

**69, Martin Street, Morriston,
Swansea, SA6 7BJ
Heritage Impact Assessment and
Impact on Setting**



Report by: Trysor

For: Caredig Ltd (formerly Family Housing)

November 2021



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Swansea, SA6 7BJ
Heritage Impact Assessment and
Impact on Setting**

By

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Trysor

Trysor Project No. 2021/881
HER Event Record PRN – GGAT E006733

For: Caredig Ltd (formerly Family Housing)

November 2021

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Cover photograph: From the southern corner of Lower Banwell Street and Martin Street looking west at 69 Martin Street, the former Cambrian Inn.

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Heritage Impact Assessment and Impact on Setting

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DYDDIAD 18^{fed} o Dachwedd 2021 **DATE** 18th November 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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DAT	Dyfed Archaeological Trust
HER	Historic Environment Record
ID Number	A unique number used within this report to identify historic assets. Cross-references to other numbers such as PRNs, NPRNs and Designations are given in a site gazetteer in the Appendices.
NPRN	National Primary Record Number in National Monument Record held by the RCAHMW
PRN	Primary Record Number in regional HER held by Dyfed Archaeological Trust

Event Record PRN – GGAT HER

PRN	GGAT E006733
Name	69, Martin Street, Morriston, Swansea, SA6 7BJ Heritage Impact Assessment and Impact on Setting
Type	HERITAGE ASSESSMENT
NGR	SS6692897540
Easting	266928
Northing	197540
Summary (English)	During October and November 2021 Trysor carried out an assessment of the impact on Morriston Conservation Area, Swansea, and nearby designated historic assets from a proposed demolition and redevelopment at 69, Martin Street, Morriston, SA6 7BJ © Trysor 2021
Crynodeb (Cymraeg)	Yn ystod Hydref a Thachwedd 2021, fe gariwyd allan asesiad gan Trysor ar effaith datblygiad arfaethedig yn 69, Stryd Martin, Treforys ar Ardal Gadwraeth Dreforys ac asedau hanesyddol dynodedig sydd yn agos at y safle datblygu arfaethedig. © Trysor 2021
Description	During October and November 2021 Trysor carried out an assessment of the impact on Morriston Conservation Area, Swansea, and nearby designated historic assets from a proposed demolition and redevelopment at 69, Martin Street, Morriston, SA6 7BJ © Trysor 2021
Sources	Trysor, 2021, 69, Martin Street, Morriston, Swansea, SA6 7BJ Heritage Impact Assessment and Impact on Setting
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Historic Asset Record PRN – GGAT HER

PRN	GGAT 09808w
Name	CAMBRIAN INN, CAMBRIAN HOTEL
Type	PUBLIC HOUSE
NGR	SS6692897540
Easting	266928
Northing	197540
Summary (English)	The Cambrian Arms, later known as the Cambrian Inn, is likely to have been built in the mid 19 th century. It closed in the 1970s when the building was converted into flats. © Trysor 2021
Crynodeb (Cymraeg)	Credir yr adeiladwyd tafarn y Cambrian Arms, a ddaeth i gael ei adnabod fel y Cambrian Inn, tua chanol y 19eg ganrif. Caewyd y dafarn erbyn diwedd y 1970au a'r throi mewn i fflatiau. © Trysor 2021
Description	<p>The Cambrian Arms, Martin Street is likely to have been established around the 1860s. The earliest evidence of the public house comes from the 1871 census, which lists one George Jenkins as a publican in Martin Street. This is likely to be the same person as the G. Jenkins named as the publican of "<i>the Cambrian arms</i>" in Morrision in the 1875-1876 Butchers trade directory. It is certainly shown on the 1876 1:2500 First Edition Ordnance Survey map, when it was a public house known as the Cambrian Arms (it was to become known as the Cambrian Inn in later times).</p> <p>The Cambrian appears to have become a local inn of some popularity during the 1880s, when the publican was Freidrick Thissen, the Morrision-born son of a Prussian immigrant to the area. He is listed at the property as Freidreich Thissen on the 1881 census return. Newspaper articles of the 1880s show that local organisations and clubs such as the Morrision Harlequins Football Club and the local Money Club held meetings and dinners at the Cambrian. There was also a close relationship with the local military Volunteer Corps who used the Drill Hall to the rear of the Cambrian and enjoyed suppers in the inn after their activities. Fredreich Thissen, who was generally referred to as Fredrick Thissen, also played cricket regularly for Morrision. Thissen appears to have left the Cambrian by 1889, possibly having been declared bankrupt.</p>

	<p>The Cambrian can be seen to have been in the hands of a succession of different publicans through the 1890s and into the early 1900s. During this period it seems to have been briefly supplied by the Maesteg Brewery, which was taken over by W.J. Rogers Ltd of Bristol in 1898. Rogers were taken over by H & G Simonds Ltd in 1935 and by the 1950s their Bristol brewery had closed and Simonds became part of Courage & Co. Ltd in 1960.</p> <p>The “Cambrian” name is partially visible, painted on the gable wall of the inn, in a Francis Frith postcard of Martin Street dating to the mid-1960s. The Cambrian Inn served the local community until closure in the 1970s when it was bought and converted into 3 flats.</p> <p>© Trysor 2021</p>
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Historic Asset Record PRN – GGAT HER

PRN	GGAT 09809w
Name	MORRISTON
Type	DRILL HALL
NGR	SS6690797521
Easting	266907
Northing	197521
Summary (English)	A Drill Hall in Banwell Street, Morriston used by the local military Volunteer Corps. The building may survive, but is now used as a garage. © Trysor 2021
Crynodeb (Cymraeg)	Safle Neuadd Ddrilio yn Stryd Banwell, Treforys a oedd yn cael ei ddefnyddio gan Gorfflu Gwirfoddolwyr lleol tua diwedd y 19eg ganrif. Mae'r adeilad wedi goroesi o bosib a bellach yn cael ei ddefnyddio fel garej. © Trysor 2021
Description	A Drill Hall in Banwell Street, Morriston used by the local military Volunteer Corps. The building may survive, but is now used as a garage. © Trysor 2021
Sources	Trysor, 2021, 69, Martin Street, Morriston, Swansea, SA6 Heritage Impact Assessment and Impact on Setting
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Summary

This report has been prepared by Trysor, at the request of Caredig (formerly Family Housing Ltd), Swansea, to assess the impact of the proposed residential development at the site of the former Cambrian Inn, 69 Martin Street, Morryston SA6 7BJ, on the Morryston Conservation Area through the four stages of the Heritage Impact Assessment in Wales process. It also assesses potential impacts on listed buildings of relevance following the relevant Cadw guidance.

The assessment has found that the proposed development would not harm the character and appearance of the Morryston Conservation Area. The proposed development, including demolition and new build, would occupy a plot currently filled by a building of similar mass. It would represent an appropriate development at this location.

