted render predominates.

Other materials include:
Pebbledash
Brick
Limited exposed stonework
Red tile hanging

Roofs
Older properties are generally roofed in slate, some have contrasting red ridge tile detailing.

Other properties have a variety of finishes, generally from a palette of greys and browns, and include:
Concrete tiles
Pantiles
Red plain tiles

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.
Footpaths are limited to the middle and southern end of the conservation area. The northern end is characterised by narrow, tree/hedge or wall lined lanes.
The cobbled surface of the ford provides an attractive, textured finish.

details

Components
There are no characteristic building features which define Bishopston, although many of the older properties have traditional Gower detailing such as simple porches and chimney stacks, and slate roofs.

Boundaries
Traditional boundary detailing includes limestone walls and overhanging trees. The loss of such walls to be replaced with brick walls, timber fencing and coniferous trees detracts from the quality of the conservation area.

Landscaping
Generally the older properties have small front gardens, often simply planted.
Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Bishopston include:
Degradation of conservation area character through unsympathetic alteration or extension.

Erosion of character due to improvements such as replacement windows, dormer extensions and use of non-traditional materials.

Impact of traffic - both travelling through the village and modern day requirements for parking and access.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

burry green

Landscape Type:
Lowland Plateau
Designations: EV11, EV29, EV26, 2 listed buildings

Settlement Development:

Burry Green is a small, relatively compact village centred around the junction of Burry Lane and the Swansea to Llangennith road. It consists of some 23 properties and has a chapel but no community facilities.

The 'green' from which the village takes its name is a substantial triangular grassed area to the south of the settlement. A large pond is to be found at its south western corner. The majority of the development is to the north of the main road.

Little is known of its origins, however it is thought to be a late post medieval settlement. By the late 19th century Burry Green consisted of a couple of farms, namely Dunraven and Tyle House Farm [3] [Grade II listed], half a dozen cottages and Bethesda Chapel [1]. The chapel and its adjacent manse was completed in 1814 and is also now Grade II listed.

There were few additions until the second half of the 20th century, with the development of 6 semi-detached cottages and a number of individual dwellings to the western edge of the village.



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Key Characteristics:

- Essentially a linear settlement structure with green acting as visual focus
- Small, unremarkable Gower settlement with a mix of architectural styles
- Narrow, enclosed nature of lanes leading into the village contrast with the open, expansive views across the green
- Older properties tend to be sited to northern side and southern corner of triangular green. Whilst newer development is found to the eastern side of village, along the main road
- Key focus points include the triangular green and pond, bus shelter, Tyle House farmhouse and Bethesda Chapel



[Image courtesy of www.pixaerial.com]

burry green

[1] Bethesda Chapel [Grade II listed]
[2] Burry Green
[3] Tyle House Farm [Grade II listed]
[4] Travelling eastwards through village


[1]


[2]


[3]


[4]

issues

Key development issues include:
20th Century development ignores local vernacular and lacks enclosure along frontages
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing is apparent.
Loss of character as a result of the removal of traditional boundary treatment adjacent to main road.

form

Plan type
As with many of the villages there are a variety of plan forms: Larger ones denoting 20th century development.
Longer, shallower footprints of the older properties

The majority of buildings address the road with garden/ drive to front.

Roofscape
Predominant roofscape is one of simple pitched roofs with additional, subservient pitched roofs to extensions.

Hipped roofs are limited to the chapel, adjacent manse and Burry Cottage to the east.

Half dormers are a characteristic of the cottages to the west of the village.

Height/massing
Generally two storey in height but with varying storey heights providing variation in ridge and eaves heights.

Some single storey bungalows constructed in second half of 20th century.

materials

Walls
The majority of buildings within the village have light/white coloured render finish.

There are also examples of white painted stone work.
Limited use of mock half timbering can also be seen, however this is not a characteristic of Gower.

Roofs
Roofs are predominantly grey in colour and are a mix of slate, generally on the older properties together with more recent usage of composite and concrete tiles.

The use of red and brown clay pantiles is limited.

Floorscape
No particular floorspace prevails and there are no footpaths within the village. Grass verges provide the only opportunity for pedestrians not to walk on the road.

Driveways to the front of properties are finished in a variety of materials.

details

Components
There are no characteristic building features which define Burry Green.

Simple open and bracket porches are featured on many of the properties.

Boundaries and landscape
Low white painted stone walls provide boundaries to the north-eastern side of green. Some have railings/hedges to the top.

Stone walls are common in the rest of settlement.

Varying widths of grass verges run through the village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

cheriton

Landscape Type:
Wooded Valley
Designations: EV9, EV16, EV26, adj EV29
3 listed buildings, Conservation Area

Settlement Development

Cheriton, 'Church Town', lies in a hollow at the foot of Llanmadoc Hill to the east of the much larger settlement of Llanmadoc. This picturesque hamlet comprises a small number of properties set within the ancient wooded valley of Burry Pill, a river which runs through its centre.

The settlement is believed to be medieval in origin and comprises a small cluster of around a dozen cottages to the south of Burry Pill and fewer, larger buildings to the north. Originally Burry Pill was forded however the early 17th century saw the construction of the stone packhorse bridge which is now a grade II listed structure. St Cattwg's Church [3], Cheriton Mill, Bridge Cottage and Glebe Farm [5] all lie to the north of the bridge, where the land starts to rise from the valley floor.

St. Cattwg's Church was built during the 13th century and is believed to have replaced an earlier structure in Landimore to the east. It is Grade II listed and is considered to be a fine small example of a 13th century church planned around a central tower. Glebe Farm lies to the north of the church and is also a Grade II listed building.

There has been limited development within the hamlet, it's compact form remaining little changed from the mid 19th century. As a consequence Cheriton remains a sheltered, tranquil settlement which has avoided the suburbanised nature of some development in evidence in the neighbouring village of Llanmadoc.



Conservation area
Photo/text location
Listed building
Key building
Listed feature
Significant level change
Public right of way
Enclosure created by wall
Enclosure created by hedge
Visually significant tree belt
Visually significant tree
Stream/river
Grass verge
Wide ranging views

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Key Characteristics:

- Dispersed settlement structure
- Steep topography has resulted in a loose collection of buildings generally being aligned with a east/west orientation
- Burry Pill bridge creates a focus, whilst the large tower of St. Cattwg's Church provides a key landmark within the settlement
- Enclosure created by narrow winding lanes bounded by stone walls
- The setting provided by the ancient woodland which surrounds much of the hamlet and lines Burry Pill, results in Cheriton having a secluded feel, nestling as it does into the landscape



[Image courtesy of www.pixaerial.com]

cheriton

[1] Cheriton from Llanmadoc Hill
[2] Burry Pill bridge
[3] Church of St. Cattwg
[4] Bridge Cottage


[1]


[2]


[3]


[4]

issues

Key development issues within Cheriton include:
Whilst there are currently no significant issues regarding development within Cheriton it is important to highlight the potential for the erosion of character which can result from improvements including inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to buildings and boundaries.

form

Plan type
There is a wide variety of plan forms illustrating a variety of types of dwelling from simple, small cottages to larger dwellings.

Roofscape
Generally roofs are simple pitches, however there are some double pitched roofs.
The majority of ridgelines run along contours.
There are a mix of relationships between buildings and the road. Bridge Cottage aligns itself with the river; whilst Glebe Farmhouse addresses the road.

Height/massing
Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

There is some single storey development, however the converted barns at Glebe Farm and the pottery studio at Bridge Cottage are the exception.

materials

Walls
The hamlet is dominated by stonework, untreated and painted. However white/ light painted render is also popular and there has been some limited use of a pebbledash finish. Generally colours remain soft and muted.
Timber cladding has been introduced to Bridge Pottery studio.

Roofs
Roofs are predominantly grey in colour and the most common covering is slate. Some ridges are highlighted with contrasting red ridge tiles.
Rooflights have been incorporated into the slopes of converted farm buildings and Bridge Cottage to allow for increased daylighting.

Floorscape
The settlement is characterised by narrow, walled lanes with no footpaths and limited steep verges. The exception being to the south eastern end where there is a wide grass verge.

details

Components
Generally chimney stacks are simple, rendered structures, with some of brick. However Glebe Farmhouse boasts a rather fine octagonal stone stack.
Functional porches protect entrances to many of the properties.

Boundaries and landscape
Stone walls are a characteristic of Cheriton, enclosing the narrow, steeply climbing lane and providing front boundaries. Fencing and hedges also form some boundaries.

Other:
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

horton



Landscape Type:
Lowland Plateau [Sand Dune]
Designations: EV9, EV16, EV26, EV27, EV29, EV31, Conservation Area

Settlement Development

Horton lies on the eastern edge of Port Eynon Bay, some 0.75km from the neighbouring village of Port Eynon to the west. Currently the village comprises approximately 80 dwellings and supports a village hall [12], chapel [11], village/ campsite shop and local lifeboat station [13]. The conservation area is contiguous with that of Port Eynon. It includes the whole village but excludes the adjoining caravan park.

The origins of Horton appear to be medieval, since when it has expanded, becoming a focus for fishing, agriculture and other rural industries. The villagers also quarried and exported limestone. The remains of small quarries are still evident today, although these are generally hidden by dense vegetation.The original settlement was built on the higher land to the north of the east/west aligned common. Buildings were set in irregular plots which clustered around the two north/ south roads, and the settlement included a number of farmsteads.

One of the village's oldest and most important properties is the post medieval farmstead of Great House. It dates from the 16th century however was substantially rebuilt in the 18th century. Horton Methodist Chapel [9] was constructed in 1813 and the 'manse' [Minister's house] followed half a century later.

The development of the village form has been the direct result of its topography. It is situated in a shallow hollow on a hillside which rises sharply northwards from the shore to the south. A steep cliff face has restricted development to the east whilst to the west the gradient decreases, giving way to dunes and flatter land. The core of the village is based around a rectangular road network which converges to the south and diverges to the east and west, where the more recent development can be found.

As the village expanded small holdings sprang up to the to the south west of the common and linear development spread south eastwards.

There was little further development until the 20th century which saw infil in both the northern and southern ends of the village, and the replacement of some cottages within the village core. More recent additions have included the holiday camp and caravan site to the north.

Key Characteristics:

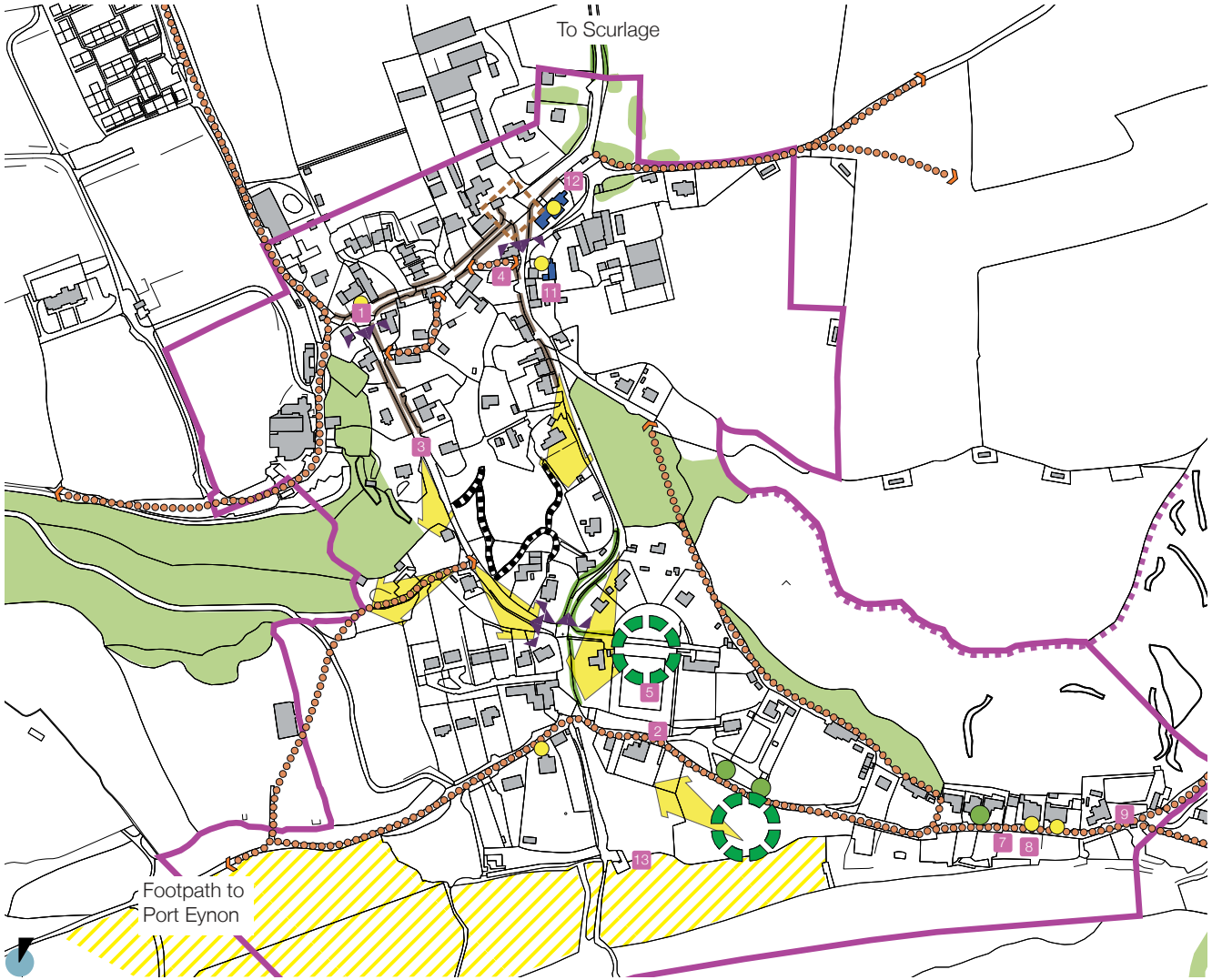
- Hybrid settlement structure resulting from change in level between upper and lower part of village
- Nucleated development at northern end of village
- Dispersed nature of development to southern end of village
- Linear development linking northern and southern ends of village
- Dispersed nature of development around Myrtle Cottage
- Sense of enclosure created by narrow lanes bounded by stone walls
- Glimpsed sea views from the top of the village, opening up to expansive panorama of Port Eynon Bay



[Image courtesy of www.pixaerial.com]

horton

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Wall with hedge
- Cliff top
- Former quarry face
- Sand dune
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space
- 'Hard' focal space



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horton

[1] Great House Farm
[2] Properties rising up the hill
[3] Enclosure created by stone walls
[4] Typical Gower Cottage

features

The following features provide key landmarks within the village of Horton:

Cliff created by quarry

Focus created around road junction at north eastern end of village

Great House Farmhouse [1]

Coastal gardens [7]

Sea Bank and Sea Lodge are both substantial properties to eastern end of village [8]

Green to front of 'Brackens' [5] and common land to south of Shore Cottage

Sand dunes

layout

In addition to the above features key layout characteristics include:

Irregular development patterns are due to the topography.

There is no typical way in which buildings address the street, rather a mix of relationships between those buildings which are parallel to the street, and those at right angles to it.

Development in the southern part of the village is generally orientated towards the sea views to the south. Buildings to the north are more likely to be focussed upon the road.

form

Plan type

There are a variety of plan forms ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras.

The small, regular footprints of properties within the holiday park highlight the uniform approach to its development.

Roofscape

The roofscape within Horton is varied with a mix of simple pitched roofs, some of which have been extended with additional pitched, flat roofs and dormers.

Many of the larger properties have hipped roofs resulting in complicated roof forms.

Height/massing

Development within the village is predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights.

There is some three storey development which is generally older larger properties or those which have extended into roofspace.

Single storey development is limited to 20th century bungalows and leisure park buildings.


[1]


[2]


[3]


[4]

horton

[5] Open area overlooked by detached dwellings
[6] Tile hung properties to sea front
[7] Coastal gardens to eastern side of village
[8] Imposing three storey properties to sea front


[5]


[6]


[7]


[8]

materials

Walls
General colour palette is based around white and light shades. Finishes include; rough and smooth painted render; some exposed stonework, generally to older properties; painted stonework and; red tile hanging to a small number of properties.

There is also a limited amount of mock half timbering, whilst uPVC cladding has been introduced at the southern end of the village.

Roofs
Roof materials vary. The older properties would traditionally have been slate, and many remain, some with contrasting red ridge tile detailing. Red clay plain tiles are also in use within the village.

The replacement of original roof coverings with reconstituted and synthetic slates, concrete tiles and pantiles, has resulted in a patchwork of colours and textures.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village. There are some narrow grass verges but generally walls or hedges sit to the edge of the road.

details

Components
Chimneys on older properties tend to be simple, rendered stacks. Porches are generally small and functional.
There are a limited number of verandas within the village.
Dormers and dormer extensions have been incorporated into several buildings.

Boundaries
Stone walls are a characteristic boundary feature in the northern end of the village, both exposed and whitewashed/painted.
Precast 'stone'/ concrete products have also been used.

Hedges create softer boundaries to some properties.

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted.
Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Horton include:
Erosion of character due to improvements such as replacement windows, dormer extensions and re-roofing with non-traditional materials.
Over-development/ extension of limited number of properties.
Degradation of conservation area character through development and visual impact of holiday parks.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/

Ilston

Landscape Type:
Wooded Valley

Designations: EV9, EV27, EV29 [adj], EV26, 1 listed building, Conservation Area

Settlement Development:

Ilston lies to the northeast of Lunnon and southwest of Swansea airport, midway between the B4271 and the A4118. The settlement sits towards the northern end of Ilston valley, at the crossing point of Pennard Pill. The surrounding hillsides are heavily wooded and form a key part of the settlement's visual character.

This small hamlet consists of a dozen dwellings and, other than the church, has no community facilities. The majority of properties lie to the west of the river, which skirts a large meadow to the east. A disused limestone quarry to the north west of the settlement has regenerated and is now a designated Site of Special Scientific Interest.

St. Illtyd's Church [2] provides the central focus at the southern end of the settlement. It is thought to have been founded in the 6th century, however references show that it was donated to the Knights Hospitallers in 1221. St. Illtyd's was restored in the Gothic style during the 19th century and is now grade II listed.

The settlement was originally based around three small holdings, illustrating the importance of agriculture to the local community. The majority of the buildings which exist today had already been built by the 1880's. Brookside, to the northern edge, appears to have replaced an earlier structure during the early 20th century. The construction of three bungalows during the second half of the 1960's appears to be the last new development within Ilston. More recently older properties have been renovated.

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- Conservation area
- Photo/text location
- Listed building
- Key building
- Listed feature
- Significant level change
- Green focal space
- Public right of way
- Enclosure created by wall
- Visually significant tree belt
- Enclosure created by hedge
- Visually significant tree
- Stream/river
- Grass verge
- Wide ranging views

Key Characteristics:

- Nucleated settlement structure
- Enclosure created by narrow lanes leading into and through the village
- Widening of lanes at southern end of settlement creates 'breathing spaces' within the streetscene
- Pennard Pill running through the heart of the village skirts the buildings and results in numerous small bridges throughout the settlement.
- Church of St. Illtyd creates a key focus.
- Wooded valley sides are a key characteristic of the village.



[Image courtesy of www.pixaerial.com]

ilston

[1] Ilston Green
[2] St. Illtyd's Church [Grade II listed]
[3] Northern entrance to village
[4] 20th century development


[1]


[2]


[3]


[4]

issues

Key development issues within Ilston include:
20th Century development ignores local vernacular and lacks enclosure along frontages
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing.
Informality of grass verges should be respected.

form

Plan type
The majority of the older buildings are based upon rectangular plan forms which, over the years have altered as a result of extension.

20th century development is characterised by the uniform footprint and layout of bungalows.

Roofscape
Roofs are generally simple pitches, with examples of double pitches to Ilston Green and part of The Old Rectory.

The use of hips is very limited, with only one property within the village incorporating this roof form.

Height/massing
There is a mix of single and two storey development within Ilston, and varying storey heights provide variation in ridge and eaves heights.

20th century development has resulted in there being a number of single storey properties at the centre of the village.

materials

Walls
As with architectural style, no one material predominates, resulting in a sense of incoherence.
All of the following finishes can be found within the village:

- White/ light painted render
- Pebbledash
- Stone cladding

Roofs
Roofs are predominantly grey in colour, with older properties favouring slate.
The bungalows at the centre of the village are roofed with concrete tiles.
Red plain tiles with red hip and ridge tiles are be found to the northern end of the village.

Floorscape
Tarmac roads provide access to driveways of various materials.
Grass verges are found to the front of many walls and, in places, widen to create attractive open green spaces.
There are footpaths to the front of 20th century development.

details

Components
There are no key characteristic building features which define Ilston. As with the buildings chimneys are constructed from a variety of materials.

Bridges provide access to a small number of dwellings.

Boundaries and landscape
Stone walls with small grass verges to front are a characteristic feature.
Walls are of exposed stone or painted white.
White painted stones define the edges of grass verges within the village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

knelston

Landscape Type:
Undulating lowland hill terrain
Designations: EV16, EV26, 1 listed building, 4 SAMs

Settlement Development:

Knelston is a small linear settlement located on the crest of a hill on the A4118, to the south of Reynoldston. Consisting of some 26 properties it also has a petrol filling station and village store, primary school and chapel. The majority of the village stretches along the main road, however there has been some development northwards along a track known locally as Trumpet Lane.

Little is known about the origins of the village, however it is believed that the 12th century church of St. Taurin provided the focus for medieval settlement. The remains of this church, now known as St. Mary's is still in evidence and is designated as a Scheduled Ancient Monument [SAM].

By the mid 1800's Knelston consisted of a number of small cottages and farmsteads, focussed around a village green to the west of the church. This green was later developed and the small farmsteads were replaced by larger ones. The Providence Baptist Chapel [2] lies at the centre of the village. Completed in 1858 it is now Grade II listed. The original village school was also built during this time.