The assessment finds that there would be no significant impacts on the setting of any listed building and there would be no change to the significance of any listed building.

This assessment also finds that the proposed new building would not detract from "the quality of the corners of Banwell Street and Martin Street" noted in the Conservation Area Management Plan. The addition of a third floor to a part of the new building would increase the roofline on this corner, but it should be noted it is a stand-alone building. Also, the buildings on the other three corners of the junction are of markedly different character and include a variety of rooflines, particularly true the former Police Station, opposite the proposed development site, which is a large and distinctive building with a high, steeply-pitched roof. This is the dominant building at the Martin Street/Banwell Street junction and the proposed building at 69, Martin Street would not compete with it in terms of mass or height.

As the buildings on the other corners of the junction are occupied by distinctive, strong buildings of varying style, the replacement of the rather non-descript, modernised, former public house at 69 Martin Street offers an opportunity to enhance the appearance the junction and strengthen the fourth corner, using materials referencing the traditional textures and colours of the buildings around the junction and along Martin Street.

The former public house which stands at the proposed development site is of historical interest but of low architectural interest, as the building appears to have been extensively modernised during conversion in the 1970s, and more recent upgrades. It is unlikely that pre-19th century features of interest survive within the proposed development site, which was common land until the first half of the 19th century, and the archaeological potential is therefore considered to be very low.

1. Introduction

1.1 This document has been prepared by Trysor, at the request of Caredig (formerly Family Housing Ltd), Swansea to assess the impact on the Morriston Conservation Area and on the setting of nearby designated historic assets from a proposed residential development at the site of the former Cambrian Inn, at 69 Martin Street, Morriston SA6 7BJ, at NGR SS6692897540.

1.2 The proposed development would consist of 5 apartments in a two to three-storey building at the site of the present dwelling at 69 Martin Street. The existing building would be demolished to accommodate the proposed development. The proposed replacement building would include two sections, accessed by a central stairwell. The southern section would be a two-storey structure; the northern section would be a three-storey structure.

1.2.1 The existing boundary walls of the property would largely be retained, although approximately 2 metres of the present stone wall defining the eastern side of the garden to the south of the present building would be removed to accommodate the proposed new development.

1.3 A site visit was made by Trysor on 23rd October 2021 to examine the proposed development site and its environs.

1.4 The proposed development would be located at a site which was originally outside the Morriston Conservation Area as designated in 1975.

1.4.1 The Conservation Area was originally defined to include the area of the late 18th and early 19th century industrial town planned for John Morris by the Rev. William Edwards of Pontypridd.

1.4.2 It was reviewed in 2017, when a six-week public and stakeholder consultation exercise was held for the draft Character Appraisal and Management Plan between 25th August and 8th October 2017.

1.4.3 Following the consultation period amendments were made and the document was then adopted by Swansea Council on 7th November 2017 as Supplementary Planning Guidance to Policy EV9 of the Unitary development Plan. This document is a material consideration when applications for change are considered within, or on the edges of the Conservation Area.

1.4.4 The review of the Conservation Area in 2017 saw eight small areas added which were previously considered to be in the setting of the Conservation Area. Two small areas to the northwest of the

Conservation Area were also excluded by the redefined boundaries (Swansea Council, 2017, p.18, Figure 46).

1.4.5 Of the eight additional areas brought into the Conservation Area, that which is of relevance to the proposed development was the addition of the southern end of Martin Street, which has brought the proposed development site at 69 Martin Street into the Conservation Area. Originally, the property was located immediately outside the southern boundary of the Conservation Area, which had been drawn to exclude 69 Martin Street and the former Drill Hall site to its western side.

1.4.6 The Conservation Area Review document of 2017 also includes information relating to panoramas and key buildings within the Conservation Area. The proposed development would take place at the southwestern corner of the junction of Martin Road and Banwell Street. The existing buildings to the northwest and southeast of the junction are identified as "landmark buildings". A shop premise to the northeast of the junction and the terraced houses along the western side of Martin Street north of the shop are identified as landmark buildings, as is the Grade 2 listed former Police Station to the southeast. Panoramic views include those north and south along Martin Street and also west-northwest up Banwell Street from its junction with Martin Street (see Swansea Council, 2017, Figure 27, p.22).

1.5 The proposed development site at 69, Martin Street also falls within two of the eight Morriston Character Areas outlined in the Conservation Area Review, namely (2.) Upper Morriston and (3.) Martin Street (Swansea Council, 2017, p.28-31). These areas, it is stated, were defined to inform *"the boundary review and approaches to the setting of the conservation area. The boundaries... for individual character areas should be regarded as indicative rather than clear-cut divisions on the ground."*

1.6 Seven listed buildings are located within the Morriston Conservation Area, of which four have some intervisibility with the proposed development site and could potentially experience an impact from the development and have been included in this assessment:

- St. John's Church – Listed Building Number 11745
- House adjacent to Police Station - Listed Building Number 15856
- Former Police Station - Listed Building Number 117380
- Tabernacle Chapel – Listed Building Number