The mid 20th century saw the construction of a new County Primary School and garage, together with the development of a caravan park. It also saw further residential development to the north of Forge Cottage, and east of The Elms, on the southern side of the A4118.



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Key Characteristics:

- Linear settlement structure
- Development of village form results in a lack of an obvious focal space resulting in there being a lack of a 'sense of place'
- Its position on the crest of a hill enables long range views across Gower
- Older buildings are generally closer to the road, whilst newer ones sit further back, with gardens and drives to the front
- A number of the older properties retain a simple vernacular charm, however 20th century development saw the introduction of less sensitive architectural approaches



[Image courtesy of www.pixaerial.com]

knelston

[1] The Granary
[2] Providence Baptist Chapel [Grade II listed]
[3] Western village entrance
[4] Forge Cottage


[1]


[2]


[3]


[4]

issues

Key development issues within Knelston include:
20th Century development ignores local vernacular and lacks enclosure along frontages
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing is apparent.

form

Plan type
There are a variety of plan forms:

Older houses characterised by linear footprints with later additions creating irregular shaped plans.

Larger footprints of 20th century development to the south of the main road.

Roofscape
Predominant roofscape is one of simple pitched roofs, generally parallel to road.
The use of hipped roofs is minimal, and flat roofs are limited to small rear extensions and garages.
Some of the older properties have small dormers whilst rooflights also provide additional daylighting to roofspaces.

Height/massing
Generally development within the village is two storey but varying storey heights provide variation in ridge and eaves levels.

Single storey development is limited to 20th century bungalows and Briarwood, a converted barn.

materials

Walls
The variety in building ages has resulted in a mix of building styles and materials. Whilst no one predominates the use of white/light and pastel render is common.

Uncoloured render and brick are also used within the village.

Roofs
Roofs are predominantly slate. Some ridges are highlighted with contrasting red ridge tiles.

There are a variety of other materials in evidence including red plain tiles and grey concrete tiles.

Floorscape
No footpaths exist within the village, instead various depths of grass verge provide a frontage beteen the boundary walls and road. Generally these verges are narrow however, in places boundaries sit immediately next to the road.

details

Components
There are no key characteristic building features which define Knelston. Chimneys are constructed with a variety of finishes including render, stone and brick.

Simple porches are found on many of the older properties.

Boundaries and landscape
The majority of property boundaries with roads are formed by stone walls, which are either exposed, rendered and painted. Some also have hedges to the top.

Hedges boundaries are in evidence throughout the village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

landimore

Landscape Type:
Coastal Slope

Designations: EV9, EV26, adj EV25/27/29, EV31, 2 listed buildings, Conservation Area

Settlement Development:

Landimore lies on the north coast, to the east of Llanmadoc. There is a significant change in level between the top of the village and its northern most extent, adjacent to Landimore Marsh. The village, which consists of approximately twenty four dwellings has no community facilities, relies on Llanmadoc for its shop and public house.

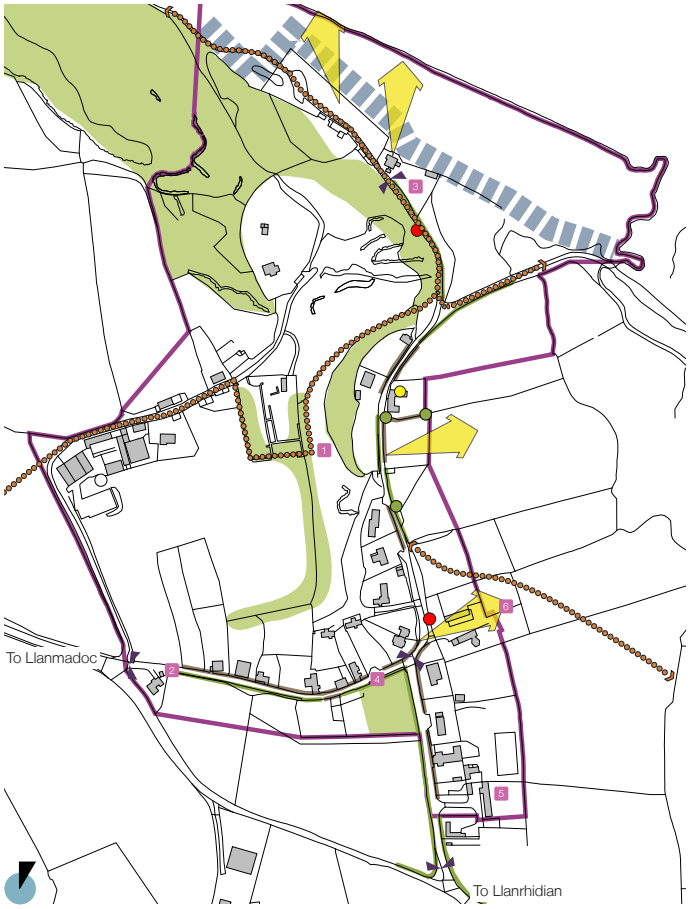
The centre of the village is at the junction of two sunken lanes, both of which link to the higher plateau to the south. The 200ft cliff which dominates the western side of the settlement dictates its form. Development to the west hugs the contours whilst those to the east focus upon the marsh, although still climbing upwards.

The settlement's origins are unclear, although it may have formed around Bovehill Castle, a scheduled ancient monument, the remains of which sit above the present day village. Whilst there is no church in modern day Landimore historical records do make mention of one in 1230 which may have been replaced by St Cadoc's Church in Cheriton. However two key farmsteads do appear on historical mapping namely Landimore Farm [5] at the southern edge of the village, and Townsend [6], at the centre. Cottages and small farms have since linked the two, as well as extending northwards towards the marsh.

The 20th century has seen some further infil and linear development, together with redevelopment and renovation of older properties.

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Conservation area
Photo/text location
Key building
Listed feature
Significant level change
Wide ranging views
Public right of way
Enclosure created by wall
Enclosure created by hedge
Visually significant tree belt
Visually significant tree

Key Characteristics:

- Linear settlement structure with dispersed settlements to north
- Properties 'fall' down hillside loosely following the two sunken lanes
- Glimpsed views of the marsh eventually give way to a wide panorama of the estuary at the junction of the two lanes
- There are a mix of relationships between buildings and the lanes. Some buildings run parallel to the lane whilst others sit at right angles to it, resulting in an attractive juxtaposition of buildings
- Generally older properties sit adjacent to the road whilst later 20th century development tends to be set back with gardens and driveways to the front



[Image courtesy of www.pixaerial.com]

landimore

[1] Landimore from Bovehill
[2] Western lane entrance into village
[3] The Saltings overlooking estuary
[4] Walls providing enclosure


[1]


[2]


[3]


[4]

issues

Key development issues within Landimore include:
Pressure for open frontages and balconies overlooking estuary - visual impact of the opening up and/ or extension of east facing elevations to maximise views.
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to buildings and boundaries.

form

Plan type
A mix of plan forms exist: Rectangular or square in plan which are generally the older properties.

Later 20th century development is characterised by larger and less compact footprints.

Roofscape
Predominant roofscape is one of simple pitched roofs, some of which are parallel to road whilst others present gables.
There are some hipped roofs to the later development but this is not a traditional characteristic of the village.

The use of dormers is limited.

Height/massing
Generally development within the village is two storey in height but varying storey heights provide a variation in ridge and eaves levels.

Single storey development is limited, generally forming an extension or provides part of split level dwelling.

materials

Walls
White/light coloured rendered buildings predominate and there is some painted stonework.
Exposed stonework tends to denote more recently renovated properties.Pebbledash, brick and 'crazy paved' stone to walls are also apparent.There are limited examples of timber cladding to newer buildings.

Roofs
The majority of roofs are grey slate, some highlighted with contrasting red ridge tiles
A number of the 20th century houses within the village have concrete tiles, however the tendency in more recent development has been to use slate or reconstituted/ fibre cement products.

Floorscape
No one floorscape treatment prevails and there are no footpaths or verges along the narrow lanes. Towards the centre grass verges soften the relationship with boundary walls.
Tarmac roads provide access to private drives which are paved in a variety of materials.

details

Components
On the more traditional style houses chimneys are generally simple rendered or stone stacks with pots.

There are many examples of basic open porches with pitched roofs to the front/ centre of properties.

Boundaries and landscape
Walls front the majority of property boundaries, and are generally are exposed stone with cock and hen detailing.
Some walls are white or light coloured painted render.
Gates are generally of timber or more traditional ironwork.
Some more recent development has adopted a more suburban approach with railings to the top of walls, and matching gates.

Other:
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

llangennith

Landscape Type:
Lowland escarpment
Designations: EV9, EV16, EV26, EV29, EV31, 6 listed bldgs, Conservation Area

Settlement Development

Llangennith comprises of around 115 dwellings and is located on the edge of Tankeylake Moor, approximately one mile west of the coast. This exposed west facing position has influenced the village's form and character; with older buildings sited to take advantage of natural shelter and sunken lanes, stone walls, dense hedges offering shelter to pedestrians in the village.



View from Llanmadoc Hill

The village developed around two distinct settlements. Early records show a small, nucleated settlement core, known as Priors Town, located close to the boundary of the common. This element included St. Cenydd's Church, adjacent 'college', and a short linear arrangement of cottages, either side of the former 'Welcome to Town' Public House.

Separated by fields to the west was a collection of cottages and farms, which comprised West Town and loosely centred on the cross roads at Plenty Farm.

During the 20th century housing development linked the two village elements, creating a linear form following the road through the village. Infill development at West Town has respected its loose informal building grouping. The development of Atlantic Close [8] during the 1990's, provided ten large detached properties, albeit in a rather suburban cul-de-sac layout. The village also saw the construction of a development of affordable homes at Clos Sant Cenydd, further increasing the village's population.

More recent development has seen the conversion and extension of properties in order to take advantage of the ever increasing tourist trade, including the construction of new accommodation to the rear of The Kings Head.



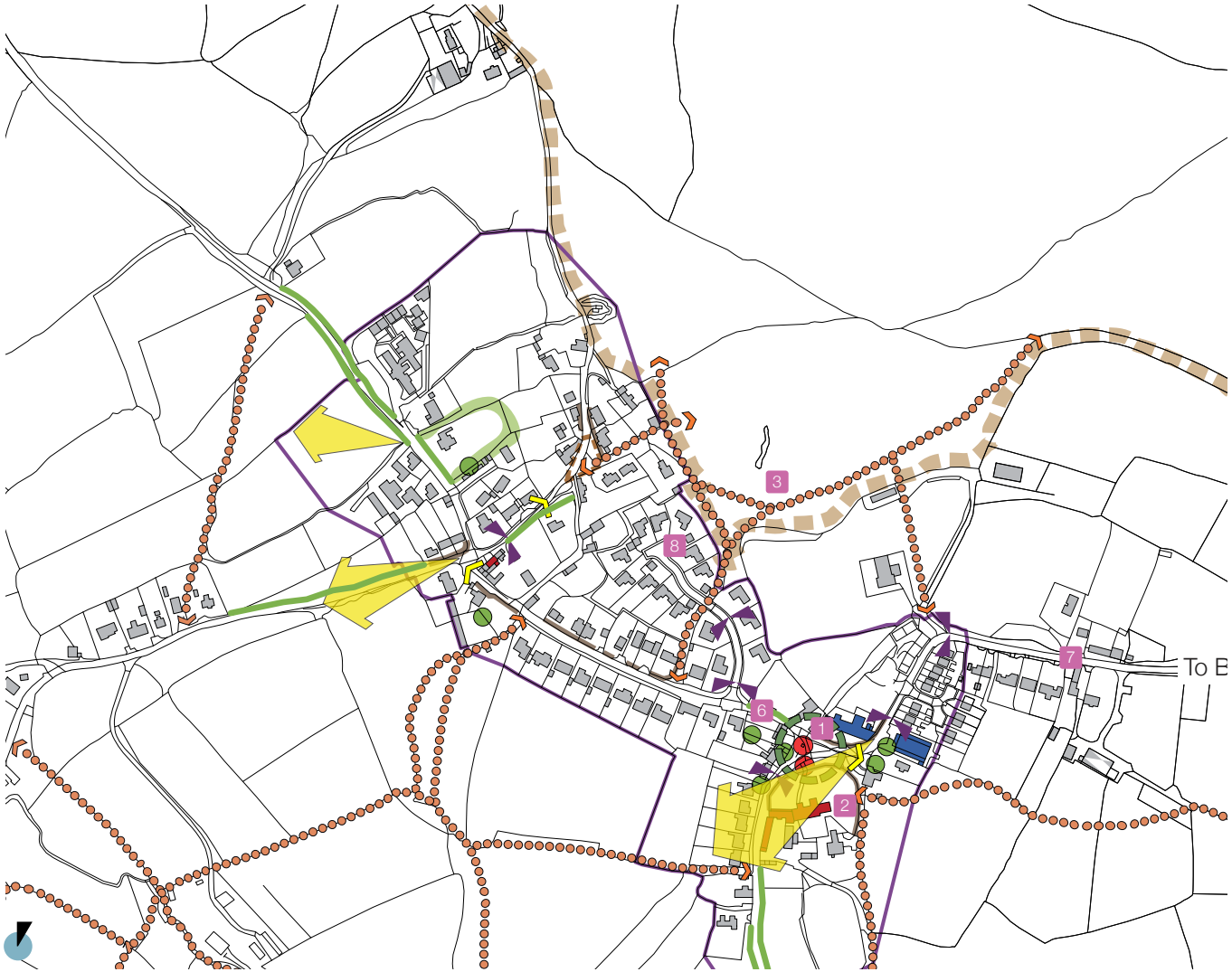
[Image courtesy of www.pixaerial.com]

Key Characteristics:

- Nucleated settlement structure with linear development to west
- Focus created at village green, both visually and as a centre for village life
- Winding streetscape made visually interesting by width narrowing and being contained by walls, occasionally opening up with small open green areas and verges creating breathing spaces
- Expansive sea views from the top of the village, limited views from within the settlement
- Sense of being a living village, which is evolving with the needs of its community whilst still accomodating tourists

Ilangennith

- Conservation area
- 3 Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Public right of way
- Enclosure created by hedge
- Edge of common
- Significant hedgeline
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space
- 'Hard' focal space



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llangennith

[1] View over the green adjacent to church
[2] St. Cenydd Church
[3] View over Llangennith
[4] The King's Head public house

features

The following features provide key landmarks within the village of Llangennith:

Church of St. Cenydd [2]

Trees to west of green [1]

Village Hall

Spring at centre of village green

Triangular green and enclosure provided by Church, Kings Head pub, and properties to western edge [4]

Cluster of buildings to north western end of village, surrounding triangular junction

layout

In addition to the above features key layout characteristics include :

The relationship between buildings and the street is mixed. Whilst many of the older properties are focussed upon the movement routes, often with little or no set back, later developments are typified by increasingly deeper front gardens and a more standardised building line.

Development at both the eastern end of the village and between the original settlements of Priors Town and West Town illustrate this change in approach. Later development is typified by the introduction of cul-de-sacs which are an uncharacteristic addition to the overall footprint of the village.

form

Plan type

A mix of plan forms, ranging from; long shallow footprints of original cottages and houses, with subsequent extensions increasing the footprint and; deeper squarer footprints of more substantial detached houses.
Larger footprints can generally be attributed to the village's key buildings including the village hall and pub, together with the nursing home at the western end of the village.

Roofscape

Simple, single pitched roofs are the most common forms within the village. There are limited examples of double pitches to older properties.

There is widespread use of traditionally styled dormers and, less aesthetically pleasing, dormer extensions.

Hipped roofs are also used and there is limited use of flat roofs to extensions.

Height/massing:

Development within the village is generally two storey however storey heights provide variation in ridge and eaves heights.

There are several bungalows and single storey conversions.

Some of the more substantial properties provide landmarks within the village.


[1]


[2]


[3]


[4]

Ilangennith

[5] Original properties at heart of village
[6] 20th century development
[7] Attractive example of conversion
[8] New build - Atlantic Close


[5]


[6]


[7]


[8]

materials

Walls
Light coloured render predominates. Pastel colours have been introduced by individual owners. Clos Sant Cenydd incorporates a range of coloured render. The use of stonework is generally limited to older renovated properties and conversions. There is some brick and timber detailing to 1970's developments.

Roofs
Generally the overall colour is based upon a palette of greys and muted browns.
No one material predominates however many of the older buildings have slate roofs, some with contrasting red ridge tiles.

There is a wide range of other roof coverings including pantiles plain tiles and limited red tiles.

Floorscape
The floorscape consists mainly of tarmac roads with grass verges or walls to the edge. There are extensive areas of grass verge surrounding the green.
Formal footpaths are not a characteristic of the village but are found in the cul-de-sacs. Driveways are finished in a wide variety of materials.

details

Components
Chimneys form a key characteristic of the roofscape with the majority being of brick construction.
Many of the buildings have traditionally styled, pitched roof porches, .
There are numerous dormers in a variety of size and style.

Boundaries
Various forms of enclosure are found within the village including:
Stone walls
Narrow grass verge
Hedges
Timber and metal gates
Cattlegrids

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted. Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Llanrhidian include:
Degradation of the conservation area character through unsympathetic alteration or extension.

Erosion of character due to improvements such as replacement windows, dormer extensions and use of non-traditional materials.

Impact of traffic travelling through the village and modern day requirements for parking and access within the village itself.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk?index.cfm?articleid=756

llanmadoc

Landscape Type:
Lowland Plateau

Designations: EV9, EV16, EV29, EV26, EV29, 5 listed buildings, Conservation Area

Settlement Development

The village of Llanmadoc lies at the northern edge of Llanmadoc Hill in the north-west of Gower. It supports a number of community facilities including a village hall [11], church, shop and public house [12].

The original settlement of Llanmadoc was focused upon the medieval church of St Madoc [9], on the junction of the ancient road linking Cwm Ivy to Llangennith. The historic heart of the village is still in evidence. The green to the front of Big House Farmhouse [3] is bordered by cottages running eastwards towards the lane leading to Rhiwlas Green. This small hamlet has since been assimilated into the larger village, along with the original roadside settlement of Frog Lane to the east.

The hamlet of Cwm Ivy remains separate, most probably as a result of the significant level change. Similarly Cheriton lies in a hollow to the east.

Frog Lane [2] indicates the change point between the higher western end of the village and the lower eastern side, where the land falls towards the small cluster of cottages and houses around Trinity Calvinistic Methodist Church [12].

Infilling between the original hamlets has resulted in a linear form, the central section of which is characterised by larger dwellings set in substantial plots, the majority of which were developed during the later half of the twentieth century.



[Image courtesy of www.pixaerial.com]



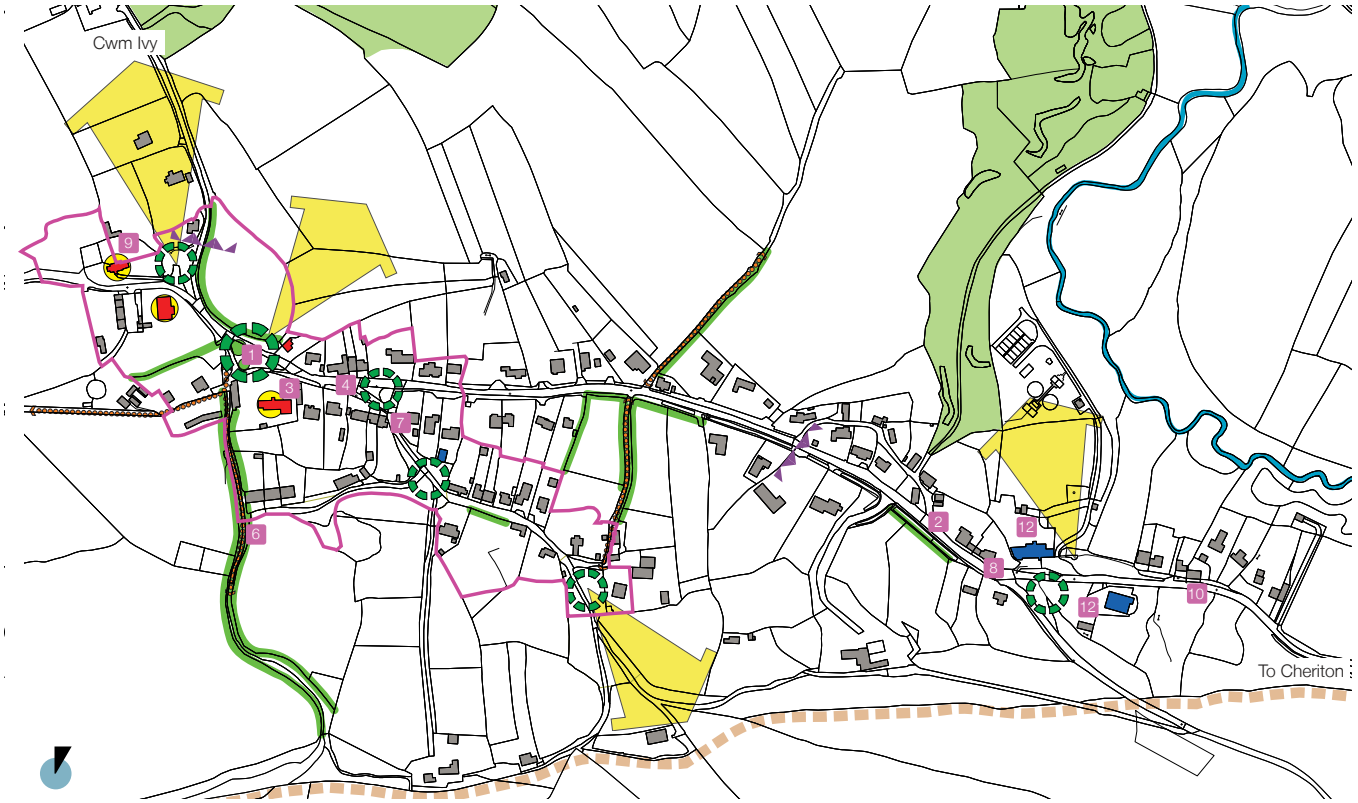
View from Llanmadoc Hill towards estuary
Frog Lane properties to centre

Key Characteristics:

- Linear settlement structure with dispersed settlements to south
- No consistent building line
- The widening then narrowing of spaces results in varying degrees of enclosure
- Glimpsed long range estuary views between buildings on the northern side of the village
- Traditional relationship of buildings focusing on the road (to north) and on Llanmadoc Hill (to south)
- Changing character along length of village due to topography, age and style of development
- Typical traditional detailing includes:
  - painted walls
  - slate roofs
  - vertical emphasis to windows
  - chimneys punctuating the roofscape limestone walls and
  - gates to front boundaries

llanmadoc

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Edge of common
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space



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llanmadoc

[1] Triangular green to northern end of village
[2] Cluster of buildings at Frog Lane
[3] The Old Rectory
[4] Simple pitched roofs parallel to street

features

The following features provide key landmarks within the village of Llanmadoc:

St. Madoc's Church

Triangular green to northern end of village [1]

Greens providing focal points throughout conservation area

The Old Rectory [3]

Llanmadoc Hill rising steeply behind the village

Cluster of buildings climbing the hill at Frog Lane [2]

layout

In addition to the above features key layout characteristics include:

Enclosure of triangular green through a mix of individual large, detached properties and small terraces

Southern edge of village delineated by individual buildings

Generally layout focused upon movement routes, although increasingly development is orientating towards views

'Openness' of infil development weakens village form

form

Plan type

Predominance of traditional wide shallow plan form, with later additions creating 'L' shaped plans.