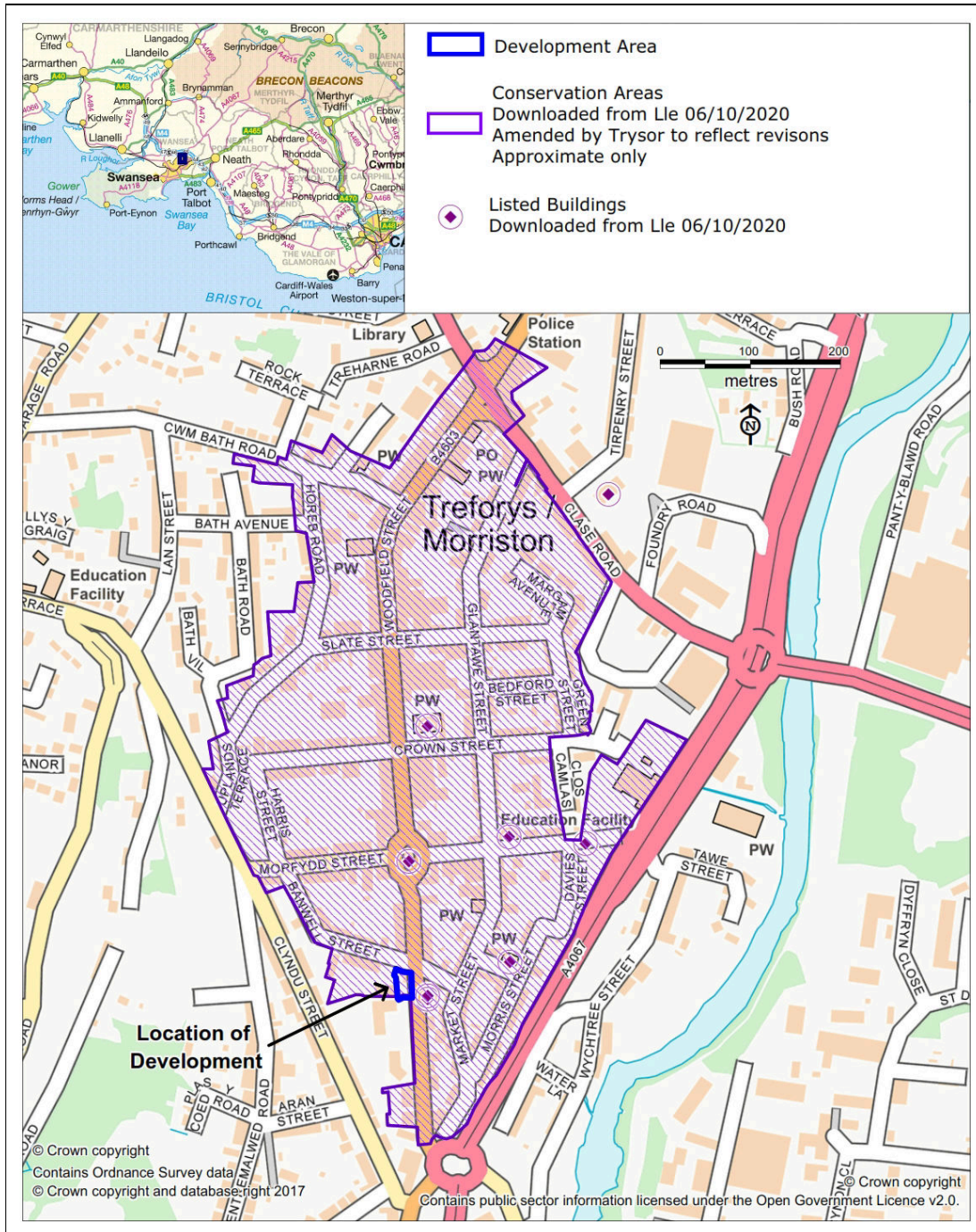


Figure 1: Location of the proposed development site of 69, Martin Street, Morryston (marked in blue). The revised Conservation Area boundary is shown (purple) with listed buildings also marked. The Conservation Area boundary was drawn at 1:25,000 scale from the 2017 Morryston Conservation Area Review document and is approximate only.

2. Methodology

2.1 The process outlined in "*Heritage Impact Assessment in Wales*" has been followed (Cadw, 2017a). This process applies to Conservation Areas as well as individual historic assets and has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.2 In addition, Cadw's guidance "*Managing Conservation Areas in Wales*" (Cadw, 2017c) has been used to inform this assessment.

2.2.1 The impact on the settings of listed buildings in the vicinity of the proposed development was assessed using the methodology outlined in "*Setting of Historic Assets in Wales*" (Cadw, 2017b).

2.2.2 The details of the individual assessments on the settings of eight listed buildings are recorded in Appendices B to E at the end of this report.

2.3 Levels of impact are recorded using the terms None, Very Low, Low, Medium, High or Very High. An impact can be negative or positive.

2.3.1 Where impacts have equivalent positive and negative values, the term Neutral is used.

3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary*

3.1 The proposed development would consist of the demolition of the building at 69, Martin Street, Morriston, and its replacement with a new residential building.

3.1.1 The proposed development would consist of 5 apartments in a two to three-storey building at the site of the present dwelling at 69 Martin Street. The existing building would be demolished to accommodate the proposed development. The proposed replacement building would include two sections, accessed by a central stairwell. The southern section would be a two-storey structure; the northern section would be a three-storey structure.

3.1.2 The former public house at 69, Martin Street was purchased by Family Housing Ltd (now Caredig) in the late 1970s after the pub had closed. The building was subsequently converted by the housing association into three apartments.

3.1.3 The building has increasingly been found to be unsuitable for residential use and consequently there is a high turnover of tenants due to the configuration and layout of the flats. The building does not meet modern standards and requirements.

3.1.4 Hence it has been concluded that the building should be replaced with a modern, fit-for-purpose residential complex to provide high quality family accommodation close to the town centre.

4. Heritage Impact Assessment Stage 2: Understand the significance of the Conservation Area

4.1 Evidential Value

4.1.1 The Morryston Conservation Area as designated in 1975 covered an urban area of 9 hectares at the heart of Morryston and was defined to include the area of the late 18th and early 19th century industrial town planned for John Morris by the Rev. William Edwards of Pontypridd.

4.1.2 The Conservation Area Review in 2017 added eight small areas around the fringes of the original boundary. These areas were viewed as having histories and appearances relevant to the Conservation Area and were earlier considered to be in its setting.

4.1.3 The Conservation Area is particularly notable for the inclusion of that part of Morryston which is characterised by the grid-iron street plan laid down in the 18th century and infilled and expanded during the 19th century. It is an area dominated by streets characterised by terraced housing, but also includes former industrial sites, as well as commercial, civic and religious buildings associated with the development of Morryston from the late 18th century onwards.

4.1.4 The Conservation Area has been subdivided into a series of smaller Character Areas, most of which have overlapping boundaries. The proposed development site is located within the Martin Street Character Area. It is also included in the Upper Morryston Character Area, but this is of less relevance and its position in the Martin Street Character Area take priority.

4.1.5 The importance of this area lies in the fact that Martin Street was originally the main entry route into the planned 18th century town from the south, along the Swansea to Neath road. The views along the road, both to the north and south, are therefore thought to be of note and an important element in the setting of the original Conservation Area. This has now justified the inclusion of the whole of Martin Street within the boundaries of the redefined Conservation Area. The buildings along Martin Street are mainly of later 19th century date, particularly to the southern end of the street and around the proposed development site at the junction of Martin Street and Banwell Street. It includes the landmark building of the former Police Station, which stands opposite the proposed development site.

4.2 Historical Value

4.2.1 Morriston was founded by the industrialist and philanthropist John Morris in the 1780s, with the intention of providing a settlement for the growing population of copper workers and their families drawn to the copper works and other industries of the lower Swansea valley. The new town was to be laid out on a grid-iron system of streets designed by William Edwards, the civil engineer from Pontypridd. The grid-iron pattern is still highly visible in the street plan at the core of Morriston today.