Larger footprints of bungalows and more recent residential development are evident within Llanmadoc. These are generally set centrally within larger plots.

Roofscape

Generally simple pitched roofs with ridge lines running parallel to road. Some double pitches, and subservient pitched roofs to extensions of original buildings.

Gables addressing the street are not a characteristic of Llanmadoc [4]

Hipped roofs are in evidence on some of the newer properties, but often result in over complicated roof forms.

Height/massing

Typically two storey in height but with varying storey heights providing variation in ridge and eaves. Some examples of older single storey cottages, together with more recent bungalows.

Old Rectory far exceeds scale of other buildings.

There are some examples of over development where extensions dominate the existing building.


[1]


[2]


[3]


[4]

llanmadoc

[5] Generally grey roofscape with exceptions
[6] Variety of roof finishes
[7] Pathway onto Llanmadoc Hill
[8] Chimneys - a characteristic element


[5]


[6]


[7]


[8]

materials

Walls
The majority of the buildings in Llanmadoc have a rendered or painted/coloured finish, with white predominating.

There are some examples of exposed stone buildings. Generally these are agricultural buildings and residential conversions.

Roofs
Predominantly grey in colour with a large number of slate roofs, together with composite and concrete tiles. Some are detailed with red ridge tiles [5].

The limited number of red roofs which do exist stand out, particularly when viewed from Llanmadoc Hill.

Floorscape
No one floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths, but grassed verges allow for some boundaries to be set back from the road.

details

Components
Chimneys are a key characteristic of Llanmadoc's roofscape, and range from utilitarian stacks to the more ornate [8].

Pitched roof 'closed' porches are in evidence on a number of buildings, generally presenting a gable to the front.

Boundaries
There are several examples of traditional limestone stone walls with 'cock and hen' detailing and iron gates [7].

Other boundary treatment includes timber post and rail fencing, often with wire mesh infil, rendered concrete walls, and metal estate style railings.

Landscaping
Variety of approaches to landscaping within the village. The more successful use indigenous/ traditional species

Narrow, tree and hedge lined paths and lanes [6] running north-south link with elements of rural landscape within the village envelope.

issues

Key development issues within Llanmadoc include:
Visual impact of the opening up and extension of north facing elevations to maximise views

Loss of character as a result of removal of traditional boundary treatments and negative impact of some 'improvement' works

Pressure for increased building footprints has resulted in overdevelopment

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

llanmorlais

Landscape Type:
Lowland Plateau
Designations: EV17, EV26, EV29 [adj]
1 listed building

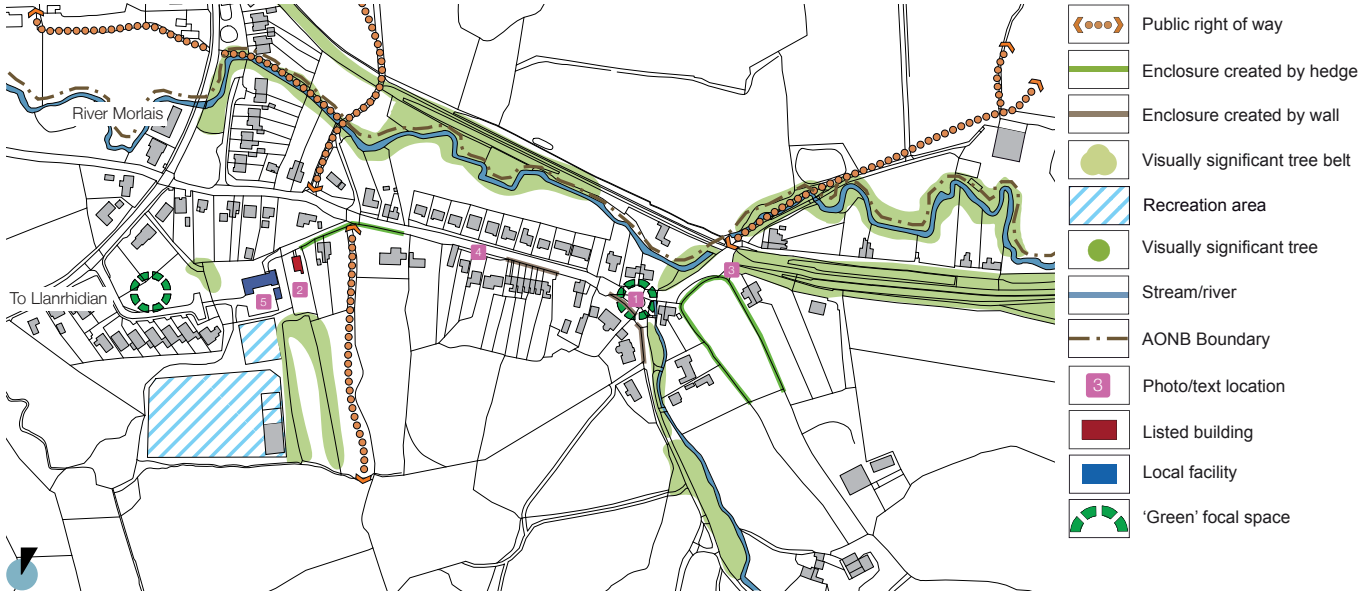
Settlement Development:

Llanmorlais lies to the south east of Crofty, separated by the B4295. It currently consists of around 90 properties, a chapel and community centre [5]. The AONB boundary runs to the north of the village.

Whilst agriculture played a part in the village's past it is one of the few settlements on Gower based upon industry. During the 18th century there was coal mining in the area but this become uneconomic due to competition from Swansea, and by 1810 mining had stopped. At this time the settlement consisted of a few cottages and Llanmorlais Farm.

The arrival of the railway in 1863 and the construction of a tramroad revitalised the industry. In time this brought about the expansion of the village, with the development of Station Road. Tirzah Baptist Chapel [2] was constructed in 1905 to serve Llanmorlais, and has since been Grade II listed.

20th century development saw further development of the village with development to the northern side of Station Road, the construction of Trem Y Mor to the south western end of the village, and infill development. The demise of mining in the area and closure of the railway resulted in the function of the village changing. Llanmorlais is now a commuter community for Swansea.



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Key Characteristics:

- Linear settlement structure
- Architecturally and visually un-remarkable
- Urban nature of much of the village contrasts with other Gower settlements
- More rural nature of eastern end of village is characterised by its random layout
- The alignment of the disused railway and tramroads are highlighted by dense areas of vegetation
- Tirzah Chapel is the only building of architectural note
- Terraced properties of Station Row hark back to the village's industrial past



[Image courtesy of www.pixaerial.com]

llanmorlais

[1] Green at eastern end of village
[2] Tirzah Chapel [Grade II listed]
[3] Stone cottages
[4] Mix of 20th century development


[1]



[2]


[3]


[4]

issues

Key development issues within Llanmorlais include:
Wide range of building styles and materials – no overall coherence.
20th Century development lacks enclosure along frontages.
General erosion of character due to development and inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to traditional buildings and boundaries.

form

Plan type
Shallow longer footprints highlight older buildings and terraced cottages.

Larger, squarer footprints typify detached 20th century properties.

Estate development [Trem Y Mor] is recognisable by its regularised layout.

Roofscape
Generally roofs within Llanmorlais are simple pitches. There are some hips but the use of these are limited.

The majority of ridge lines run parallel to the road, although there are exceptions where gables address the road.

Height/massing
Buildings in Llanmorlais are predominantly single or two storey in height, but varying storey heights result in variation in ridge and eaves heights.

There have been some extensions into roof space, with dormers being incorporated into some bungalows.

materials

Walls
A wide range of materials are have been used within Llanmorlais including:

- Light/white painted render
- Stone with contrasting detailing to windows
- Limited use of brickwork.

Roofs
No one material predominates. A mix of slate, concrete tiles, pantiles and composite products adorn the roofs.

This has resulted in a variety of colours, with greys and browns being the most common. Some contrasting red ridge tile detailing is evident.

Floorscape
Tarmac roads provides access to private drives finished in a variety of materials. There are many private unmade drives, each serving a few properties.

There are some footpaths interspersed with grass verges and also areas of rough, unmade surfaces between road and boundary walls.

details

Components
There are no key characteristic building components which define Llanmorlais, rather there is a variety of architectural styles and detailing. This is the result of the development of the settlement from mining to commuter community.

Boundaries and landscape
There are numerous boundary details including:

- Stone and brick walls and gate posts
- Metal pedestrian gates
- Timber and metal vehicular gates to drives
- Timber fences adjacent road
- Hedges

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

Llanrhidian

Landscape Type:
Coastal Slope
Designations: EV9, EV16, EV26, EV29, 3 listed buildings, Conservation area

Settlement Development

Llanrhidian is located on Gower's north coast. The village supports a number of community facilities including a village hall, church, primary school, petrol station and shop, together with two public houses. The B4295 divides the settlement, with the northern end of the village falling to the salt marshes at the edge of the Loughor estuary.

Early records show the settlement to be developed around the 13th century church of St. Illtyd and St. Rhidian [2], and two springs which issue to either side. The springs provided not only fresh water to the inhabitants but also powered two watermills. The lower mill, Nether Mill [3] survives today, whilst the Upper Mill site has been excavated to reveal a late 17th Century building.

It is believed that Llanrhidian was a well developed agricultural community by the late 14th century, consisting of a cluster of small farms centred around the church and mills. Despite a quarrying industry and the nearby woollen mill at Staffel Haegr, expansion of the village was slow. By the latter half of the nineteenth century it had grown by only a few cottages, a school, two public houses, and the vicarage to the south of what is now the B4295.

Twentieth century development of the village was centred around the eastern and southern edges of the lower village, and along the main road. The gable fronted properties addressing the village green are the most obvious examples of development, together with the local authority housing [8] adjacent to The Cross.



[Image courtesy of www.pixaerial.com]



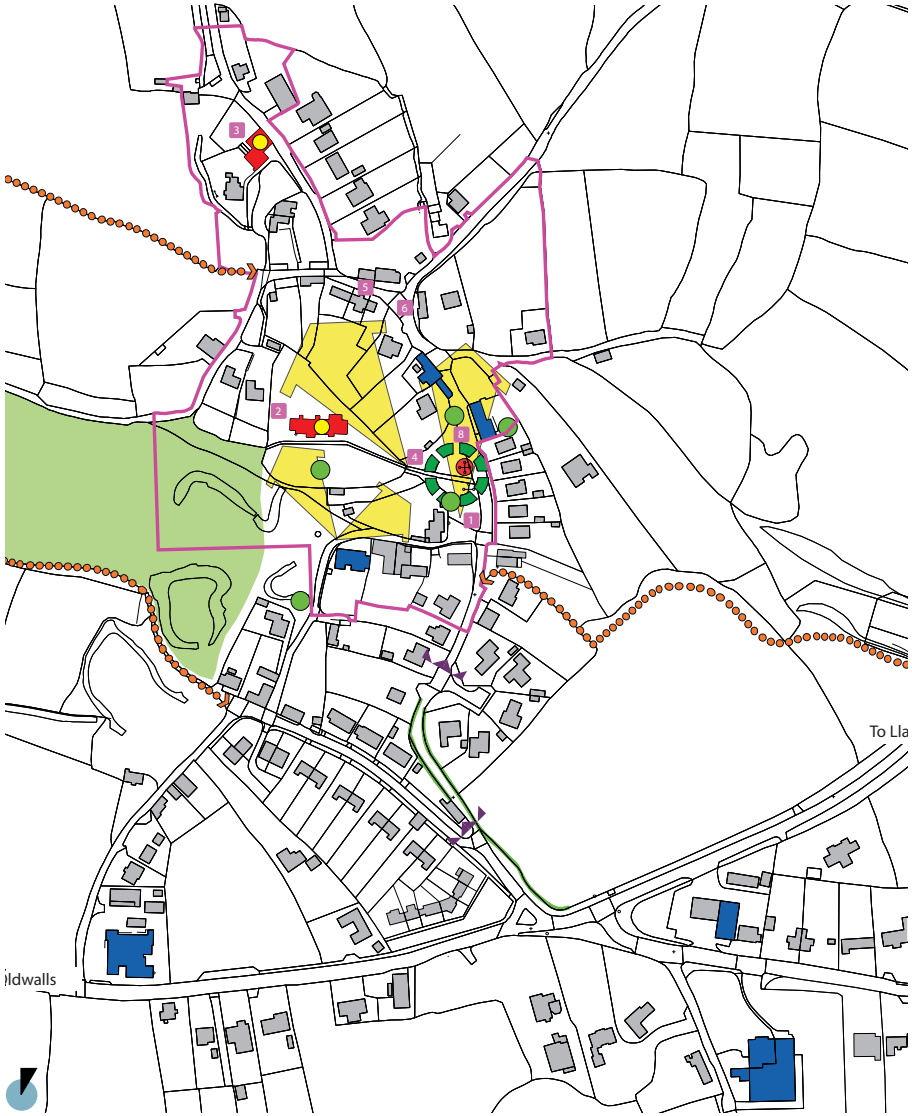
View across green towards estuary
Church of St. Rhidian to the left

Key Characteristics:

- Nucleated settlement structure with linear development along main road
- Split in settlement resulting in a compact northern heart and more dispersed development along the B4295
- Steeply sloping northern side of village where settlement climbs down towards salt marsh
- Extensive views out over estuary
- Enclosure provided by buildings around northern, eastern and southern sides of the village green [1]
- Tight, narrow lanes enclosed by buildings
- A strong village character exists due to the compact nature of the conservation area and the focus provided by the church [2] and village green [1]

Ilanrhidian

- Conservation area
- Photo/text location
- Listed building
- Key building
- Listed feature
- Significant level change
- Village gateway
- Public right of way
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Wide ranging views
- 'Green' focal space



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llanrhidian

[1] Village green
[2] Church of St. Illtyd and St. Rhidian
[3] Nether Mill
[4] Extensive views over estuary

features

The following features provide key landmarks within the village of Llanrhidian:	Triangular village green at centre of lower settlement with standing stone and remains of stone cross [1] St. Rhidian Church including its massive tower [2]	Imposing scale of Nether Mill and chimney [3] Tree to western side of green Extensive views over rooftops to Loughor estuary [4]

layout

In addition to the above features key layout characteristics include:	Mix of development immediately adjacent to the road with some setbacks. Older buildings have a stronger relationship with the street, whilst newer development is more detached from the village form - with greater setbacks from the street.	Cul-de-sacs appear divorced from the more traditional relationship that older buildings have with the street. Dispersed linear development to the southern end of village appears weaker than more compact northern 'core'

form

Plan type	Roofscape	Height/massing
Wide range of plan forms: Older development characterised by linear terraces and wider,shallower footprints of individual buildings. Larger, squarer footprints at the northern end of settlement and opposite the village green denote mid 20th century development. Buildings to the south of the B4295 have larger more irregular footprints, suggesting one off development of individual plots.	Generally the village's roofscape is characterised by the simple pitched roofs of the older properties, with additional, subservient pitched roofs to extensions. There are limited examples of gables addressing the street, the main exception being opposite village green. There are few examples of hipped roofs, which are generally limited to larger properties.	Predominantly two storey however differing storey heights provide a variation in ridge and eaves heights. Single storey development is generally 20th century bungalows, including dormer/ chalet bungalows. Nether Mill towards the north western end of the settlement is three storeys and, with its stone chimney, provides a key landmark within the village.


[1]


[2]


[3]


[4]

Ilanrhidian

[5] Variety of building materials
[6] Variety of roof finishes
[7] Stone pebble detailing to forecourt
[8] Contrasting roof forms


[5]


[6]


[7]


[8]

materials

Walls
Extensive use of white and light painted render to frontages, often with exposed stonework to side walls. There is some pebble-dashing and not insignificant amounts of stone work [5].

There is limited use of brickwork, other than for detailing, but both red and yellow brickwork are used for this.

Roofs
Roofs are predominantly grey in colour. The large number of slate roofs create an attractive mix of grey blues and purples [6].

Several ridges/hips are accented with red ridge tiles.

Concrete roof tiles are also used, however the use of brown and red finishes is limited.

Floorscape
Predominantly tarmac roads and paths, however no one floorscape treatment prevails There are a mix of materials within curtilage of dwellings including:

- Stone paving
- Large pebbles set in mortar [7]
- Brick paviours (red)

details

Components
There are many chimneys visible on the village's skyline including stone, brick and rendered stacks. Generally to the end of buildings, but some examples where they break through the ridge.

Porches, when used are generally simple and functional

Boundaries
Stone walls to the edge of road/ pavement are a key characteristic of the northern end of the village. Timber and iron pedestrian and vehicular gates to openings are common.

20th century development has incorporated hedges and/or fences in place of the stone wall, with grass verges to front.

Landscaping
A variety of approaches exist but older traditional properties tend to have smaller front gardens and consequently accommodate few trees.

Newer properties with larger front gardens often incorporate trees and hedges, which can weaken their relationship with the surrounding context.

issues

Key development issues within Llanrhidian include:
Erosion of character through the loss of traditional front boundary walls

Importance of protecting setting of church /conservation area

Negative impact of some 'improvement' works

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

lunnon

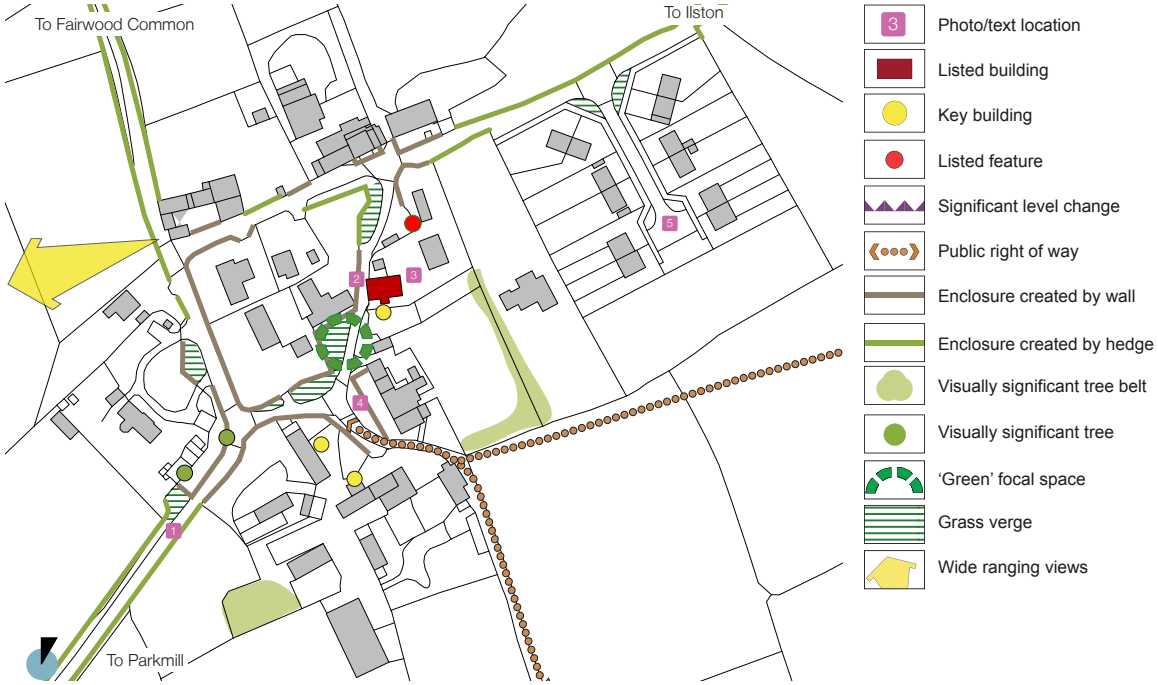
Landscape Type:
Lowland Plateau
Designations: EV26, adj EV25/27
2 listed buildings

Settlement Development:

Lunnon lies on a plateau to the north of Parkmill, at the crossroads of the north/south road to Parkmill and the east/west road to Ilston. It consists of some 25 dwellings and original farms but has no community facilities. From early times it has provided a focus for the surrounding agricultural community. There was little change to its form between 1878 and 1915, with the main building groups being formed by five farms centred around a village green.

Development of the settlement started from the early 20th century with limited development around the green. Additional buildings were also developed at both Brownswell and Sunnyside farms. By the 1970's Lunnon's footprint had expanded substantially with the construction of Lunnon Close [5], to the east of the village.