4.2.2 The historical value of the Morriston Conservation Area is that it defines and encapsulates the heart of the late 18th century planned town and takes in areas around its fringes which were closely associated with the development of the town in the following century. The town was founded specifically to accommodate the growing population

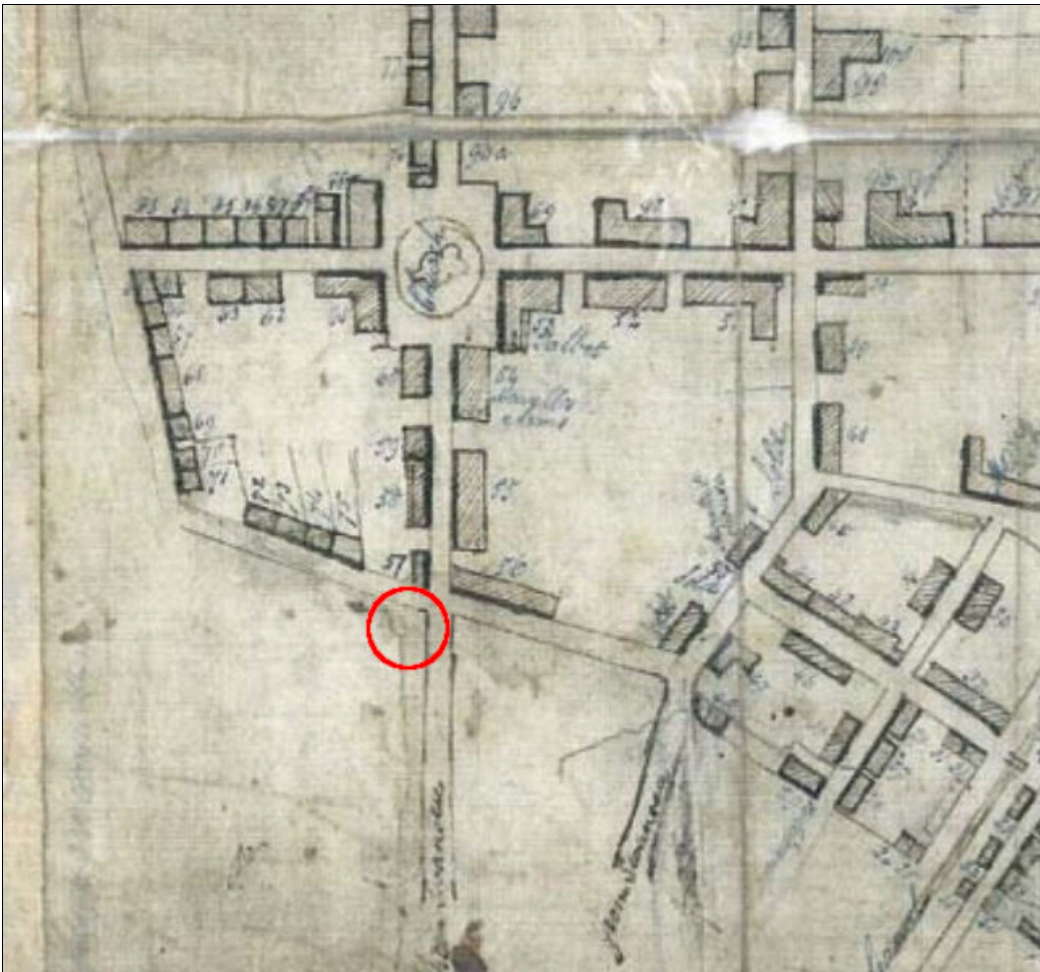


Figure 2: A map of Morriston in 1793 shows clearly that the proposed development site (ringed) lay outside the 18th century planned town (Swansea Council, Figure 4, p.8).



Figure 2: The Llangyfelach parish tithe map of 1842. The development site is located in parcel 412, where a building is shown on the tithe map. It is not known if this is the same building as that which now stands on the site. At the time of the tithe survey no details were recorded for parcel 412 other than that it was part of the extensive "Enclosed Commons" of Trewyddfa and Treboeth and therefore non-titheable land.

4.2.3 The proposed development would be located within the Martin Street Character Area of the Conservation Area. This Character Area is effectively divided into two parts which have very different origins but are united by the focal feature of Martin Street.

4.2.4 The junction of Martin Street and Banwell Street marks the transition from one part to the other as Banwell Street formed the southern limit of Morris's 18th century grid-iron street plan.

4.2.5 North of the Banwell Street junction, the Character Area extends into the 18th century planned town, as far as St. John's Church at the junction with Church Street and Edward Street.

4.2.6 South of Banwell Street the Character Area includes an area which lay outside the 18th century planned town. The buildings along the main road to Swansea were not developed until the mid- to late-19th century.

4.2.7 The character of the buildings in the two parts of the Martin Street Conservation Area also displays some variation. To the north of Banwell Street, late-19th and early 20th century terraced houses dominate the street, particularly to the western side, although these seem to have largely replaced earlier buildings and some gaps exist to the eastern side of the street where the terraced housing has been removed. South of Banwell Street there are also some terraced houses, though these are arranged in several short rows detached from each other and mainly focused to the eastern side of the street. Most of the 19th century terrace which stood to the centre of the western side of the street, as well as a school, have been removed and replaced with the modern St. Martin's Court complex. Of note in this section of Martin Street are a short row of elevated terraced houses above the western side of the street at its southern end, whilst to the southeast of the junction with Banwell Street is the impressive, listed, former Police Station and house built in 1875.

4.2.8 The establishment of the Police Station on Martin Street provides a good example of the civic ambition and pride associated with Morriston in the 1870s. The Duke of Beaufort sold the plot of land to Swansea Corporation in 1872 to help meet the need for a Police Station to serve the growing industrial town. Once the plot was secured, an opportunity was seized to add a Reading Room, market place and new dwelling within the same plot. It was stated by the Mayor of Swansea in the meeting in August of that year that the new police station should be "*erected in such a style as to be an ornament to the place. Very handsome buildings were now being erected in Morriston and he should be very sorry for an unsightly Police Station to be put up there*" (The Cambrian, 16th August, 1872).

4.2.9 Opposite the former Police Station, to the western side of the street, is the proposed development site at 69, Martin Street. It is not clear whether this building is that shown on the 1847 parish tithe map, but it is certainly shown on the 1876 1:2500 First Edition Ordnance Survey map, when it was a public house known as the Cambrian Arms (it was to become known as the Cambrian Inn in later times).

4.2.10 There is no evidence that the Cambrian Arms, Martin Street was established before the 1870s. The earliest evidence of the public house comes from the 1871 census, which lists one George Jenkins as a publican in Martin Street. This is likely to be the same person as the G. Jenkins named as the publican of "*the Cambrian arms*" in Morriston in the 1875-1876 Butchers trade directory.