The last forty years has seen the redevelopment of the original village green, additional farm buildings, and the conversion of some farm buildings to holiday accommodation.



- Photo/text location
- Listed building
- Key building
- Listed feature
- Significant level change
- Public right of way
- Enclosure created by wall
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- 'Green' focal space
- Grass verge
- Wide ranging views

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Key Characteristics:

- Nucleated settlement structure
- Enclosure created by the many and various boundary walls within the settlement
- Compact nature of settlement centred around what was originally the village green which, although now developed, still provides an important focus
- Big House Farm [3] and the square to the front of Lunnon Farm [4] provide an attractive central focus
- Generally the older buildings have a closer relationship to road, whilst the 20th century development tends to be set back with gardens and driveways to the front
- Lunnon Close's [5] suburban layout is uncharacteristic of Gower



[Image courtesy of www.pixaerial.com]

lunnon

[1] Village entrance from south-west
[2] Cottage creating enclosure
[3] Big House Farm
[4] Barns fronting onto Lunnon Farm


[1]


[2]


[3]


[4]

issues

Key development issues within Lunnon include:
20th Century development ignores local vernacular and lacks enclosure along frontages.
Erosion of character due to inappropriate detailing and use of non-traditional materials.
Prevent further surburbanisation of settlement - taking particular care in terms of styles of boundary treatment and replacement windows and doors.

form

Plan type
Majority of building footprints are rectangular in plan, with later extensions creating more irregular outlines to the older properties. Larger footprints generally denote agricultural buildings.

The regularised layout of Lunnon Close is in marked contrast to the rest of the settlement.

Roofscape
Generally roofs are simple pitches, with some hips to 20th century development. The majority of ridge lines run parallel to road. Dormers have been used however they are not typical within the settlement.

There are some rooflights to older and converted properties.

Height/massing
Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Larger elements within the settlement are provided by farm buildings including traditional stone built barns.

materials

Walls
Many of the properties are rendered, with a mix of smooth and roughcast finishes. Generally these are white or light pastel in colour. White painted stonework is also in evidence.

There are a number of stone buildings, both original stone built dwellings and more recently stone faced houses.

Roofs
Roofs are predominantly grey slate. Red clay plain tiles are also in evidence as are pantiles, although their use is limited. Some ridges are highlighted with contrasting red ridge tiles.

Corrugated tin roofs to agricultural buildings provide an additional level of colour and texture.

Floorscape
Narrow grass verges to the front of boundary walls are a characteristic of Lunnon. Some expansive grass verges create attractive open green areas. Tarmac roads provide access to driveways of various materials.

There are some pavements within the village which is unusual within Gower.

details

middleton

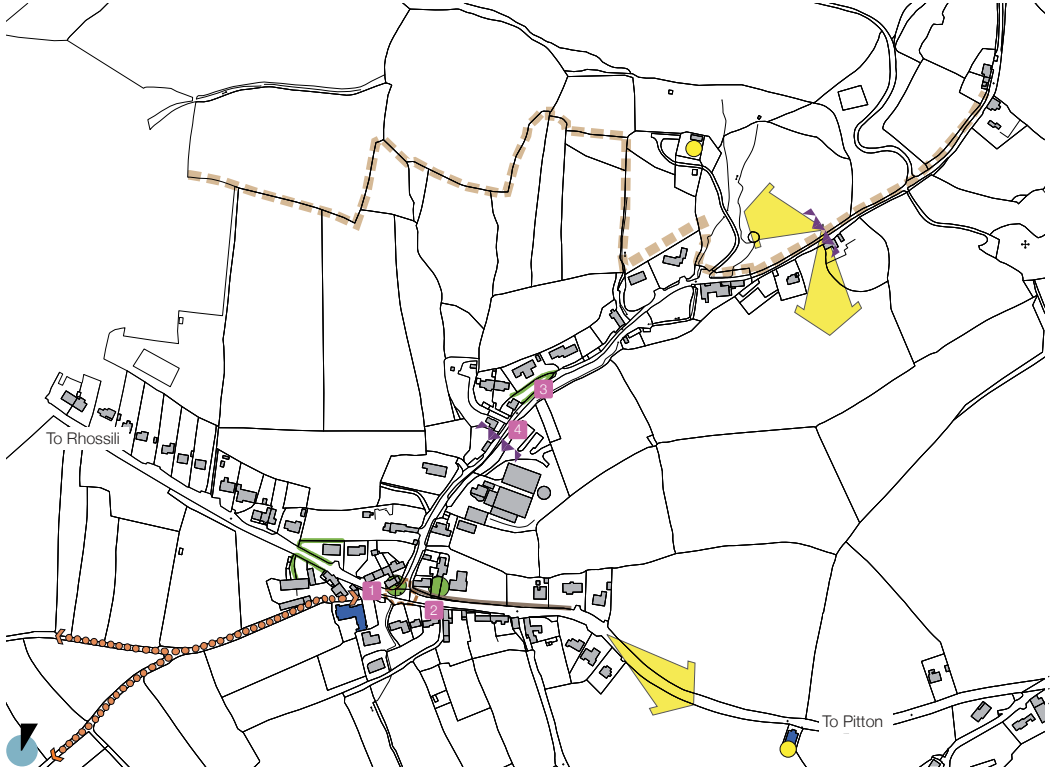


Landscape Type:
Lowland Plateau
Designations:
EV16, EV26, EV29

Settlement Development:

Middleton is located to the east of Rhossili, to the southern lower end of Rhossili Down. It supports a village hall which is shared with its neighbour, but other than this has no other community facilities. The village is centred on the road junction of the main east/west route to Rhossili and Bunkers Hill Close which leads up onto Fernhill Top. At the turn of the century the hamlet was larger than its neighbour.

The late 20th century saw the extension of Rhossili eastwards through the development of detached villas and bungalows to the northern side the B4247. Ultimately this ribbon of development linked Rhossili to Middleton. The network of small fields bounded by hedges to the south of the village is a significant feature in the setting of the settlement.



- Photo/text location
- Local facility
- Key building
- Significant level change
- Public right of way
- Enclosure created by wall
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- 'Green' focal space
- 'Hard' focal space
- Wide ranging views

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Key Characteristics:

- Essentially a linear settlement structure with dispersed elements to the north
- Clustering of buildings around junction create focus at 'centre' of settlement
- Good sense of enclosure created by the buildings towards the southern end of Bunkers Hill Close
- Informal, meandering nature of development to northern end of Bunkers Hill Close
- Ribbon development to western side of village is set back and above the road but provides a strong visual boundary
- Tree to east of Middleton Hall is significant on village skyline



[Image courtesy of www.pixaerial.com]

middleton

[1] Centre of Middleton
[2] Relationship to B4247
[3] View down School Lane
[4] Juxtaposition of buildings


[1]


[2]


[3]


[4]

issues

Key development issues within Middleton include:
20th century development ignores local vernacular and lacks enclosure along frontages.
Negative visual impact of inappropriate replacement windows and roofing materials is apparent.
Significant impact of traffic travelling along B4247.
Informality of access to properties on Bunkers Hill and Fernhill Top should be respected.

form

Plan type
Variety of plan forms including:
Wide shallow plan forms of older buildings within the settlement; and

Squarer footprints of villas and bungalows; and

Irregular footprints of extended properties of all eras.

Roofscape
Generally the roofscape is characterised by simple pitched roofs with subservient pitched roofs to extensions.There are a limited number of flat roofs, generally to extensions.

There are some small pitched and larger flat roofed dormers. Hipped roofs are limited to larger, detached dwellings.

Height/massing
Predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Single storey buildings limited to barns and a small number of bungalows mainly to the south of the B4247.

materials

Walls
Majority of buildings within the settlement would be of stone construction however many have been rendered to provide protection against the weather.

White and light colours predominate when painted. Some painted and whitewashed stonework is in evidence.

Roofs
Grey predominates as a colour, however there is a mix of slate, composite and concrete tiles. Red ridge tiles to many ridge/hips. Red clay tiles are also in evidence, as is corrugated metal roofing.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives. There are limited pavements at centre of the village.Generally the layout does not allow for safe pedestrian movement as there are few verges.

details

Components
Chimneys are a key characteristic of many of the village's older buildings, as are vertically proportioned windows.

Porches are small and functional.

Boundaries and landscape
Main boundary feature to 'villas' are well established hedges with some narrow grass verges to front.

Within Middleton boundaries are predominantly stone walls or buildings sit immediately adjacent to the road.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

oldwalls

Landscape Type:
Lowland Plateau
Designations:
EV16, EV26, EV29, 1 Ancient Monument

Settlement Development:

Oldwalls is centred around the junction of the north Gower road to Llanmadoc and the road to Llangennith. It comprises approximately 26 dwellings and supports a chapel and a public house. The OS map of 1878 shows the settlement consisting of just 8 properties; the Greyhound Inn [5], Ebenezer Chapel [6] (circa. 1813) and a smithy, together with a few cottages.

The settlement has expanded with the infil of properties between these original buildings, although the smithy is no longer in existence. A handful of larger houses have been constructed outside of this original 'core' during the later half of the 20th century, but the settlement remains a small hamlet most likely sited because of its position on a key junction.



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Key Characteristics:

- Linear settlement structure
- Small, unremarkable settlement with a mix of architectural styles
- Oldest properties sited along roadside
- Newer development set further back from road, introducing gardens/ parking to front
- Strong sense of enclosure created by front boundary walls adjacent to the road
- Greater sense of arrival at western end of village than eastern end due to positioning of the Greyhound Inn at the junction of the two roads
- Majority of development focused to southern side of A4118



[Image courtesy of www.pixaerial.com]

oldwalls

[1] Travelling west through village
[2] Building frontage with simple porch
[3] Double pitched roof to cottage
[4] Characteristic boundary walls


[1]


[2]


[3]


[4]

issues

Key development issues within Oldwalls include:
20th Century development ignores local vernacular and lacks enclosure along frontages
The traffic on the B4295 has a significant impact upon the settlement
There has been a loss of character as a result of the removal of some traditional boundary treatment adjacent to the main road.

form

Plan type
Older properties more readily identifiable by linear or smaller, squarer footprints.
Irregular, larger footprints generally identify later development, with the most expansive being 20th century bungalows to the western end of the village.

Roofscape
The majority of the roofs are simple pitches roofs with ridge lines running parallel to the road.
A number of older properties incorporate double pitches [3].

There are some hipped gables, and various examples of dormer windows.

Height/massing
Generally two storey in height but with variation in ridge and eaves levels.

A few single storey buildings are in evidence and include a converted barn, outbuildings and 20th century bungalow development.

materials

Walls
Majority of older properties are simply painted render or stonework. Utilitarian buildings employ corrugated sheet materials, generally in dark colours.
Other finishes include roughcast un-coloured render/pebbledash, and stonework.

Roofs
There are many slate roofs, particularly on the older properties.
Roofs are generally grey in colour with limited examples of red/ brown roof finishes.

Concrete and composite tiles have been used over the years throughout the village.

Floorscape
No particular floorspace prevails, there are no footpaths and only minimal verges between the road and front property boundaries.

More recent development have drives to the front, generally with either a tarmac or gravel finish.

details

Components
Many of the older properties have chimneys.
There are various types of dormers, generally to the detriment of the building's character.

Porches include integral, open bracket and enclosed [2].

Boundaries and landscape
There are a mix of boundary types however the majority do sit to the back of the road.
Low level walls are a characteristic of the village, some with hedges to the top [4]. The loss of such walls to accommodate parking degrades the character.

Height/massing
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

overton

Landscape Type:
Lowland Plateau
Designations:
EV16, EV25/27, EV31, 1 Listed Building,

Settlement Development:

Overton is located to the west of Port Eynon, separated by a narrow lane and change in topography. A triangular green [1] provides the central focus for this small settlement at the junction of three roads which run; north past Bay View Farm [5]; south-west past Old Fort Farm [6] and; east towards Newhouse Farm and Port Eynon. It seems likely that Overton House [2] [Grade II listed] formed the original nucleus of the hamlet which was based upon agriculture and, later quarrying.

The ordnance survey map of 1879 shows a similar level of development as exists today. The main exceptions being The Green and Sycamores [7], semi-detached properties which front onto the western side of the green, and Maybank [4] at the southern corner, all of which were built in the following decade. 20th century development was limited to infil at the eastern edge of the green, and bungalow development to the south western end of the village.



- 3 Photo/text location
- Listed building
- Key building
- Significant level change
- 'Green' focal space
- Public right of way
- Enclosure created by wall
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Grass verge
- Wide ranging views

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Key Characteristics:

- Linear dispersed settlement structure
- Sense of arrival created by road rising up hill to the triangular green
- Wide verges at centre of village, creating an attractive apron for buildings overlooking the green
- Key buildings fronting onto green including Maybank [4], Overton House [2], The Green and Sycamores [7]
- Narrow, enclosed lanes running out from the centre of the village
- Front boundary walls continue the sense of enclosure



[Image courtesy of www.pixaerial.com]

overton

[1] Overton Green
[2] Overton House
[3] Narrow lane leading northwards
[4] Maybank - overlooking the green


[1]


[2]


[3]


[4]

issues

Key development issues within Overton include:
Generally unspoilt
Impact of improvements such as re-roofing replacement doors and windows is apparent
Pressure for opening up rear elevations, including the addition of balconies, to maximise sea views.

form

Plan type
There are a variety of plan forms. Wider, shallower forms denote older buildings, whilst deeper, squarer footprints are indicative of more recent development. Irregular footprints result from extensions to properties of all eras.

Clusters and courtyards generally define agricultural properties.

Roofscape
Generally older properties have simple pitched roofs with subservient pitched roof extensions.

There are a few dormers either as a result of extending into roofspace or as an integral part of the design.

Hipped roofs are limited to 20th century, single storey development at the south-western end of the village.

Height/massing
Predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Two bungalows and a barn conversion at Newhouse provide the only single storey development.

materials

Walls
Various finisihes include:
White painted render over stone
Grey/ buff render
White painted smooth render
Exposed stonework with redbrick details to window surrounds
White painted stonework

Roofs
There are a variety of roof finishes including slate with red ridge tiles and grey concrete/ composite tiles
Examples of upstands to gable walls indicate a former thatched roof at Overton House [2].

Floorscape
There are no footpaths within Overton however there are extensive grass verges at the heart of the settlement.

Driveways are constructed of a variety of materials.

details

Components
Chimneys with both brick and rendered stacks exist, incorporating various degrees of detailing. Porches are generally simple in form with pitch and monopitch roofs.
There are bay windows to The Green and Sycamores.

Boundaries and landscape
Traditionally there were stone walls to boundaries, many of which have been painted white. Some have hedges or planting to the top
Buff/yellow and red brick detailing can be seen on gateposts.
Low level brick walls are a more recent interpretation of boundary detailing.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

oxwich



Landscape Type:
Undulating lowland hill terrain
Designations: EV9, EV16, EV26, EV27,EV25, EV31, 7 listed buildings, Conservation Area

Settlement Development

Oxwich sits at the western end of Oxwich Bay on Gower's south coast. It was originally a fishing and farming community, the origins of which can be traced back to the early 13th century. Today the village and its many visitors supports a café and shop [9], public house/ hotel [10], church [11] and village hall [12].



The Cottage and The Nook [Grade II listed]

The village is linear in form and runs south east to north west as the land gently rises from the coast. It sits between the steeply sloping land of Oxwich Woods the south and marsh/dunes to the north. The crossroads at its centre was once based around the village green which was later developed. The marsh road, which accesses the village from the north, was widened during the second world war to allow military access to the beach.

An ancient sunken lane links the settlement with its smaller neighbour of Oxwich Green, to the south west. Opposite the entrance to this lane is Oxwich Castle [4], a Scheduled Ancient Monument.

St. Illtyd's Church [11] at the south-eastern most end of the village dates from the early medieval period but under went restoration works during the 19th century. It is possible that the original village core may have focused upon the church. In the late 19th century the village consisted of a limited number of cottages which were based around the rectory and church. Subsequent development towards the north west saw the construction of further small scale cottages set within small plots. The size of the plots were limited by the physical constraints of the village's setting. Many of these properties would've been thatched, and The Cottage and The Nook are surviving examples.

The conservation area encompasses the original village together with some 20th century infil development. Further development outside the conservation area's boundaries has resulted in more extensive, detached properties sitting in large plots. The construction of Oxwich Leisure Park [13] to the north western edge has had the greatest single impact upon the village's form.

Key Characteristics:

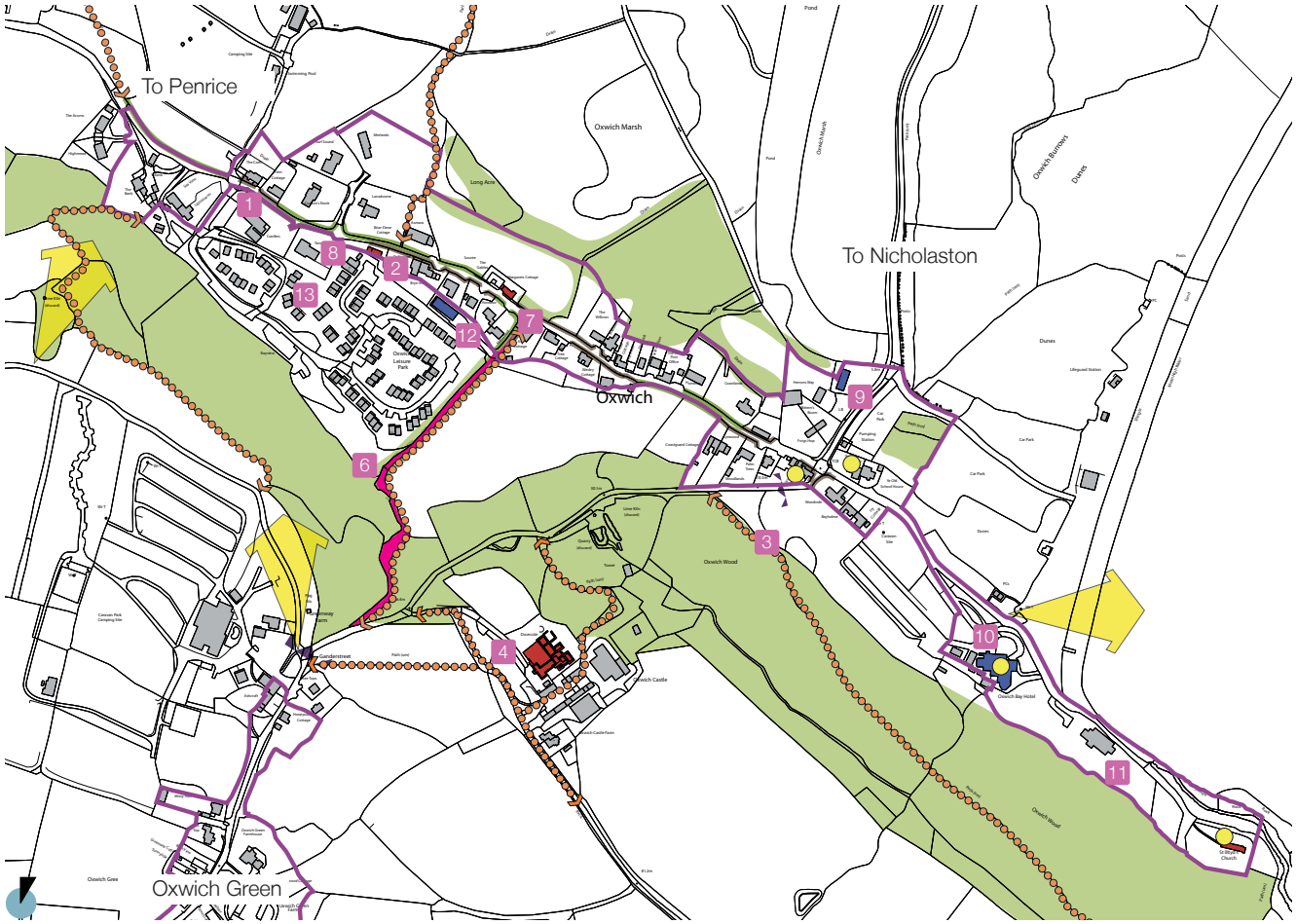
- Linear settlement structure
- Nature of village form results in a lack of obvious focal space, yet creates a series of events with key buildings dotted along its length
- A strong sense of enclosure is created by the walls and hedges which, in the majority of cases hug the edge of the road
- Coastal views are limited to glimpses by topography, planting and dunes
- Use of local materials, detailing and crafts are apparent in some of the older, traditional village properties
- Diluting effect of 20th century development and building enhancements to historic village



[Image courtesy of www.pixaerial.com]

oxwich

- Conservation area
- 3 Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Visually significant tree belt
- Visually significant tree
- Sunken lane
- Wide ranging views
- 'Green' focal space



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oxwich

[1] Characteristic stone walls
[2] Briar Dene Cottage
[3] View of village from Oxwich Wood
[4] Oxwich Castle

features

The following features provide key landmarks within Oxwich village:

St. Illtyd's Church [11]

Oxwich Castle [4]

Sunken lane [6]

Traditional Gower cottages and thatched cottages [2]

Oxwich Bay Hotel – key visual focus/building on sea shore [10]

layout

In addition to the features above key layout characteristics include:

Sense of enclosure created by walls/ hedges to edge of road [7].

The village's linear form, extending north westwards from the foreshore.

Informal nature of development to both sides of street.

Older properties generally relate more closely to the road, whilst newer properties tend to sit further back in their plots with gardens and driveways to the front.

form

Plan type

There are a variety of plan forms within the settlement ranging from; the traditional wider, shallower forms of older buildings to; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras.

The small, regular footprints of the leisure park properties highlight the uniform approach of its development.

Roofscape

Generally the older properties have simple pitched roofs the majority of which run parallel to the road. Some have double pitches.There are limited examples of gables addressing the road. Over time simple, subservient pitched roof extensions or dormers have been added.