4.2.11 The Cambrian appears to have become a local inn of some popularity during the 1880s, when the publican was Freidrick Thissen, the Morriston-born son of a Prussian immigrant to the area. He is listed at the property as Freidreich Thissen on the 1881 census return. Newspaper articles of the 1880s show that local organisations and clubs such as the Morriston Harlequins Football Club and the local Money Club held meetings and dinners at the Cambrian. There was also a close relationship with the local military Volunteer Corps who used the Drill Hall to the rear of the Cambrian and enjoyed suppers in the inn after their activities. Fredreich Thissen, who was generally referred to as Fredrick Thissen, also played cricket regularly for Morriston. Thissen appears to have left the Cambrian by 1889, possibly having been declared bankrupt.

4.2.12 The Cambrian can be seen to have been in the hands of a succession of different publicans through the 1890s and into the early 1900s. During this period it seems to have been supplied by the Maesteg Brewery, which was taken over by W.J. Rogers Ltd of Bristol in 1898. Rogers were taken over by H & G Simonds Ltd in 1935 and by the 1950s their Bristol brewery had closed and Simonds became part of Courage & Co. Ltd in 1960.

4.2.13 The Cambrian Inn served the local community until closure in the later 20th century. The "Cambrian" name is partially visible, painted on the gable wall of the inn, in a Francis Frith postcard of Martin Street dating to the mid-1960s, but its date of closure is not known.

4.2.14 The former public house was purchased by Family Housing Ltd (now Caredig) in the late 1970s after the pub had closed. The building was converted by the housing association into three apartments.



Figure 3: The 1917 1:2500 scale Ordnance Survey map shows Martin Street in its heyday. The Cambrian is marked as a "P.H." opposite the Police Station, with the Drill Hall to its western side. The rails of the Swansea tramway system can be seen to run along Martin Street to St. John' Church. Note also the School to the western side of Martin Street and the row of terraced houses between it and the Cambrian. The school and houses have been replaced by the St. Martin's Court complex in modern times markedly changing the character of the western side of the street.

4.3 Aesthetic Value

4.3.1 The aesthetic value of the Morriston Conservation Area is characterised by the fact that the present conservation area boundary was drawn to reflect the historic core of Morriston as it has developed within the grid plan defined by the industrialist and philanthropist John Morris and the civil engineer William Edwards in the 1780s. This makes Morriston special as the earliest example of a planned industrial town in the British Isles and very different in plan to the typical industrial settlement of the 18th or 19th centuries, which had a more piecemeal development. Whereas the grid pattern of the original streets survives, few original buildings survive within the town, which architecturally is perhaps more representative of the later 19th century, from the 1870s onwards, when the rebuilding of domestic, religious, and commercial buildings occurred along many streets and many gaps along the town's streets were infilled with new buildings. Within the town, there is much period architectural detail which survives, including traditional shop fronts and detail around the doors, windows and boundaries of domestic properties, which in places add to the quality of the sense of place.

4.3.2 The arrangement of the streets on a grid-iron pattern means that there are important views or vistas outwards from within the town, as well as internally, which add to the aesthetic quality of the Conservation Area. Amongst these are the long views along Woodfield and Martin Street, with the church of St John, one of the few original buildings and the focus of the original street plan, forming a dividing point between the two streets and also visible in views along Martin Street from the south. The vistas along Martin Street are identified in the description of the Martin Street Character Area;

"Beyond St John's, the view south is predominantly open, but interest is provided by the good residential frontages on Martin Street, and by the listed police station on Banwell Street corner. The approach along Martin Street from the south is also visually interesting. The eye is immediately caught by the distant church in its 'square' and, on the right as the street rises, the gable end and stacks of the Victorian police station... Outside the conservation area on the west side, but visually prominent, the short terrace on a podium above street level acts as a strong marker of arrival, as does the Swan Inn on the eastern corner of Martin Street. Modern development interrupts the building line on the west, but the sense of place is restored by the quality of the corners of Banwell Street and Martin Street." (Swansea Council, 2017, p.19)

4.3.3 The reference to "the quality of the corners of Banwell Street and Martin Street" in the Conservation Area Management Plan is relevant to the proposed development. A number of "corners" are identified in the Conservation Area Management Plan "Heritage Assets Map" (Swansea Council, 2017, Figure 27, p.22). This reference applied originally to the

northwest and southeast corners of the Banwell Street/Martin Street junction, where a traditional shop front and former police station are respectively located. The former is highlighted as a noteworthy building Swansea Council, 2017, 7.6.3, p.25), whilst the latter is mentioned as an example of a "landmark building" (Swansea Council, 2017, 7.4.6, p.24).

4.3.4 The former public house at 69, Martin Street, which is the proposed development site, was not mentioned as a building of note or as contributing to the "quality of the corner" and was not originally inside the Conservation Area. As a building which probably dates to the second half of the 19th century it conforms to the overall character of the built heritage along Martin Street which is defined as predominantly late-Victorian and residential (Swansea Council, 2017, 8.4, p.31).

4.3.5 Mention is made of the general use of Pennant sandstone in domestic frontages in the Victorian architecture of the Conservation Area as a whole, a feature which is displayed along Martin Street also. 69, Martin Street is one of many such Victorian buildings which has lost its original appearance through the use of render and pebble dash (Swansea Council, 2017, 8.3.2, p.30), although in this case the building has had external cladding and pebble dash added in modern times.

4.3.6 The description of the Martin Street Character Area draws attention to one interesting aspect of the street's character, the elevation of some buildings along the western side of the street on plinths or podiums to create level platforms on the sloping ground, which falls away to the valley floor east along the length of the street. This is best seen in a short terrace of "podium residences" at the western side towards the southern end of the street. The present building at 69, Martin Street is itself built on a levelled plinth or podium, which means that the front door, which faces Martin Street, is above pavement level and is accessed via short flight of steps.

4.4 Communal Value

4.4.1 The communal value of the Morriston Conservation Area is Very High in view of the history are the core of the town as a planned settlement which included residential, commercial, civic and religious properties. The town has changed considerably in character since it was established, but it remains an urban commercial centre retaining its residential and civic importance.

4.4.2 Martin Street developed as a chiefly residential area throughout the 18th and 19th centuries and this character has been maintained to the present day. It has always included some commercial properties, such as the former Cambrian Arms at Number 69 and the shop on the opposite corner of Banwell Street to its north. There have also been civic buildings in the street, such as the former Police Station opposite Number 69. Martin Street also has good access to the main commercial area of the town, which lies to the north of the Martin Street.

4.4.3 As a former public house, which hosted local societies and clubs in its early history, the former Cambrian Arms has had a communal value in the past, although this was lost several decades ago when the public house closed and the building was converted for residential use.

5. Heritage Impact Assessment Stage 3: Assess the impact of the proposals on the Conservation Area.

5.1 The proposed changes relate to a residential development on land currently occupied by an existing dwelling which formerly served as the public house known as the Cambrian Arms or Cambrian Inn. It is a two-storey building which had extensions to its south and north sides, a metalled yard to the rear and a small garden behind a stone wall to its southern side. A brick wall stands between the property and the property to the west.