Later development incorporates a mix of simple pitches, hips and some flat roofed elements although, generally these are in the form of extensions.

Height/massing

Buildings within Oxwich are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights.

However there are some 20th century bungalows and the leisure park is single storey.


[1]


[2]


[3]


[4]

oxwich

[5] Traditional Gower cottages
[6] Sunken footpath to south of village
[7] Enclosed nature of lanes
[8] 20th century development


[5]


[6]


[7]


[8]

materials

Walls
There are a variety of materials within Oxwich, resulting from the various phases of development. These include:

- Smooth, white painted render and painted roughcast render
- Exposed stonework
- Non-traditional stonework such as applied stone slips
- Timber [The Nook]

Roofs
Older properties are generally:

- Slate, some with red ridge tile detailing
- Red clay plain tiles
- Thatch [now limited, this was once more prevalent]

Mid to late 20th century development and some refurbishment tended to favour:

- Red / grey concrete pantiles
- Synthetic/ reconstituted slate

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village.

Driveways are finished in a variety of materials including traditional cockleshells, gravel and block paviours.

details

Components
There are various types of chimneys from painted render to red brick. A variety of verge details exist including flush, open and closed. Raised verges suggest that roofs were previously thatched.
There are examples of dormer windows and dormer extensions, and false dormers within the village.
Simple open and closed porches predominate.

Boundaries
Enclosure is a key characteristic and there are a variety of forms. More traditional types include:

- Light/ white painted stone
- Fair faced stone
- Indigenous hedges
- Delineation by painted stones

Less sensitive examples include:

- Concrete block
- Crazy paving style applied stone
- Conifer hedges

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted.

Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Oxwich include:
Erosion of character due to building ‘improvement’ such as replacement windows and roof finishes.

Some 20th century development detracts from the overall character of the Conservation Area

Visual impact resulting from proximity of caravans on some lanes to the south-west of the village centre

Tourism industry impacts on Conservation Area character through excessive signage and A boards

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

oxwich green

Landscape Type:
Lowland Plateau

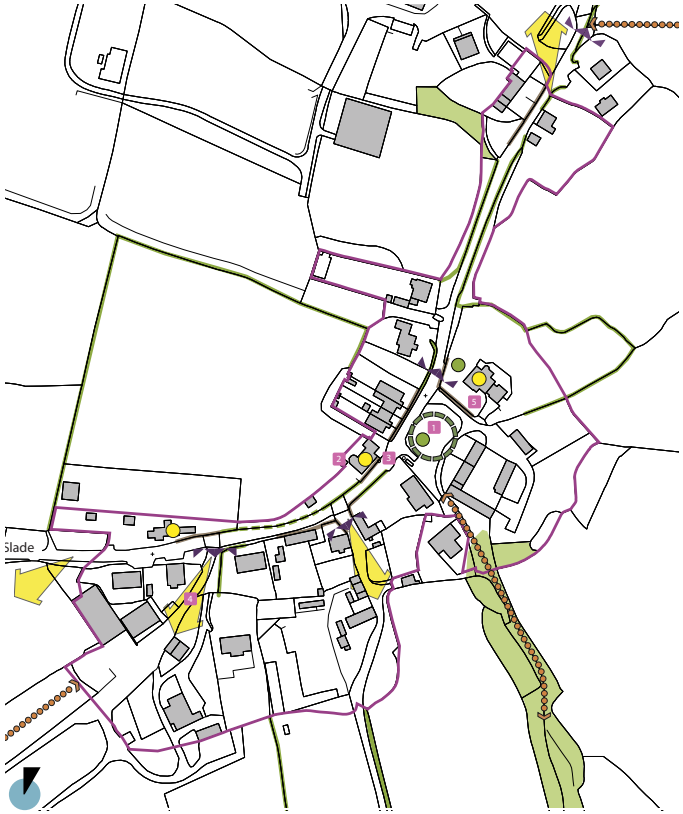
Designations: EV9, EV16, EV26, EV31, 1 SAM, Conservation Area

Settlement Development:

Oxwich Green lies on the southern edge of Gower, to the south of the larger village of Oxwich, with which it shares community facilities. The village green [1] provides a central focus for what was originally the main agricultural community. Oxwich was at one time its smaller neighbour. The main road running through the village is named 'Windy Ridge', highlighting its exposed position.

The green from which the village takes its name provided a hub from which lanes spread out into the surrounding farmland resulting in the establishment of farmsteads by the late 18th century. 19th century development saw the construction of a number of cottages, the Wesleyn Chapel [2], and a quadrangle of farm buildings clustered around the village green. Oxwich Green Farm House [5] still has a commanding view over the centre of the village. Subsequent 20th century development saw the infilling and extension of the small settlement, which is now dominated at either end by caravan and camping sites. The majority of development lies to the southern and south-eastern side of Windy Ridge road.

An ancient sunken lane links the north eastern end of the settlement with its larger neighbour, Oxwich. Opposite the entrance to this lane is Oxwich Castle, a Scheduled Ancient Monument.



Conservation area
Photo/text location
Key building
Significant level change
Wide ranging views
Public right of way
Enclosure created by wall
Enclosure created by hedge
Visually significant tree belt
Visually significant tree

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Key Characteristics:

- Linear settlement structure with dispersed elements to south
- Road rises towards settlement
- Central focus created by village green surrounded by stone walls and trees
- Pink painted former Wesleyn Chapel, Oxwich Green Farmhouse and two pairs of semi-detatched houses dominate the green
- Views southwards towards coast
- Glimpsed views through to Oxwich Castle



[Image courtesy of www.pixaerial.com]

oxwich green

[1] Oxwich Green
[2] Converted Wesleyn Chapel
[3] View along Windy Ridge
[4] Double pitched roof to cottage


[1]


[2]


[3]


[4]

issues

Key development issues within Oxwich Green include:
Dominated by caravan site.
Degradation of character through unsympathetic alterations or extension of existing properties including inappropriate replacement windows and choice of roofing materials.
Visual impact of increasing pressure to opening up/ extend south facing elevations to maximise views.

form

Plan type
There are a variety of plan forms including wider, shallower forms of older buildings, and deeper, squarer footprints of more recent developments. Irregular footprints highlight extensions to properties of all eras. Clusters and courtyards generally define existing or former agricultural properties.

Roofscape
Generally simple pitch-double pitches to older properties.
Majority of buildings addressing road have ridges running parallel to it, although there are exceptions; Oxwich Green Farm House has a gable addressing the green but appears to have been extensively renovated in the past. Some hipped roofs are also in evidence.

Height/massing
Predominantly two storey but with some single storey and a couple of 20th century one and a half storey dwellings.
Varying storey heights provide variation in ridge and eaves levels throughout the village.

materials

Walls
Predominance of smooth and roughcast white and colour painted render.
There are examples of exposed stonework to barn conversions, and some red brick properties exist within the village.

Roofs
There is a variety of roofing materials including:
Grey and red concrete pantiles
Slate with some red ridge tile detailing
Synthetic/ composite ‘slate’

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.
There are no footpaths within the village

details

Components
There are numerous chimneys including red brick,buff brick and painted rendered stacks.

Some cills
Some raised verges suggest that roofs were previously thatched

Boundaries and landscape
Stone wall-with some hedge to top

Hedges & narrow grass verges

No footpaths

Height/massing:
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment http://www.swansea.gov.uk/index.cfm?articleid=756

parkmill

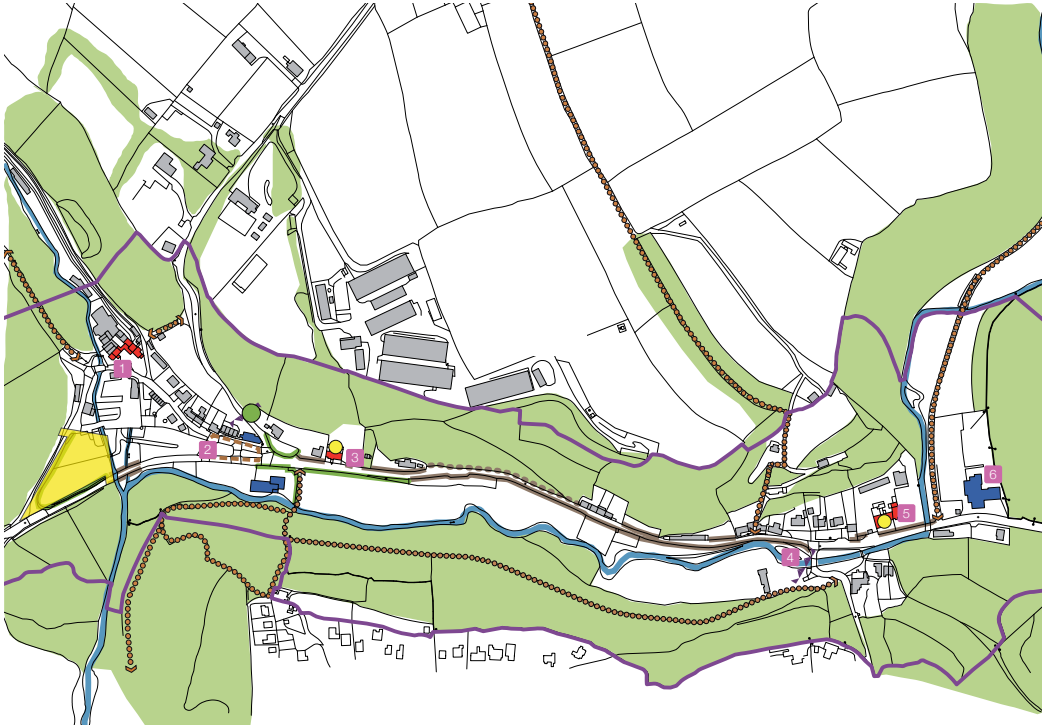
Landscape Type:
Wooded Valley

Designations: EV9, EV16, EV25, EV27, EV29, 3 listed building groups, Conservation Area

Settlement Development:

Parkmill sprawls along the valley floor, following Pennard Pill, a stream which flows out into Three Cliffs Bay. The steeply sloping valley sides are heavily wooded. At the western end of the settlement lies the original hamlet of Parkmill, whilst Stonemill forms the focus at the eastern end. Parkmill was centred around the Corn Mill, references of which date back to the middle ages. Milling ceased in the latter half of the 20th century and it is now the Gower Heritage Centre.

At the eastern end of the settlement the Gower Inn pre-dates the first OS map, as do the former school and school master's house which was built in 1876 and now accommodates an activity centre. Parkmill grew during 19th century with the construction of Trinity Well Baptist Chapel and Mount Pisgah Chapel. More recent development has seen the construction of small terrace of cottages providing self catering accommodation adjacent to Rose Cottage.



- Conservation area
- Photo/text location
- Listed building
- Key building
- Local facility
- Significant level change
- Public right of way
- Enclosure created by wall
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Stream/river
- 'Green' focal space
- 'Hard' focal space
- Wide ranging views

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Key Characteristics:

- Linear settlement structure
- Heavily wooded and steeply sided valley location creates strong sense of enclosure emphasised by the stone walls, hedges and banks
- Views generally limited however water meadow to valley floor provides a break to the heavy tree cover
- Larger proportion of historic buildings within western end of settlement. Greater evidence of 20th century development within eastern end of settlement
- Former school, now the Guides Activity Centre creates an attractive landmark [5]
- High levels of activity due to the variety of attractions



[Image courtesy of www.pixaerial.com]

parkmill

[1] Gower Heritage Centre
[2] Traditional and new build cottages
[3] Mount Pisgah Chapel
[4] Close relationship of properties to road


[1]


[2]


[3]


[4]

issues

Key development issues within Parkmill include:
20th Century development ignores local vernacular.
Erosion of character due to inappropriate replacement doors, windows, and roofing materials.
Traffic on A4118 has a significant impact
Commercial development needs to consider impact of signage, parking and facilities.

form

Plan type

There are a range of building footprints from the simple square/ rectangular form of older properties with smaller additive elements, to larger/ intricate footprints indicating more recent development. There is a mix of detached, semi-detached and terraced properties [1].
Linear emphasis to buildings along the road and at the eastern end of the village.

Roofscape

Generally ridgelines run parallel to the road. Older buildings tend to have simpler pitched roofs

The use of hips is generally limited to 20th century houses and larger buildings such as Shepherd's Stores, the West Glamorgan Guide Activity Centre [5] and the Gower Inn [6].

Height/massing

Typically development is two storey with a variety of storey heights which provide a wide variation in ridge and eaves levels.

The Chapel [3], Activity Centre and Gower Inn far exceed the scale of the other buildings within Parkmill.

materials

details

Components

Chimneys are a characteristic of many of the older properties and are generally set to one or both ends of the building.

As elsewhere porches are simple and windows small and vertically proportioned on the older properties.

Boundaries and landscape

The majority of properties sit close to the road with stone walls to the front [2].

Due to the restricted nature of the settlement some buildings sit immediately adjacent to the road with no set back.

Other

Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

penmaen

Landscape Type:
Undulating lowland hill terrain

Designations:
EV16, EV26, EV29, 2 listed buildings

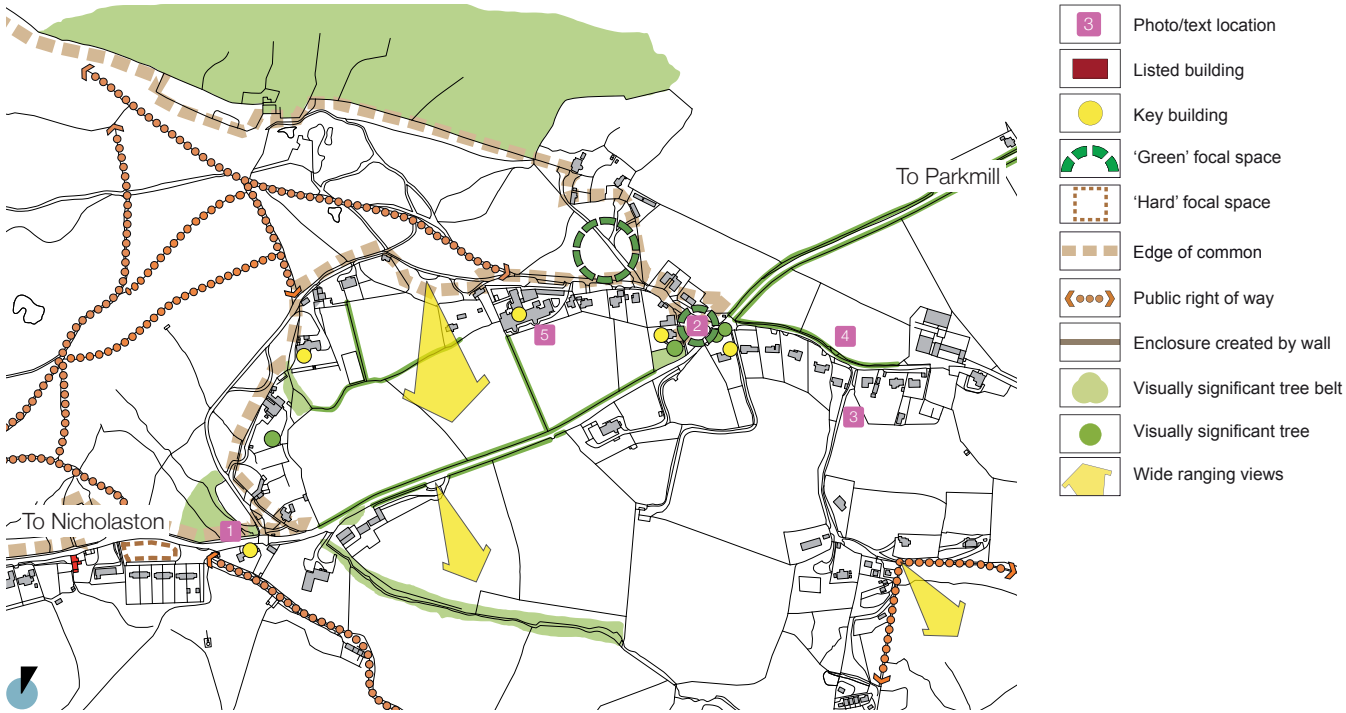
Settlement Development:

Penmaen is a collection of houses scattered along the A4118 at the south eastern end of Cefn Bryn. The settlement extends along lanes to both the north and south of the main road, and incorporates a diverse range of properties.

The Church of John the Baptist [2], at the eastern end of the village, overlooks a large green which forms the eastern gateway to the settlement. It provided the original focus for the village which remained a small hamlet until the 20th century.

The former Gower Union Workhouse [5], currently a nursing home, was built in 1860 and has dominated the landscape ever since. A school was also constructed around the same time.

Development over the later quarter of the 20th century resulted in ribbon development linking these disparate collection of buildings. The houses and chalets of Stonefield to the south eastern end of settlement are, with some exceptions, the most recent development.



- Photo/text location
- Listed building
- Key building
- 'Green' focal space
- 'Hard' focal space
- Edge of common
- Public right of way
- Enclosure created by wall
- Visually significant tree belt
- Visually significant tree
- Wide ranging views

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Key Characteristics:

- Dispersed settlement structure
- Collection of separate elements loosely sited along A4118
- Expansive views southwards
- Green to the front of Church of John the Baptist creates a strong focus
- Wide variety of building forms and styles, with no consistent building line
- Informal nature of lane accessing properties on slopes of Cefn Bryn
- Enclosed nature of hedgebank lane to south eastern side of A4118
- Older properties address road, whilst newer properties are generally orientated southwards



[Image courtesy of www.pixaerial.com]

penmaen

[1] Close relationship to main road
[2] Church of John the Baptist
[3] Properties to the south of the A4118
[4] Verge detailing to eastern end of Penmaen


[1]


[2]


[3]


[4]

issues

Key development issues within Penmaen include:
Eclectic and varied materials and building styles - no consistency
Pressure to maximise views to sea/ Three Cliffs Bay through the opening up and/or extension of south facing elevations to maximise views.
Informality of access to properties should be respected.

form

Plan type
There are a wide range of building footprint shapes and sizes, ranging from simple agricultural forms to the more intricate which are either the result of extension of simple original buildings or 20th century development.

The former workhouse far exceeds the scale of other buildings within Penmaen.

Roofscape
A mixed roofscape, generally simple pitches [1] with subservient pitch to extensions of older properties. More complicated forms to larger properties, including the use of hips [3]. Some flat roofs to extensions. Examples of full and half dormers of all styles, including flat roofs.
Variety of eaves depths ranging from very deep to minimal.

Height/massing
Typically development is two storey, with some three storey, generally the result of roof conversion.

The variety of storey heights provide a wide variation in ridge and eaves heights, as does the range of building types which include simple cottages to grand houses.

materials

Walls
Predominance of white/ light walls including rendered and painted stone. Some exposed stonework, including stone quoin detailing to corners and around windows, and occasional use of terracotta tile hanging. Use of brick generally limited to a 'base' for some of the 20th century residential development.

Roofs
Wide range of roofing materials including: slate, composite and concrete tiles.

Generally a pallette of greys however some brown/ red roofs, with limited use of contrasting ridge tiles.
Timber bargeboards and soffits, some timber finials.

Floorscape
No one floorscape treatment prevails. There are no footpaths but grass verges of various depths allow some boundaries to be set back from the road.

Tarmac roads generally provide access to private drives [4], occassionally via unmade gravel tracks.

details

Components
Chimneys feature prominently on the skyline, and range from utilitarian stacks to more ornate, slender examples.

There are a variety of styles of porch throughout the settlement although no one style predominates.

Boundaries and landscape
Generally buildings are strung along the road. Set backs are of various depths with boundaries formed by stone walls; stone walls and raillings; hedges; post and wire fencing; and limited lengths of hedgebanks.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

penrice

Landscape Type:
Undulating Lowland Hill Terrain

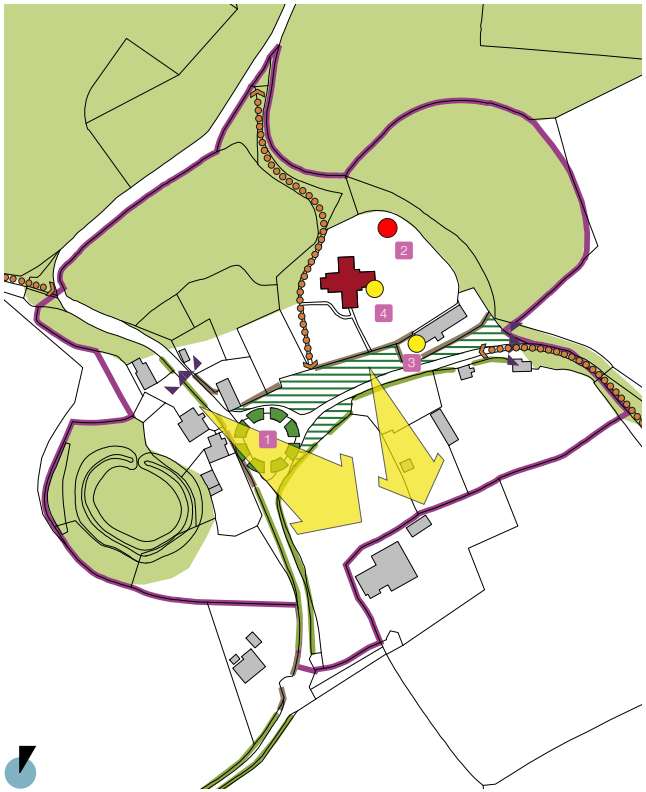
Designations: EV9, EV26, 2 listed buildings, Conservation Area, 1 SAM

Settlement Development:

This small hamlet, credited with being the principal village in Gower until 1700 , sits on a wooded knoll to the south west of Penrice Castle. Its green was once the centre of local fairs. It has extensive views out over Oxwich Bay and has remained relatively undeveloped, with the exception of a couple of properties to the south of the conservation area boundary.

The origins of the settlement of Penrice are thought to be medieval, forming the core of the fief of Mounty Brough [bank] which was established by Henry de Beaumont in 1099. He was credited with construction of both the ring-motte to western side of the village, and the original foundations of the Church of St. Andrew.

Hillside Cottage at the northern most extent of the village appears to have been built during the 19th century however the footprints of the other buildings within the conservation area reflect the first edition ordnance survey map for the area, suggesting that Penrice remains as compact a settlement as it was originally.



Conservation area
Photo/text location
Listed building
Key building
Listed feature
Significant level change
Public right of way
Enclosure created by wall
Enclosure created by hedge
Visually significant tree belt
Visually significant tree
Green focal space
Grass verge
Wide ranging views

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Key Characteristics:

- Nucleated settlement structure
- Quality and uniformity of buildings within the conservation area, in terms of material, colour and detail has resulted in an exceptional grouping
- Buildings address key spaces within the settlement, creating an attractive grouping, or focus upon the view
- Expansive view from the north is in sharp contrast to the enclosed lane
- Topography and mature woodland backdrop provides an attractive setting to the settlement
- Village green creates a strong visual focus, as does the Church of St. Andrew and its magnificent yew tree



[Image courtesy of www.pixaerial.com]

penrice

[1] Penrice green
[2] Churchyard yew tree
[3] Typical Gower house
[4] St Andrew's Church


[1]


[2]


[3]


[4]

issues

Key development issues within Penrice include:
The Conservation Area is unspoilt but some insensitive improvements to some adjacent buildings do detract from character.
Potential for further erosion of character should be resisted.
Informality of grass verges should be maintained.

form

Plan type
The majority of the older buildings would have originally been rectangular in plan however extension has resulted in slightly larger, squarer footprints.

20th century development is characterised by larger building footprints, orientated to maximise views of Oxwich Bay.

Roofscape
Within the conservation area roofs are generally simple pitches, with additional subservient pitched roofs to extensions.

Recent development to the south of the centre incorporate hips and large gabled dormers

Height/massing
Typically buildings are two storey in height however varying storey heights provide variation in ridge and eaves levels.

Recent developments have minimised height by incorporating roof dormers, resulting in uncharacteristically complicated roof forms.

materials

details

Components
Generally buildings within the conservation area have simple stone stack chimneys with terracotta pots.

The majority of the properties have simple pitched roof open porches

Generally there are stone cills to window openings, and timber windows are painted white.

Boundaries and landscape
Properties to the western and northern side of the green have white painted stone wall boundaries. Elsewhere they remain unpainted.
Hedges replace walls as forms of enclosure to the northern end of the village and to the southern side of the green.
Gates are simple in design and timber predominates.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

port eynon



Landscape Type:
Lowland Plateau [Sand Dune]
Designations: EV9, EV16, EV25, EV26, EV27, EV29, EV31, 2 listed buildings, 1 SAM

Settlement Development

Port Eynon lies at the western end of Port Eynon Bay, some 0.75km from the neighbouring village of Horton to the east. The village and its visitors currently support a church, two public houses, hot food takeaway, Community Hall and shop. The conservation area is contiguous with that of Horton. It includes the whole village but excludes that adjoining caravan park.



Rose Cottage [6]

St. Cattwg's Church [9] sits at the centre of the village and is thought to have been founded around the 6th century although its fabric dates from the 14th century, suggesting that it was rebuilt for some reason at this time. The village was originally based upon agriculture, however during the medieval period, a quay was built at Port Eynon providing transport for the locally quarried limestone, as well as serving the local fishing fleet. There is still evidence of abandoned quarries in the area today.

The Salt House was built at the southern most point of the village in the mid 16th century and has been designated a Scheduled Ancient Monument for its national importance as a unique example of early industrial processes. The building later became used as cottages for the local oyster fishermen.

By the late 19th century the village was focused around the church and consisted of small cottages and farmsteads. Over time this form extended southwards in a linear fashion along the road towards the coast. There was little significant development until the latter part of the 20th century with the building of new houses to the northern side of the church and along the road towards Overton.

New Park [10] and Highfields [11] holiday parks dominate the northern end of the village, whilst a caravan park overlooks the south western end. Development of the village has been limited by its topography.

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Key Characteristics:

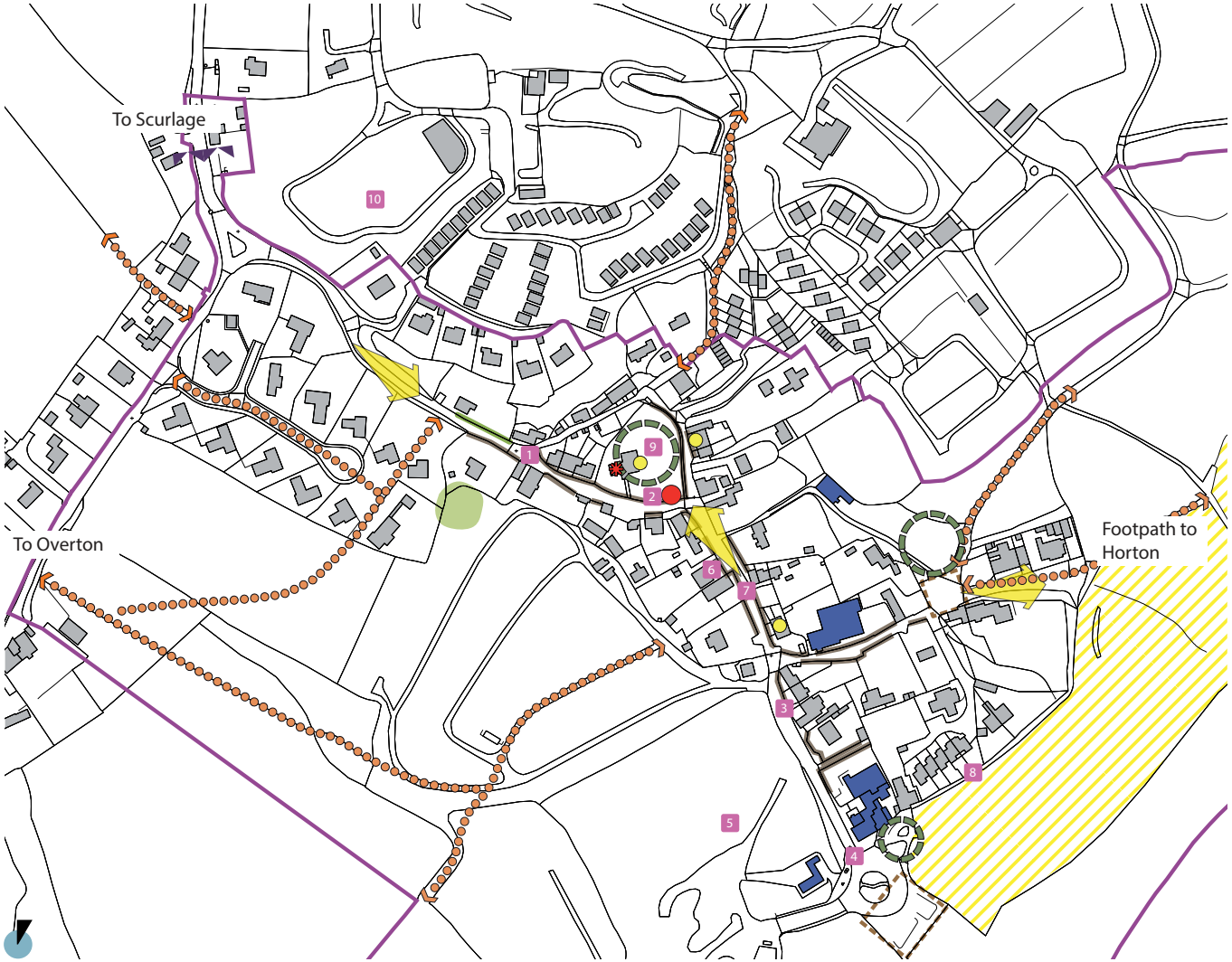
- Nucleated settlement structure with linear elements to east
- Random nature of original village as it falls down the hill towards the coast, creating an ever changing streetscape [7]
- Sense of enclosure created by the boundary walls running along much of the length of the village's main street
- Central focus created by St. Cattwg's Church [9] and surrounding cottages and houses
- Expansive views over Port Eynon Bay
- Visual impact of tourism in terms of caravan and holiday parks, commercial properties, services and parking [5]



[Image courtesy of www.pixaerial.com]

port eynon

- Conservation area
- 3 Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Visually significant tree belt
- Wide ranging views
- 'Green' focal space
- 'Hard' focal space
- Sand dune
- Church tower



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features

The following features provide key landmarks within the village of Port Eynon:

Church of St. Cattwg

Lifeboatmen's Memorial

The Salt House

Rose Cottage and The Bower - thatched cottages at the centre of the village

layout

In addition to the above features key layout characteristics include :

The historic village 'core' is characterised by a pattern of random development. This has resulted in a mix of relationships between buildings and the road with some sitting parallel and others at right angles to it.

More recent development is characterised by the rigid uniformity of the caravan parks and suburban layout of development such as The Boarlands.

form

Plan type

There are a variety of plan forms within the settlement, ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras.

The various holiday parks create an imposed uniformity which is uncharacteristic of the rest of the settlement.

Roofscape

There are a variety of roof forms however simple, single pitches are the most common. There are examples of double pitches to some of the older properties.

The use of traditional dormers is widespread as are dormer extensions. Some properties have incorporated solar panels.

Hipped roofs are also to be seen within the village and there is limited use of flat roofs to extensions and commercial properties.

Height/massing

Buildings within Port Eynon are predominantly two storeys in height but with differing storey heights providing variation in ridge and eaves heights.

There are a limited number of three storey houses and various examples of converted roofspaces, lit by rooflights and numerous types of dormer.

20th century bungalows and the leisure park buildings provide the only single storey development within the village.

port eynon

[1] Characteristic stone boundary walls
[2] Lifeboatmen's Memorial
[3] Differing building heights
[4] Commercial development


[1]


[2]

[3]


[4]

port eynon

[5] Visual impact of tourism
[6] Rose Cottage
[7] Narrow, winding main street
[8] Holiday accommodation overlooking sea


[5]


[6]


[7]


[8]

materials

Walls
There are a variety of materials resulting from the various phases of development, however white/light painted render predominates. Exposed stonework tends to be limited to small areas or used for detailing. Roughcast render and brown brickwork has also been used. Purpose built holiday accommodation is finished in a range of materials, many of which are not sensitive to their context.

Roofs
The use of slate predominates, some with red tile detailing to ridges. There are a couple of remaining thatched properties at the centre of the village. Newer and refurbished properties are roofed in a variety of materials including reconstituted/ synthetic slates, grey concrete tiles, and red pantiles. This has resulted in a patchwork of colour and texture.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

Footpaths are limited to the southern most end of the village as, generally boundaries are to the to the edge of the road.

details

Components
There are various types of chimneys including simple rendered stacks, and brick chimneys with contrasting detailing. Porches tend to be simple, pitched roofed structures.There are various types of dormers some of which are of appropriate proportion and detail, others of which are less well considered.

Boundaries
Stone walls are common throughout the village, generally sitting immediately to the edge of the road. Walls are a mix of exposed and white painted stonework.
Some properties sit directly adjacent to the road, creating ‘pinch points’. There are a few areas of grass verges, however these are limited.

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted. Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Port Eynon include:
Erosion of character due to improvements such as replacement windows, dormer extensions and re-roofing with non-traditional materials.
Degradation of conservation area character through development and visual impact of holiday parks.
Impact of traffic both travelling through the village and parking adjacent to the coast.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk?index.cfm?articleid=756

reynoldston

Landscape Type:
Undulating lowland hill terrain
Designations: EV9, EV11, EV16, EV25,EV26 EV27, 2 listed buildings, Conservation Area

Settlement Development



[Image courtesy of www.pixaerial.com]

Reynoldston is the largest settlement within the AONB with approximately 178 dwellings. It sits at the centre of the peninsula, on the crossroads of both north/south and east/west routes. The massive sandstone bulk of Cefn Bryn ('back hill') shelters the village to the north. It supports a church, chapel [9], post office [10], fire station [11], village hall and public house and hotel.

The original settlement was founded on three springs and focused upon the church of St. George [2], at what is now the eastern side of the village. It is likely that many of the village's outlying farms are medieval in origin, but have been rebuilt over the centuries. The settlement remained small until the middle of the 18th century, with a limited number of small holdings to the north and along the edge of the common, and cottages bordering the lower green [1].

By the mid 19th century the village had developed further along the edge of the common, and northwards along Robin's Lane [8]. By the end of the century is was quite a significant size, supporting a number of key services including post office, hotel, Methodist Chapel and a brewery.

The 20th century saw a significant increase in the size of the village with the development of the Applegrove Estate [12]. As development extended along the radial routes from the original village core subsequent cul-de-sac development and linear expansion has resulted in the extension of the village eastwards towards the separate settlement of Little Reynoldston.



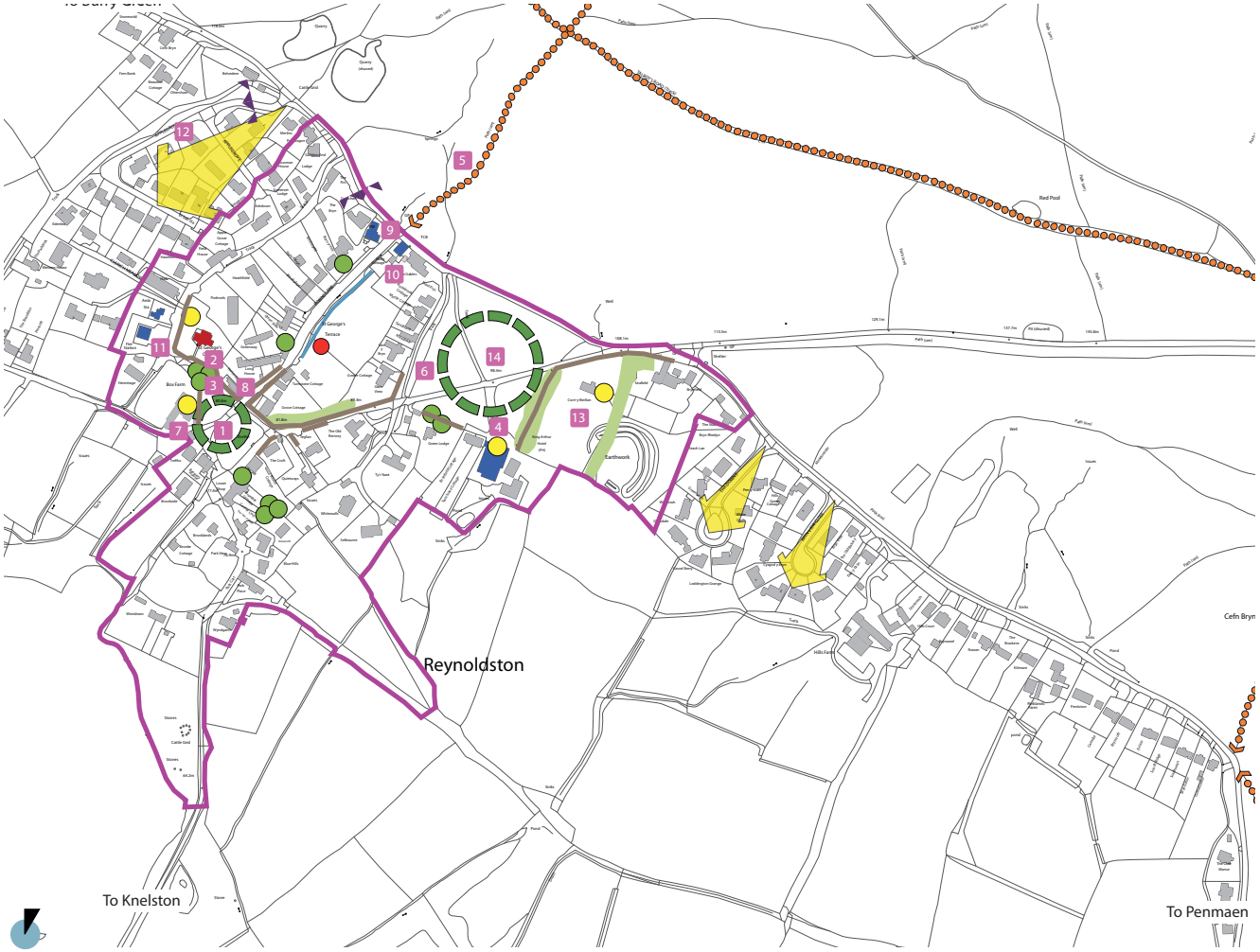
Properties overlooking the Upper Green

Key Characteristics:

- Nucleated settlement structure with linear development to east
- Sited along spring line and within the shadow of Cefn Bryn, common land rises to the north whilst agricultural land falls away to the south
- Expansive views southwards towards Oxwich Bay
- Inter-connecting network of narrow lanes and footpaths within the historic core
- Strong sense of enclosure at original heart of village
- No consistent building line results in informal urban form to eastern side of the village
- Diluting effect of suburbanised 20th Century development upon historic village
- Use of local materials in construction of older, traditional village properties

reynoldston

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space
- Grass verge



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features

The following features provide key landmarks within the village of Reynoldston:	Church of St. George [2] Lower Green, adjacent to church and to front of Box Farm [1] Higher Green, to front of King Arthur Hotel	Tree groups at various locations throughout village [3] Wall surrounding Cwrt-y-Berllan and Green Lodge King Arthur Hotel [4]

layout

In addition to the above features key layout characteristics include:	Generally the relationship between buildings and the street is mixed. This results in an interesting streetscape which is forever changing - narrowing to provide enclosure and widening to create pockets of open space.	Originally the village's layout was focused upon movement routes however during the 20th century this relationship changed, with the development of inwardly focused cul-de-sacs which turned their back on these key routes.

form

Plan type Wide shallow footprints are a characteristic of older properties within village, including the terrace along Robin's Lane. Larger, squarer footprints typify the more recent 'suburban' development forms.	Roofscape Simple pitched roofs punctuated by chimneys are the characteristic roof form on older properties within the village [8], with subservient pitched roofs to extensions. Generally ridgelines run parallel to the road with few examples of gables addressing the street.	Height/massing Mix of single, two and some three storey development throughout the village. Differing storey heights provide variation in ridge and eaves heights. Some of the more substantial properties provide landmarks within the village including the three storey post office and imposing scale of the King Arthur Hotel.

reynoldston

[1] Lower village green
[2] Church of St. George
[3] Key tree group opposite church
[4] King Arthur Hotel


[1]


[2]


[3]


[4]

reynoldston

[5] Village viewed from Cefn Bryn
[6] Typical Gower cottage - upper green
[7] Enclosed lane with narrow verge
[8] Terraced cottages - Robins Lane


[5]


[6]


[7]


[8]

materials

Walls
There is a mix of materials with white render predominating. Pebbledash is also used as a finish to both historic/ original properties and to later additions to the village. Applegrove Estate is of buff brick.
There are many stone finished buildings scattered throughout the village. Generally these are older properties including original farms and cottages.

Roofs
Roofs are predominantly grey in colour, and are a mix of slate, generally on the older properties, together with composite and concrete tiles.

There are some examples of ridges/hips being highlighted with contrasting red tiles/detailing.

The use of red/ brown roof tiles is apparent but limited.

Floorscape
The floorscape consists mainly of tarmac roads with either grass verges or walls to the edge. Formal footpaths are only in evidence within the later cul-de-sac developments.
There is a wide variety of material finishes to driveways including gravel, tarmac, block paviour, and cobbles. No one treatment predominates.

details

Components
Porches are commonplace within the village, and generally on the older buildings they are simple in form and functional.

A variety of types of chimneys exist, including rendered, brick and stone stacks both with and without embellishment.
There are a few examples of metal flues punctuating the ridgeline [7].

Boundaries
Stone walls with gates is a characteristic form of enclosure. Some boundaries are also formed by hedgebanks, particularly along Stouthall Lane and Parsons Lane. Newer developments employ a variety of boundary details, whilst the 'cul-de-sac' developments incorporate cattlegrids at the entrance which results in there being no need for physical boundaries. Here grassed lawns run up to pavements/roads.

Landscaping
There is a variety of approaches to landscaping but older, traditional properties tend to have smaller front gardens and, as such can accommodate few trees.

Many of the newer properties incorporate large front lawns which, within the cul-de-sacs, have no or minimal enclosure.

issues

Key development issues within Reynoldston include:
Erosion of character through the loss of traditional front boundary walls

Visual impact of development on wider range views of the village, from both north and south

Negative impact of some 'improvement' works

Other
Refer to guidance modules within the design guidance for further information.