5.2 The Cambrian Arms dates to the mid-19th century, first appearing in the records in the 1871 census and was one of the buildings constructed when Morriston began to spread southwards outside the boundaries of the planned 18th century town during this period.

5.3 There is no evidence of any earlier building stood at this location until the 1840s, when the parish tithe map shows a building here. It is not known if this building was incorporated into the Cambrian Arms or replaced by it.

5.4 The Cambrian Arms closed in the late 1970s and was converted into three residential flats. It was modernised in the early 21st century and external cladding added which masks its original character to a large extent.

5.5 The proposed development would see the present building demolished and replaced with a new residential building, which would be partially three-storeyed and stand on a slightly larger footprint than the present building, extending further to the south than the present structure.

5.6 The proposed new building would stand on a levelled plinth, with a ramp instead of the current stone steps leading to the doorway facing Martin Street.

5.6.1 The physical impact of the proposed development would therefore be slight and unlikely to affect buried archaeology.

5.7 The proposed development site would be located within the Martin Street Character Area of the Morriston Conservation Area. It would introduce building of slightly larger length and height into the area but the impact of the change would not be harmful to the Character Area or Conservation Area. The current building has lost its external character other than the stone plinth on which it sits, the stone steps, and the stone boundary wall to the south.

5.7.1 The new building would stand on a plinth, as does the present building, retaining a detail which has been noted as being characteristic of some buildings along the western side of Martin Street in the Conservation Area Management Plan.

5.7.2 The important views along Martin Street, especially that looking northwards towards St. John's Church, would not be affected by the proposed new building. The building would not extend further towards the street and would not break the line of buildings along the western side of the street. Views of the former Police Station to the east and the shop and late Victorian houses further north along Martin Street would also be unaffected.

5.7.3 The proposed new building would not detract from "the quality of the corners of Banwell Street and Martin Street" noted in the Conservation Area Management Plan. The addition of a third floor to a part of the new building would increase the roofline for this part by over 3 metres, but this would reflect and compliment the steeply pitched, high roof of the former Police Station and house on the opposite side of Martin Street. The building diagonally opposite the proposed development on the northeastern corner of the Martin Street/Banwell Street junction is also a three-storey building, albeit lower in roofline due to the fact that it is built down the slope. The proposed building would strengthen the corner at this junction in many respects.

5.7.4 Consequently the visual impact of the proposed development on the Morriston Conservation Area is Very Low and it will not disturb any important modern or historic views.

5.8 There are four listed buildings which have some degree of intervisibility with the proposed development. These are the Former Police Station in Martin Street, a House attached to the Police Station, St. John's Church and Tabernacle Chapel (Listed building numbers 11738, 15856, 11745 and 11744 respectively; see Figure 4). An assessment of the impacts on the settings of these listed buildings has been undertaken (see Appendices B to E).

5.8.1 The assessment of the settings of the four listed buildings which would potentially experience some degree of impact has found that;

- The proposed new development would replace an existed building. It would be slightly longer and higher than the existing structure but would not interfere with the views of any listed building or appear dominant in views of the listed buildings. It would have no physical impact on any listed building.

- The scale and character of the proposed development mean that these would be Very Low visual impacts at most on the Former Police Station and attached dwelling house on the opposite side of Martin Street. These do not represent adverse impacts on the settings of these listed buildings, merely a change. They would not impact on the ability to experience and understand each of the listed buildings.
- There has already been a loss of the historic setting of the four listed buildings due to the past demolition of terraced houses along Martin Street and other changes within the town over time. The reuse of the proposed development site for a modern residential building would have a Very Low Negative impact in terms of introducing a new structure into the streetscape.
- However, the construction of an appropriately designed residential building, including elements which can reference aspects of traditional building materials and colours in the surrounding street, does not conflict with the historic use of the land here and would conform to the character of the historic setting of the nearby listed buildings and would have a Low Positive impact.
- Overall, the impact of this development on the settings of the listed buildings is therefore determined to be Neutral in value.
- There would be no impact on the significance of the four listed buildings.

6. Heritage Impact Assessment Stage 4: *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process.*

6.1 The Swansea Local Development Plan sets out a number of policies in relation to development within conservation areas. Of relevance are;

- Policy KS01 (Delivering Sustainable Places) and Policy AW01 (Placemaking and Place Management) which state *"that development proposals must enhance the quality of places and contribute to a sense of place"*.
- Policy KS12 (Historic and Cultural Environment) which *"highlights the need to safeguard features of historical and cultural importance as well as supporting appropriate heritage and cultural led regeneration."*
- Policy HC2 (Preservation or Enhancement of Buildings and Features) which *"sets out measures for the preservation and enhancement of heritage assets and the need for a high standard of design for new development which pays regard to the local context."*

6.2 The loss of the present building at 69, Martin Street, either through dereliction or demolition would have a physical impact on the Morriston Conservation Area and an impact on views within the Martin Street Character Area of the Conservation Area.

6.2.1 There would a need to redevelop the site in order to maintain the quality of the strong corners at the Martin Street/Banwell Street junction.

6.3 The proposed development has been prepared by Caredig (formerly Family Housing Ltd) of Swansea. Caredig was established in 1975 to meet the housing needs of families, older and more vulnerable people.

6.3.1 The mission statement of Caredig states that their intention is to create homes where people can feel safe and secure, and to create communities where people can live active, fulfilling lives, independently and safely.

6.3.2 The present building at 69, Martin Street was converted into three flats by Family Housing Ltd. It is now evident that the scheme is not fit for purpose as the present flats do not comply with current standards and the further changes to upgrade them are impractical. The configuration and layout of the flats is not conducive to sustainable living and there is a high tenant turnover.

6.3.3 The choice of this site fits in with this vision, as 69, Martin Street is convenient for the shops and services found in Morriston and also close to Swansea.

6.3.4 The proposed development would see a modern building built on a similar footprint to the present building on the site, maintaining the same street lines. The historic boundaries of the plot would be maintained and the building would not dramatically alter the roof line of the housing along Martin Street.

6.3.5 The proposed development would see a building erected which would include a fibre cement roof covering, single-ply standing seam roof to the dormer windows, UPVC fascia and barge boards and grey UPVC windows. These elements are not dissimilar to the characteristics of the present building on the site. The design also incorporates several features which will enhance the appearance of the building and would tie in with the character of traditional buildings along Martin Street. These include the inclusion of a stone coping course between the first and second floors and the provision of a reconstituted stone plinth to match the appearance of the garden wall. The external walls would be finished with a smooth render, replacing the roughcast finish of the present building.

6.3.6 The use of Pennant Sandstone in the stone coping course of the new building and the stone plinth on which it will stand would ensure that the building incorporates appropriate building materials referencing the local tradition within the Conservation Area.

6.3.6 The Martin Street site is an attractive site for a residential development due to its close proximity to shops, amenities, transport links and services at or around the town centre. The site has therefore been chosen for a residential development suitable for families, built to modern environmental standards.

7. Conclusion

7.1 The proposed development would take place on Martin Street, Morriston which is within the Martin Street Character Area of the Morriston Conservation Area (Swansea Council, 2017).

7.2 The Heritage Impact Assessment has considered potential impacts on the Morriston Conservation Area.

7.2.1 The proposed development site, 69, Martin Street, Morriston is currently occupied by a building which was originally the Cambrian Inn public house, which operated from the 1870s until the late 1970s, when it was converted for residential use, as three flats.

7.2.2 The proposed development would include the demolition of the present building at 69, Martin Street, Morriston and its replacement with a new residential building, consisting five residential apartments across two sections, one two-storey and one three-storey, linked by a central stairway. Its design will reference aspects of architectural character of traditional buildings within the Martin Street Character Area, such the use of a stone plinth raising the building above street level and the use of stone coping between the first and second floors to match the existing 19th century garden wall of the property.

7.2.3 The proposed building would respect the present street lines of the present building and the adjacent terraced row in upper Martin Street, to the north. It would not impact on views along Martin Street into the historic core of Morriston, in the direction of St. John's Church, at the heart of the 18th century planned town.

7.2.4 The proposed building is modest in terms of its footprint and roughly conforms to that of the present building, with only a small extension southward within the boundaries of the present plot. The existing boundaries would be retained including most of the 19th century stone garden wall to the south of the present building.

7.2.5 This assessment finds that the proposed new building would not detract from "the quality of the corners of Banwell Street and Martin Street" noted in the Conservation Area Management Plan. The addition of a third floor to a part of the new building would increase the roofline on this corner by over 3 metres, but it should be noted that the buildings on the other three corners of the junction are of markedly different character and include a variety of rooflines. The terraced row to the north of Banwell Street is characterised by two-storey houses, but the roofline is higher than at the proposed development site due to the fact that the terrace has been built on rising ground. The shop on the corner of Banwell Street immediately to the north has an angled wall at the corner with its entrance facing down Martin Street. To the northeast,

there is a three-storey building on the corner of the junction, which also has a higher roof line as it stands on slightly higher ground. This building also has an angled wall mirroring that of the shop on the western side of the road. Immediately opposite the proposed development site is the former Police Station and house, which is a large and distinctive building, notable for having a high, steeply-pitched roof with high dormer windows overlooking Martin Street. This is the dominant building at the Martin Street/Banwell Street junction and the proposed building at 69, Martin Street would not compete with it in terms of mass or height. As the other three corners of the junction are occupied by distinctive, strong buildings of varying style, the replacement of the rather non-descript, modernised, former public house at 69, Martin Street offers an opportunity to enhance the appearance the junction and strengthen the fourth corner. This can be done with the use of materials referencing the traditional materials and colours of the buildings around the junction and along Martin Street.

7.2.6 The Heritage Impact Assessment therefore finds that the proposed development will not harm the character of the Morriston Conservation Area. The proposed development would be occupy a plot currently filled a building of similar mass. It would represent an appropriate development at this location and would not harm the character and appearance of this part of the Conservation Area.

7.3 The assessment of impacts on the setting of listed buildings within the Morriston Conservation Area in the vicinity of the proposed development shows that;

- there would be no significant impacts on the setting of any listed building
- there would be no change to the significance of any listed building

7.4 The land at 69, Martin Street was not built on until the mid-19th century, having previously been common land, presumably used for pasture before the 19th century. A building is shown here on the 1847 tithe map but it is not clear whether that was the same building as the Cambrian Inn, which was present by the 1870s.

7.4.1 The original land surface of the proposed development site was probably disturbed by terracing in advance of construction and then buried beneath the plinth laid down before constructing the public house.

7.4.2 It is unlikely that pre-19th century features of interest survive, and the archaeological potential is therefore considered to be very low.

7.4.3 The character of the building shown in 1847 on the tithe map, which may have been incorporated into the building which served as the Cambrian Inn for a century, is of historical interest, but of low architectural interest, as the building appears to have been extensively modernised during conversion in the 1970s. A watching brief allowing for observation during the demolition phase could throw light on the history of the present building.

7.4.4 The proposed new building will be finished with self-colour render. It is suggested that consideration is given to making a muted colour choice which is in keeping with the range of colours seen of the stone buildings along Martin Street. This would potentially enhance the appearance of the Morriston Conservation Area.