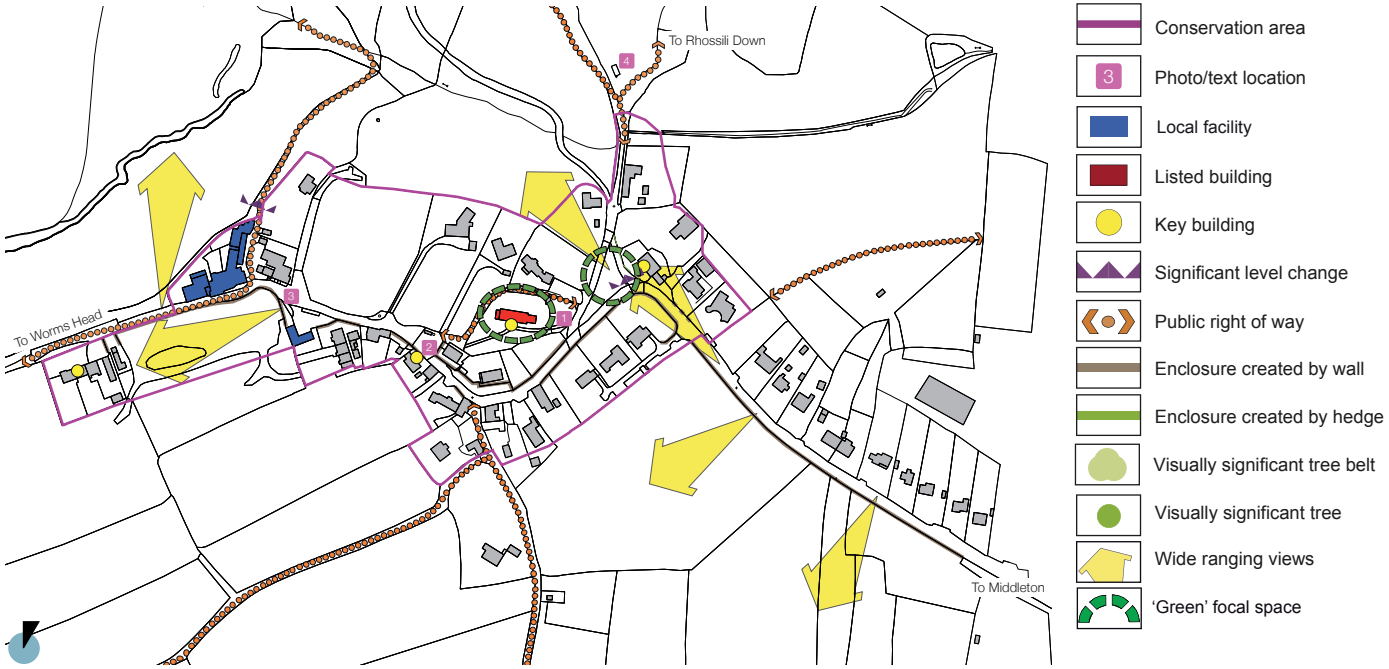
Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

rhossili

Landscape Type:
Lowland Plateau
Designations: EV9, EV16, EV25, EV26, EV27, EV29, EV31,1 listed bldg

Settlement Development:

Rhossili sits at the south westerly point of the peninsula, to the southern end of the extensive curve of Rhossili Bay and Rhossili Down. The village supports a church, shop and public house and hotel which, together with tea shops and a gallery serve the tourist trade. Rhossili evolved as a medieval farming community based around the exposed but fertile soils of the headland. Examples of early stone walled enclosures known as the Vile are still evident to the west of the village. This area is the most substantial example of a medieval field strip system on Gower and is also nationally important. Initial development of the village was limited to the south-west and north-east of the Church [1] and adjacent triangular green and comprised of farms and groups of cottages, many of which are still in evidence today. A smaller green to the west of the church has since disappeared. The late 20th century saw the extension of the village eastwards through the development of detached villas and bungalows to the northern side the B4247. Ultimately this ribbon of development linked Rhossili to the village of Middleton to the east.



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Key Characteristics:

- Linear settlement structure
- Meandering streetscape with narrow, enclosed lane occasionally widening to create 'breathing' spaces
- Informal building groups and various relationships between buildings and movement routes
- Extensive views afforded both into and out of much of the village
- Traditional stone buildings form the heart of the original settlement
- 20th century development has resulted in expansion of the village



[Image courtesy of www.pixaerial.com]

rhossili

[1] Green to front of St. Mary's Church
[2] View along Rhossili Bay
[3] Juxtaposition of buildings
[4] Village from Rhossili Hill


[1]


[2]


[3]


[4]

issues

Key development issues within Rhossili include:
20th Century development ignores local vernacular
The impact of improvements such as replacement window and roofing material are apparent
Traffic and parked cars have a significant impact
Tourism industry impacts on Conservation Area character through excessive signage and A boards

form

Plan type
A mix of plan forms including:
Long shallow footprints of original cottages;

Deeper squarer footprints of more substantial traditional detached houses, and;

Limited number of larger footprints of bungalows and C20th detached villas.

Roofscape
Generally roofs are simple pitches with additional, subservient pitched roofs to extensions. There are double pitches on many older properties.

The use of hips is limited within village core but more common on the villas to the east.

There are numerous examples of rooflights and dormer windows.

Height/massing
Predominantly 2 storeys in height but with storey heights providing variation in ridge and eaves levels.

There are some single storey bungalows within the village.

materials

Walls
The majority of the buildings within the village have a rendered or painted finish, with white being the predominant colour. There are 'exposed' stone buildings and generally these are conversions or older dwellings. There are notable exceptions including Oriel Gwyr and Crud Yr Awel.

Roofs
Roofs are predominantly grey in colour and are a mix of slate, generally on the older properties, together with composite and concrete tiles.

There are limited examples of brown roof tiles and some highlighting of ridges/hips with contrasting red detailing.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village, however narrow grass verges occasionally widen to provide larger areas of open space.

details

Components
Chimneys are a key characteristic of many of the village's older buildings, as are vertically proportioned windows.

Porches are small and functional.

Boundaries and landscape
Stone walls to field and front property boundaries. Some hedges to top of walls and limited hedgebanks to fields.

In places buildings sit immediately adjacent to road forming boundaries in their own right.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/index.cfm?articleid=756

scurlage

Landscape Type:
Lowland Plateau
Designations:
EV16, EV26

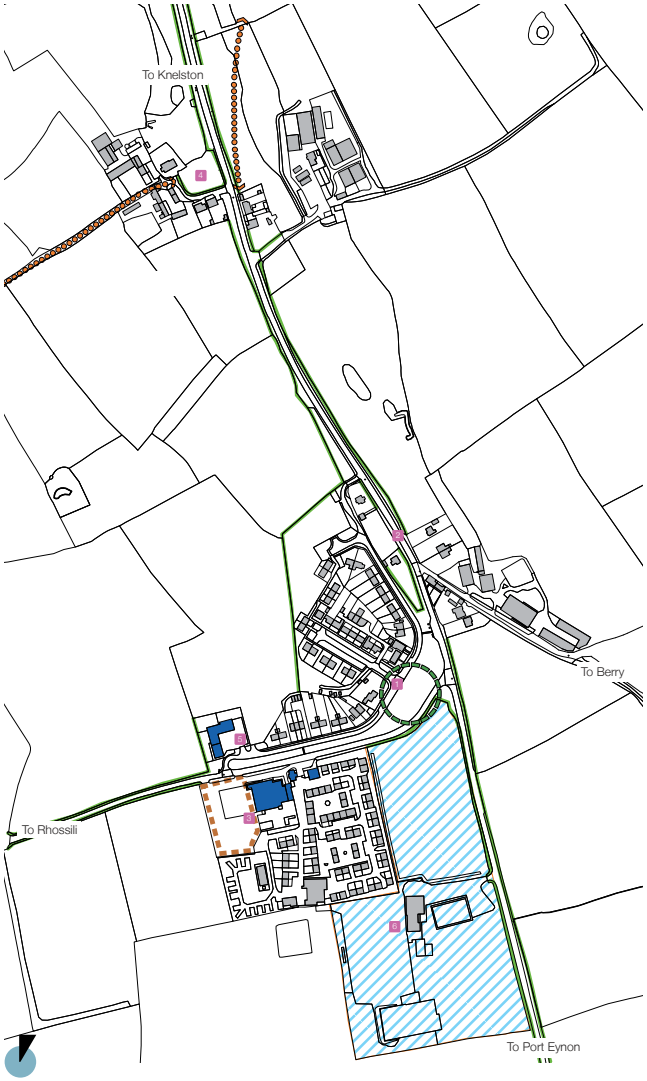
Settlement Development:

The original village core was previously known as Scurlage Castle, and developed around the junction between the road between Llanddewi and Port Eynon, and the tracks leading into the fields.

The settlement was made up of clustered groupings of post-medieval farmsteads and outbuildings, set within a matrix of small enclosures. This original settlement layout has remained largely unchanged.

During the second world war an American army base was developed to the south of the original settlement, shifting the focus of the village. The base was later used to house Italian prisoners of war, and has since become a holiday park adjacent to a small housing estate.

Scurlage now supports a number of community facilities including a public house and hotel [3], medical centre [5], convenience store, takeaway and sports pitches [6].



Recreation area
Photo/text location
'Green' focal space
Enclosure created by hedge
'Hard' focal space
Local facility
Public right of way

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Key Characteristics:

- Nucleated settlement structures
- Dual focus created by the original settlement of Scurlage Castle, and the more recent development to the south
- Uncohesive settlement in terms of both architectural style and character
- Scurlage Castle is characterised by its cluster of buildings which climb up to the western side of the A4118
- Scurlage is characterised by mid twentieth century 'estate' style of development [1]



[Image courtesy of www.pixaerial.com]

scurlage

[1] Estate development
[2] Development on the A4118
[3] Commercial properties
[4] Development at Scurlage Castle


[1]


[2]



[3]


[4]

appendix 5
gower aonb design guide
settlement statement

issues

Key development issues within Scurlage include:
Modern village which ignores local vernacular
The wide open space along Monkslade contrasts poorly with traditional well enclosed Gower lanes
Traffic on the B4247 road has a significant impact
Village sits starkly in the landscape with very little softening

form

materials

Walls
Scurlage is characterised by white and light rendered/ painted wall finishes, and pebble-dash. Pastel colours are in evidence within the Holiday Village. Brickwork detailing to windows and quoins are evident on more traditional properties. Exposed stonework is a characteristic of Scurlage Castle.

Roofs
Slate is most common on older, traditional properties to the east of the A4118 and within Scurlage Castle.

Composite and concrete tiles within a muted colour palette of greys and browns form much of the remainder of the roof pallette.

Floorscape
Generally the floorscape consists of tarmac footpaths and roads with grass verges within those parts of the village able to accommodate it.

There are no footpaths within the holiday village.

details

Components
Small porches and chimneys are characteristics of the ‘estate’ properties.

More substantial chimneys and porches adorn the older, traditional buildings.

Boundaries and landscape
Boundaries to the A4118 are predominantly mature hedges and stone walls.

Boundaries to ‘estate’ houses are generally low brick walls. There are no boundaries within the Holiday Village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

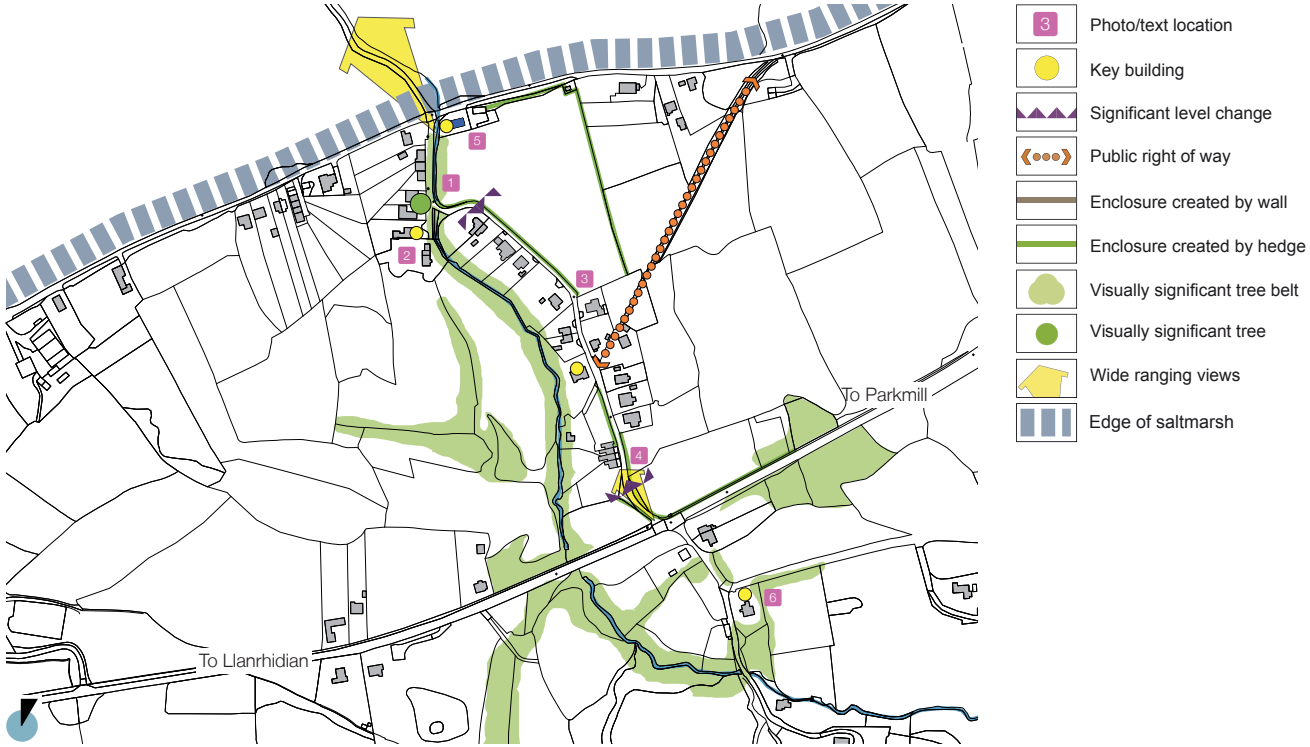
wernffrwd

Landscape Type:
Lowland Plateau
Designations:
EV16, EN25, EV26, EN27, EV29a

Settlement Development:

Wernffrwd lies on the northern edge of Gower and was originally a medieval farming community. The settlement consisted of three farms, two of which are still in evidence today; Wernffrwd Farm [6] to the south and Fig Tree Cottage [2] at the bottom of the hill. St. David's Chapel [5], to the north of the village, and the terrace of cottages now known as Church Row [1] were built towards the end of the nineteenth century.

The small hamlet never evolved into a village, although limited residential development in the twentieth century did strengthen its form. Whilst the loose boundary of the original settlement does extend beyond the B4295, the construction of this road in the 1930's effectively severed Wernffrwd Farm and its immediate neighbours from the main settlement.



Reproduced from the Ordnance Survey Digital Map With the permission of the controller of H.M.S.O.Crown Copyright City & County of Swansea Licence No 100023509 2010

The representation on this map of any other road, track or path is no evidence of the existence of a right of way

Key Characteristics:

- Linear settlement structure
- Wide variety of building forms, styles and ages results in a general lack of coherence
- Division of settlement into three elements: development to north of B4295; linear extension along marsh road; main settlement 'spine'
- Tight, narrow lane enclosed by walls and hedgebanks
- Older properties focused on movement route
- Extensive views over estuary have resulted in northern orientation of later development within the village



[Image courtesy of www.pixaerial.com]

wernffrwd

[1] Roofline of Church Row parallel to road
[2] Fig Tree Cottage
[3] Narrow, enclosed lanes
[4] Wide ranging views of estuary


[1]


[2]


[3]


[4]

issues

Key development issues within Wernffrwd include:
Visual impact of variety of roofing materials used within the settlement
Erosion of character due to inappropriate detailing and use of non-traditional materials.
Impact upon character as a result of the removal of traditional boundary walls.
Visual impact of the opening up and/or insensitive extension of north facing elevations to maximise views.

form

Plan type
Mix of plan forms and architectural styles including:

- Linear terraces
- Original detached houses/ farm houses
- 1930's semi-detached

There is extensive evidence of extension within the settlement.

Roofscape
Majority of the main ridgelines run parallel to the road.[1]

Hipped roofs are in evidence on some of the newer properties.

'Cat-slide' roofs are still apparent on some of the older cottages within the settlement.

Height/massing
Mix of single, one and a half, and two storey development.

Differing storey heights provide variation in ridge and eaves levels.

materials

Walls
Extensive use of white/ light painted render.

Some pebble-dashing and limited amounts of stone work.

Limited use of brickwork, more often used in detailing, but both red and yellow brickwork in evidence.

Roofs
Predominantly grey in colour with a large number of slate roofs, together with composite and concrete tiles. Some are detailed with red ridge tiles.

Limited number of red roofs stand out, particularly when viewed from the Marsh Road.

Floorscape
There are no footpaths within the settlement due to the constrained width of the road. Consequently verges are minimal. [3]

A mix of floor finishes are found within curtilage and include; concrete, tarmac, block paviour, gravel.

details

Components
Due to the wide range of building ages and styles no one building feature dominates. There are a variety of styles of chimneys and porches throughout the village.

There are many conservatories orientated towards the estuary.

Boundaries and landscape
Stone walls and hedgebanks enclosing the narrow lane form a key characteristic boundary treatment within the village.

There are a variety of boundary details within the village including rendered walls and railings.

Other:
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/index.cfm?articleid=756

Acidic, upland sites (generally where sandstones are found underlying peaty or sandy soils)	
Main canopy trees	Sessile Oak
Other trees and shrubs	Holly Rowan Silver birch
Occasionally present	Ash Bird cherry Downy birch Hawthorn

Wet sites or wet areas	
Main canopy trees	Alder Downy birch Goat willow
Other trees and shrubs	Bird cherry Blackthorn Grey Willow Guelder rose

Free draining calcareous soils (usually derived from limestone, shale or glacial drift)	
Main canopy trees	Ash Sessile Oak
Other trees and shrubs	Aspen Birch Crab apple Field maple Goat willow Hazel Hawthorn Holly Rowan Wild cherry

Exposed or coastal locations	
Main canopy trees	Blackthorn Gorse Hawthorn Sycamore Willow
Other trees and shrubs	Ash Hazel Holly Rowan

Neutral brown earth sites (e.g. farmland and sites where soils are well drained, and deep)	
Main canopy trees	Ash Pendulculate oak
Other trees and shrubs	Crab apple Hawthorn Hazel Holly Rowan Wild cherry

tree and shrub species selection

The following list, provides an overview of some of the more common species on Gower. Planting will be more successful if few, well adapted and common species are used.

Attention should be paid to those found in the locality of your development.

Source: post code plants database

http://www.nhm.ac.uk

Large Trees

Common name	Latin name	Description
Alder	Alnus glutinosa	Alder is a suitable small tree for a large garden with a stream or waterlogged area and is easily raised from seed sown in spring on any seed compost. It is a fast-growing tree, producing attractive catkins in spring, followed by small woody cones. Can be planted out any time from October to March on damp soil in sun or shade. Very tolerant of cutting so may be coppiced if it grows too large. Alder grows best with a pH over 6.0 and is tolerant of air pollution.
Ash	Fraxinus excelsior	A fast-growing deciduous tree suitable for the larger garden. Plant Oct-Mar on almost any moist soil and in any situation. Tolerant of coastal and exposed sites and of air pollution.
Aspen	Populus tremula	A fast-growing deciduous tree, with attractive yellow autumn foliage. Plant Oct-Mar on most soils, in sun or semi-shade. Tolerant of air pollution and of coastal or exposed sites.
Beech	Fagus sylvatica	A stately tree, growing to 100' tall, beech is more usually seen in gardens as a hedge, which will retain its dead leaves over the winter. Plant Oct-Mar in any soil except heavy clays, in a sun or semi-shade. Suitable for exposed sites.
Common Whitebeam	Sorbus aria	A fast-growing deciduous tree with flat heads of small creamy flowers in late spring followed by clusters of brightly coloured berries and yellow autumn foliage. Plant Oct-Mar in most soils in sun or semi-shade. Easy to grow and tolerates air pollution and coastal or exposed sites.
Crack-willow	Salix fragilis	A popular deciduous tree, fast-growing and very tolerant if given a moist site, although this is not essential. Especially suited to waterside situations and bears attractive catkins in spring. Plant Oct-Feb in any moist soil in a sunny situation. Tolerates coastal sites and air pollution.
Downy Birch	Betula pubescens	A charming tree, with yellow catkins in spring and colourful autumn foliage. Plant Oct-Mar in a fertile soil in sun or semi-shade. Thrives on acid soils but prefers much damper sites than silver birch, such as bogs and lake margins. Suited to higher rainfall areas of the country, and for exposed upland gardens. The roots are shallow so should be kept away from buildings. Tolerates exposed sites and air pollution.
English Elm	Ulmus procera	The plant tolerates most soil types and a broad pH range requiring well-drained but moist soil. It can grow in semi-shade (light woodland) or no shade. The plant can tolerate maritime exposure and atmospheric pollution. It has suffered greatly from Dutch Elm disease over recent years.
Field Maple	Acer campestre	A hardy and fast-growing deciduous tree, notable for its yellow autumn foliage. 15-30' tall. Plant Oct-Mar in most soils on a sheltered site in sun or semi-shade. May be used as a hedging plant. Exposure tolerant.

	Common name	Latin name	Description
Large Trees	Hornbeam	Carpinus betulus	A deciduous tree that will grow on almost any soil. Although it may reach 50', hornbeam may also be pruned and grown as a hedge, and will retain its leaves long into winter. Plant Oct-Mar in sun or semi-shade. Tolerant of air pollution and exposed conditions.
	Pedunculate Oak	Quercus robur	A large tree, suitable for the large garden and particularly beneficial for wildlife. Plant Oct-Mar in most well-drained soils, in sun or semi-shade. Dislikes shallow soils, but is tolerant of air pollution and of coastal or exposed sites.
	Rowan	Sorbus aucuparia	Rowan is common on light, free-draining soils in scrub and woodland in the lowlands, and on rocks and acid peat in the mountains. A splendid tree for a garden of any size with attractive flowers and berries, and superb autumn foliage. It can be maintained at a suitable size by coppicing. Best propagated from seed, gathering berries just before they ripen and storing them in polythene bags until rotten. They should then be washed and the seeds sown in moist sand. Thin and transplant to 1m apart, planting in their final position two years later. Plant Oct-Mar in any moist soil in sun or semi-shade. Easy to grow, and tolerates coastal and exposed conditions and air pollution.
	Sessile Oak	Quercus petraea	A large tree, suitable for the large garden. Plant Oct-Mar in most soils, in sun or semi-shade. Dislikes shallow soils, but is tolerant of air pollution and of coastal or exposed sites.
	Small-leaved Lime	Tilia cordata	An attractive deciduous tree for the large garden. Heart-shaped leaves are carried well into the autumn and the small fragrant summer flowers are very attractive to bees. Plant Oct-Mar in moist but well-drained soil in sun or semi-shade. Easy and fast to grow, and tolerates air pollution and exposed situations.
	White Willow	Salix alba	A popular deciduous tree, fast-growing and very tolerant if given a moist site, although this is not essential. Especially suited to waterside situations, and bears attractive grey foliage. Plant Oct-Feb in any soil in a sunny position. Tolerates coastal sites and air pollution.
	Wild Cherry	Prunus avium	A fast-growing deciduous tree with masses of white blossom, followed by dark red (rarely yellow or black) fruits. Wild Cherry is a species of lowland woods on fertile soils, often in the understorey of oak woods. It is easily propagated from seed, gathered at the same time as the birds move in and stored with the pulp removed until the following spring, when it can be sown in nursery beds. Thin as necessary and plant out in October, when four to five years old, on a fertile well-drained soil in sun or light shade. Tolerant of coastal sites and air polluton.
	Wild Service-tree	Sorbus torminalis	A graceful deciduous tree with flat heads of small creamy flowers in late spring followed by clusters of brightly coloured berries and red autumn foliage. Plant Oct-Mar in most soils in sun or semi-shade. Easy to grow and tolerant of air pollution.
	Wych Elm	Ulmus glabra	Occurs in woods often alongside streams predominantly in upland areas
	Yew	Taxus baccata	The plant prefers light (sandy), medium (loamy) and heavy (clay) soils, requires well-drained soil and can grow in heavy clay soil. The plant prefers acid, neutral and basic (alkaline) soils and can grow in very acid and very alkaline soils. It can grow in full shade (deep woodland) semi-shade (light woodland) or no shade. It requires dry or moist soil and can tolerate drought. The plant can tolerates strong winds but not maritime exposure. It can tolerate atmospheric pollution.

tree and shrub species selection

Large Shrub or Small Tree

Common name	Latin name	Description
Alder Buckthorn	Frangula alnus	An easy to grow, large bushy shrub or small tree with attractive yellow autumn foliage. Suitable for most soils in sun or semi-shade. Tolerant of exposed or air-polluted conditions.
Common Juniper	Juniperus communis	A hardy slow-growing evergreen shrub, upright (ssp. communis) and prostrate (ssp. nana) forms are useful garden shrubs, especially the latter as ground cover. Both thrive on basic as well as acid soils as long as they are free-draining. Juniper is easily propagated from cuttings of the present year's wood in late summer or early autumn: it is much more difficult from seed. Plant in late spring on any well-drained soil in sun or shade. Tolerant of poor or dry soils, and of coastal and exposed conditions.
Crab Apple	Malus sylvestris	A charming small tree, with masses of pinkish spring blossom, followed by small yellow fruits. Plant Oct-Mar in a rich, well-drained soil in sun. Occurs on a range of soil types from generally neutral. Tolerant of air pollution
Dogwood	Cornus sanguinea	This deciduous shrub's brilliantly coloured bark provides welcome winter colour. Plant in spring in any moist soil in sun or shade. Tolerant of air pollution and of coastal or exposed condition
Elder	Sambucus nigra	A deciduous shrub or small tree, grown not only for its attractive blossom, but also for the plentiful berries. Easily propagated from hardwood cuttings taken in autumn, which can be planted out the following year. Prefers a lime-rich, nitrogenous soil, but may be planted Oct-Mar in any fertile soil in sun or shade. Tolerant of coastal situations and air pollution.
Goat Willow	Salix caprea	The male makes a splendid garden plant, growing best in a sunny position. It does not require the damp conditions needed by other willows. Plants are best raised from hardwood cuttings so that the males can be selected, and because growing willows from seed is difficult. Plant Oct-Feb in any moist soil, but prefers basic soils. Tolerates coastal and air-polluted conditions.
Grey Willow	Salix cinerea	A popular deciduous tree, fast-growing and very tolerant if given a moist site. Especially suited to waterside situations. Plant Oct-Feb in any moist soil in a sunny position. Tolerates coastal sites and air pollution.
Guelder-rose	Viburnum opulus	Guelder-rose flourishes in moist, moderately acid or alkaline soils. An extremely attractive shrub for any garden with beautiful flowers, and colourful berries and autumn leaves. It flowers best in open sun or light shade. Readily raised from seed collected in the autumn, stratified in winter, and sown in early March. Can also be raised from cuttings taken in late summer and transferred to pots the following spring. Plant out in spring or autumn on a well-drained but moisture-retentive fertile soil in sun or shade. Exposure tolerant.
Hawthorn	Crataegus monogyna	A fast-growing hardy tree which provides excellent cover for wildlife and may be used for hedging. White flowers in May give rise to bright red berries. Hawthorn grows on all but the poorest soils and makes a splendid shrub for gardens of all sizes, being controlled by regular pruning. Easily raised from cuttings, or from seed gathered in October and sown in a peat substitute/sand mixture, but may take 18 months to germinate. Tolerant of most conditions, plant Oct-Mar in any soil or situation. British provenance is preferred as Eurpean relatives flower earlier and are less hardy.

Large Shrub or Small Tree

Common name	Latin name	Description
Hazel	Corylus avellana	A hardy deciduous tree, desirable for its attractive yellow catkins, as well as for its nuts, hazel is common on a wide range of soils. Because its size can be regulated by coppicing this is an ideal shrub for the small garden. Easily raised from nuts sown 5-7cm apart, but they will need protection from mice and squirrels. Alternatively, saplings may be planted out from Mar-Oct on any well-drained soil in sun or partial shade. Tolerant of air pollution and coastal or exposed sites.
Holly	Ilex aquifolium	A beautiful evergreen shrub or small tree with characteristic red berries in winter, Holly is invaluable in the garden both as hedging and as individual specimens. Berry-producing females are attractive, but one male is needed for every six females to ensure pollination. To obtain such a ratio, cuttings may be safer than raising plants from seed, especially as the latter take 18-20 months to germinate. Holly is easy to grow, but slow, and needs care until established. Plant late spring in any well-drained soil (although a loamy soil is best) in sun or shade. Tolerates air pollution, exposure, coastal sites and dry soils (when established).
Midland Hawthorn	Crataegus laevigata	A small hardy tree, excellent for hedges where it forms impenetrable cover for wildlife, but may also be grown as a specimen. White flowers in May are followed by bright red berries. Plant Oct-Mar in any soil in sun or shade. Tolerant of air pollution and of coastal or exposed conditions.
Osier	Salix viminalis	Osier is native on river banks and in damp soils, avoiding strongly acid soils. It may be maintained at an acceptable size by annual coppicing which produces long, straight, grey-hairy stems. Grows best in open situations and is tolerant of smoky atmospheres. Propagated from hardwood cuttings in autumn. Plant Oct-Feb on most soils in a sunny position. Tolerates coastal sites and air pollution.
Purple Willow	Salix purpurea	A deciduous shrub, related to the common weeping willow. Easy to grow. Plant Oct-Feb in any moisture-retentive soil in a sunny situation. Tolerant of air pollution and or coastal or exposed conditions.
Rock Whitebeam	Sorbus rupicola	Rock whitebeam is found on steep rocky slopes or cliffs of basic rock at low to moderate altitude. It often grows in inaccessible situations, although given appropriate protection and care, would probably also grow well in areas such as public parks, school playgrounds and roadside planting schemes. Mature individuals readily produce flowers and fruit, the latter probably being distributed by birds in order to regenerate the species in new locations.
Spindle	Euonymus europaeus	A fast-growing deciduous shrub or small tree mainly grown for its attractive reddish autumn foliage and orange-red fruits. Ht. 8'-15'. Plant Oct-Mar on any soil in sun or shade. Tolerant of coastal and exposed sites and of air pollution. CAUTION - the seeds are poisonous.
Wild Privet	Ligustrum vulgare	A semi-evergreen fast-growing shrub, widely used for hedging (3-10' depending on trimming) and tolerant of almost any conditions. Plant Oct-Mar on any well-drained soil in sun or shade. It is important to use the British species, not the more common Japanese variety or cultivars which are unsuitable for British wildlife. Tolerates air pollution.
Wild Cotoneaster	Cotoneaster cambricus	Wild cotoneaster is an endangered and rare plant(Cotoneaster cambricus), also known as the Great Orme Berry or Creigafal (rock apple). It is a long-lived deciduous shrub that can spread to two metres wide when in cultivation but rarely achieves this dimension in the wild. It has attractive grey- green oval leaves that are woolly beneath and measure 15-40mm. Pink-white flowers around 3mm in diameter appear from April to June in clusters of 2-4. The berries are small (5-8mm across) and bright orange-red in colour, resembling a miniature apple. It is only found in Wales where it grows on isolated and exposed cliff ledges.

	Common name	Latin name	Description
Shrubs	Bilberry GW	Vaccinium myrtillus	HABIT: Small, rhizomatous, deciduous shrub, to 35cm tall. STEM(S): Erect, numerous, green, arising from creeping rhizome; twigs 3-angled. LEAVES: Small, bright green, alternate, oval, finely-toothed, with conspicuous venation. FLOWERS: 4-6mm, petals fused into lantern-shape with 5 tiny teeth, pale-green tinged reddish, solitary or in pairs in leaf axils. FRUIT: Egg-shaped, black blue-bloomed, sweet-tasting, edible berry. FLOWERING PERIOD: April to June.
	Bittersweet GW	Solanum dulcamara	A useful climber which may be trained up a trellis or naturalised in a hedge, where it will flower and fruit well into autumn. The berries are mildly poisonous. Propagation is from soft or semi-hard cuttings of short side-shoots in summer.
	Blackthorn GW	Prunus spinosa	Vigorous growth (to 15' if not pruned) makes this a useful as hedging plant, especially in exposed positions. An evergreen shrub, with glossy green leaves and spikes of small white flowers in spring, Blackthorn is attractive both for its early flowering and for the fruits. Easily propagated from collected seed, which should be stored over winter with the pulp removed, and planted in nursery beds in spring, planting out after three years. Plant in October on any well-drained soil in sun or semi-shade. Tolerant of exposure and air pollution, and grows in all but the most acid of soils.
	Bog-myrtle GW	Myrica gale	It typically grows in acidic peat bogs, and to cope with these difficult nitrogen-poor growing conditions, the roots have nitrogen-fixing actinobacteria which enable the plants to grow.
	Broom GW	Cytisus scoparius	An essential shrub for dry sandy soils, especially for small gardens, where it will thrive best in full sunshine producing masses of pea-like flowers in summer. Can be raised from seed, but germination may be erratic. As the plants do not transplant easily, it is best to sow a few seeds together in containers and thin out all but the strongest. Plant on lime free well-drained soil in full sun, but does best on poor or sandy soils. Tolerant of coastal sites and air pollution.
	Burnet Rose GW	Rosa pimpinellifolia	Fruits and flowers of this plant both form charming patches of colour in the garden, but it may invade rockeries where it will be difficult to control. Easily propagated by separation of the suckers in autumn. Double forms should be avoided.
	Butcher's-broom GW	Ruscus aculeatus	Butcher's broom is a stiff, evergreen shrub that is both attractive and unusual. It looks a little like a small holly but is actually a member of the lily family. This dwarf shrub can provide good evergreen ground cover. It flowers from January to April and is found in dry woods and scrub, and also on rocky ground near the sea. It is a native but has been widely introduced well beyond its native range. The red berries are attractive to birds like blackbirds and song thrushes. Invertebrates find the very tough leaves unpalatable. The woody branches of this plant used to be bound into bundles and sold to butchers for cleaning the meat from their chopping blocks.
	Creeping Willow GW	Salix repens	A low-growing deciduous shrub, with attractive grey foliage, useful for groundcover. Easy to grow. Plant Oct-Feb on a light moisture-retentive soils in a sunny situation. Tolerant of air pollution, and of coastal and exposed sites.
	Cross-leaved Heath GW	Erica tetralix	A useful shrub, which can be used in the rockery, as groundcover or as a specimen plant. The native form usually has pink flowers, occasionally white. Plant spring or autumn on moist lime-free soil in sun or semi-shade. Tolerant of coastal or exposed sites and of air pollution.
	Dewberry GW	Rubus caesius	The European dewberry, Rubus caesius, grows more upright like other brambles but is frequently restricted to coastal communities, especially sand dune systems

	Common name	Latin name	Description
Shrubs	Eared Willow GW	Salix aurita	The Eared Willow (salix aurita) is a deciduous shrub growing to 2.5m. It will succeed in most soils, including wet, ill-drained or intermittently flooded soils and nutritionally poor soils. The plant prefers acid and neutral soils and to be in a sunny position. Thriving in the most adverse conditions, it is a useful plant for populating dry barren sites.
	Field-rose GW	Rosa arvensis	Field-rose is a deciduous shrub, up to 2 m in height which spreads by suckering and putting out slender arching stems into woodland and woodland margins. It also grows along hedges on neutral, lime-rich and heavy clay soils.The long scrambling stems are often purple-tinged and carry slender, only slightly curved, prickles on a base about 5mm long. The hips are a favorite food of birds in winter.
	Gooseberry GW	Ribes uva-crispa	Gooseberry is a small, prickly shrub which has become widely naturalised in open woods, hedges and scrub. It may be a native plant in some parts of Britain. The spines are found in groups of three at the base of the leaves, which are lobed. The flowers, attractive to solitary bees, appear from March to May and are very small, with petals that are bent backwards exposing the stamens. These are followed by the familiar oval, green and hairy fruit. This is edible but very sharp. Gooseberry bushes will grow in most moist soils quite successfully. Gooseberry is the food plant for many moths in the larval stage and some birds and perhaps small mammals also will take the fruit.
	Gorse GW	Ulex europaeus	A spiny, evergreen shrub with fragrant, yellow, flowers, Gorse may be used as a single specimen or as part of a hedge. Very tolerant of wind and drought but susceptible to frost damage, so particularly suitable for gardens in the west or on the coast. Easily raised from seed sown soon after ripening, preferably two or three in a pot, leaving the strongest to be planted out the following autumn. Plant Oct-Mar in light, well-drained soil (preferably acid) in full sun. Easy to grow and tolerates dry, poor, sandy soils, coastal or exposed sites and air pollution, but dislikes heavy, damp or fertile soils. If planted this must be constrained and managed to avoid it's spread and encroachment into surrounding areas.
	Heather GW	Calluna vulgaris	A low-growing, native evergreen, ideal for the rockery or border, heather only thrives where the soil is acid but ranges from dry heath to the wettest of bogs. Though tolerant of shade, heather flowers most freely in full sun. The wild form can be raised from seed collected from October to November, dried and sieved, and sown in spring on a peat substitute/ sand mixture in a cold frame. Plant out in spring on acid soil in a sunny position. Tolerates coastal and exposed sites.
	Petty Whin GW	Genista anglica	This plant can grow up to 1 m but often it is smaller and prefers acidic, poor soil. The flowers are like those of Gorse or Broom. One of its other common names is Needle Furze referring to the long spines which can take you by surprise.
	Raspberry GW	Rubus idaeus	Erect, perennial shrub, 1-2 m tall, stems (canes) upright, biennial, prickly, often with gland-tipped hairs. a wild relative of brambles in the Rosaceae (rose) family. They tend to grow wild on the verges of wood or scrubland and often represent escapes from domestic garden, though truly wild raspberries are native to Britian. They have lobed leaves that are very similar to blackberries in shape (though raspberry leaves are larger and paler) and the stems bear parallel rows of very small sharp spines. Unlike blackberries whose stems ramble parallel to the ground wild raspberry stems tend to be more upright and erect, though the plant does propagate via runners, just like blackberries. It is suited to a wide range of soil types, from sandy to clay loams, provided with good drainage and pH of 5-7

tree and shrub species selection

	Common name	Latin name	Description
Shrubs	Sea-purslane	Atriplex portulacoides	This is a evergreen seaside plant which grows to 75cm height and flowers in midsummer. It has glaucous fleshy leaves and inhabits the banks of tidal rivers and in salt marsh areas or shingle beaches. This is an edible plant which can be eaten raw in salads.
	Spiny Restharrow GW	Ononis spinosa	Spiny rest-harrow is a native perennial of infertile calcareous grasslands usually found on well drained chalk or limestone soils but occasionally on heavy calcareous clay soils. It prefers slightly rough grassland and tends to be absent from more intensively managed or grazed sites.
	Tutsan GW	Hypericum androsaemum	A long-flowering semi-evergreen shrub, with large yellow flowers all summer, and which provides good groundcover. Tutsan is ideal for a border in moderate shade where the soil is moist but well-drained soil. Plant in spring in any situation but will flower best in full sun. Tolerant of coastal sites and air pollution.
	Western Gorse GW	Ulex gallii	A valuable garden shrub giving autumn colour, and suitable for exposed coastal localities in the west as it is very tolerant of wind. Easily raised from seed, collected after the pods ripen in April and May, so long as they are sown two or three to a pot, leaving the best to be planted out the following spring. Plant Oct-Mar on a light, well-drained acid soil in full sun. Tolerates dry, poor, sandy soils, and coastal or exposed sites, and air pollution, but dislikes limy, heavy, damp or fertile soils.

	Common name	Latin names	Description
Water plants	Branched Bur-reed GW	Sparganium erectum	Prefers shallow freshwater margins, marshland
	Bulrush GW	Typha latifolia	Favours shallow still or slow moving fresh water over mud or silt.
	Common Club-rush GW	Schoenoplectus lacustris	Found in reed swamps, still freshwater on peaty soil, ditches near sea.
	Lesser Bulrush GW	Typha angustifolia	Found in reed swamps, still freshwater on peaty soil, ditches near sea.
	Thread-leaved Water-crowfoot GW	Ranunculus trichophyllus	Prefers shallow, moderately fast moving streams, canals and ditches, and occasionally flood plains.
	Unbranched Bur-reed GW	Sparganium emersum	Grows in shallow still and moving freshwater margins, possibly avoiding acid waters.
	Water-plantain GW	Alisma plantago-aquatica	In or by still or slow moving fresh water.
	White Water-lily GW	Nymphaea alba	Best planted in plastic baskets, lined with sacking and containing a rich compost, sunk up to 1.5m deep. Propagation is by division of the rhizome in March or April. For large ponds only.
	Yellow Water-lily GW	Nuphar lutea	In or by still or slow moving fresh water. For large ponds only.

plants to avoid

Invasive species upset the balance of the ecosystem as they may be bigger, faster growing or more aggressive than the native species. They may also have fewer natural predators to control numbers. The native species are often unable to compete and fairly quickly the invasive species take over leading to reduced biodiversity and loss of other species.

It is an offence under section 14(2) of the Wildlife and Countryside act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule nine, Part II to the Act. This includes Japanese knotweed. It is not an offence to simply have it growing in your garden or on your land and there is no specific legal requirement to control it if it is (unless doing so forms part of a legally binding contract or agreement with another party). The weed act of 1959 also defines 5 invasive species.

These species include Common Ragwort, Spear Thistle, Creeping Field Thistle, Broad Leaved Dock and Curled Dock, Japanese Knotweed, Himalayan Balsalm, Giant Kelp and Japanese Seaweed.

For the same reasons the introduction of non native invasive species, although not illegal, is discouraged, especially where they are likely to not be regularly managed. These include False Acacia, Rhododendron, Gunnera, Bracken, Gorse, Montbretia, Russian Vine, Floating Pennywort, Canadian Waterweed, Turkey Oak, Evergreen Oak, Water Fern and Sea Buckthorn.

Due to its height and mass, Leylandii can be visually intrusive whether in or out of a settlement, especially when planted in blocks. An alternative screen could be created with evergreen holly or beech hedging.

Useful References

http://www.plantlife.org.uk/

http://www.nhm.ac.uk/fff/

http://ww2.defra.gov.uk/

http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx

City and County of Swansea
Civic Centre
Oystermouth Road
Swansea, SA1 3SN
Tel: 01792 636000
www.swansea.gov.uk

Planning Applications Section

Tel: (01792) 635745
Email: planning@swansea.gov.uk

Conservation and Listed Buildings

Tel: (01792) 635091
Email: planning@swansea.gov.uk

Building Control

Tel: (01792) 635636
E-mail: bcon@swansea.gov.uk

Trees

Tel: (01792) 635724
Email: planning@swansea.gov.uk

Nature Conservation

Tel: (01792) 635784
E-mail: nature.conservation@swansea.gov.uk

Transportation

Tel: (01792) 636337 / 636341
E-mail: transportation@swansea.gov.uk

Gower Area of Outstanding Natural Beauty

Tel: (01792) 635094 / 635741
Email: GowerAONB@swansea.gov.uk

Sustainable Development Unit

Tel: (01792) 635600
Email: tanya.nash@swansea.gov.uk

Tourism

Email: tourism@swansea.gov.uk

Countryside Council for Wales

Web: www.ccw.gov.uk

Cadw

Web: www.cadw.wales.gov.uk

Environment Agency

Email: enquiries@environment-agency.gov.uk

Architecture Centre Network

www.architecturecentre.net

Building for Life

www.buildingforlife.org

Centre for Alternative Technology

www.cat.org.uk

Civic Trust Wales

www.civictrustwales.org

Design Commission for Wales

www.dcfw.org

Department for Communities and Local Government

www.communities.gov.uk

Energy Saving Trust

www.energysavingtrust.org.uk

Landscape Institute

www.l-i.org.uk

National Assembly for Wales

www.wales.gov.uk

Planning Portal

www.planningportal.gov.uk

RICS Wales

www.rics.org/Wales

Royal Town Planning Institute Wales

www.rtpi.org.uk/rtpi_cymru/

RSAW

www.riba.org/go/RIBA/About/RSAW_265.html

The City and County of Swansea would like to thank the Countryside Council for Wales for its support in the development and production of this Design Guide, without which the project would not have been possible.



The City and County of Swansea would like to thank the Gower Society for its encouragement and financial support in producing this Design Guide.



The City and County of Swansea would also like to thank all those individuals and organisations which contributed to the development of the Design Guide, both through the formal consultation process, and through informal discussions.

nlp Nathaniel Lichfield & Partners Planning. Design. Economics.

whitedesign

This version printed July 2012