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Appendix A: Photographs

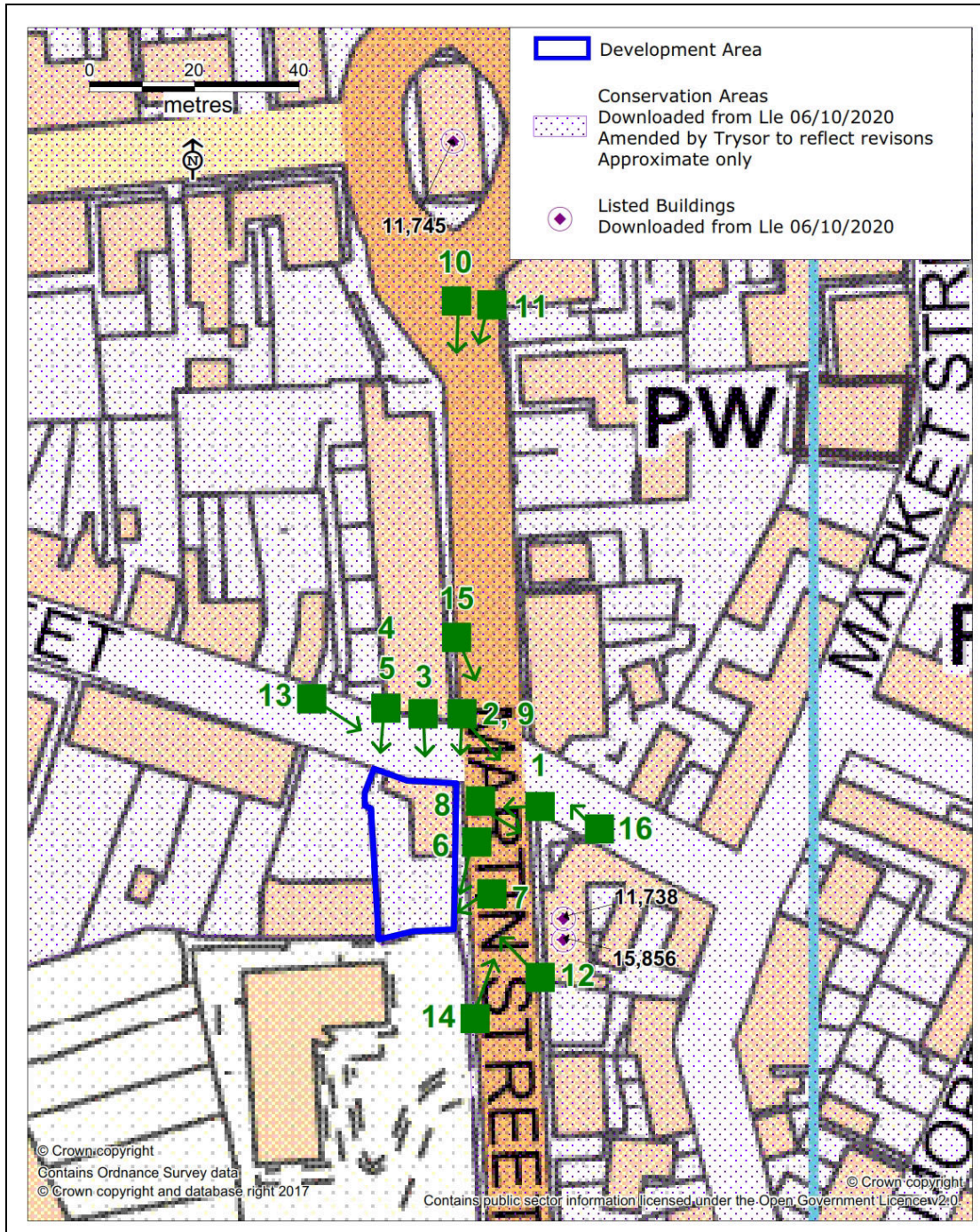


Figure 6: Location of photographs 1 to 16

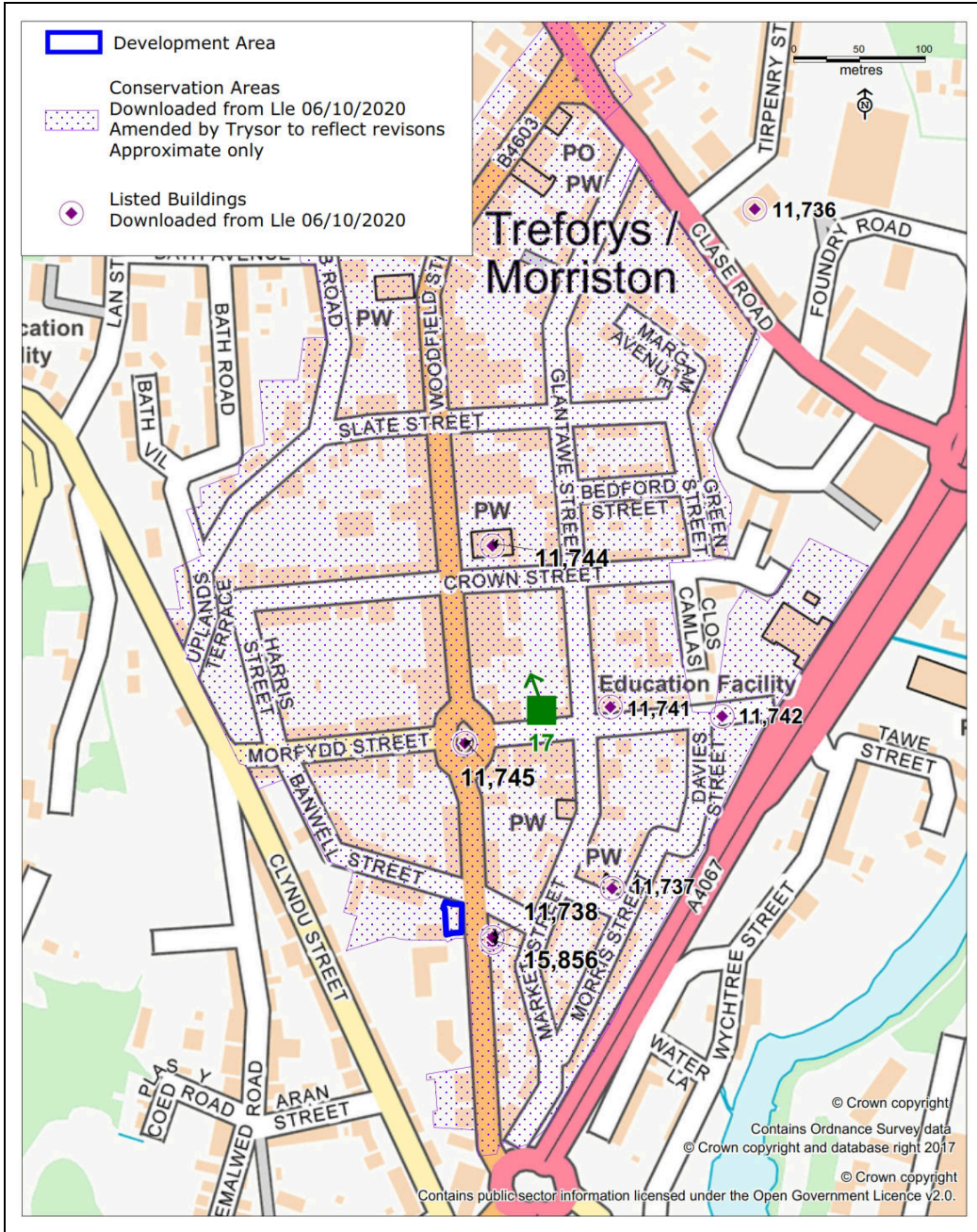


Figure 7: The location of the photograph of Tabernacle Chapel taken from Morfydd Street.



Plate 1: A view towards the front of 69, Martin Street, from the junction of Lower Banwell Street and Martin Street, looking west. The building has been insulated and rendered but note the raised doorway and stone steps.



Plate 2: A view towards the gable end of 69, Martin Street, from the north side of the junction of Martin Street and Banwell Street, looking south.



Plate 3: A view towards the gable end of 69, Martin Street, from the north side of Banwell Street, looking south.



Plate 4: A view the western edge of 69, Martin Street and the property boundary, looking south.



Plate 5: A closer view of the property boundary to the west side of 69, Martin Street, looking south.



Plate 6: A view towards the eastern property boundary at 69, Martin Street, looking south-southwest.



Plate 7: A view towards the base of the stone wall forming the eastern property boundary, looking southwest. Note the brick courses with drainage holes below.



Plate 8: A view towards the former Police Station and house, both Listed Buildings from outside 69 Martin Street, looking southeast.



Plate 9: A view towards the former Police Station and house, looking south-southeast. 69, Martin Street is just out of view on the right of the photograph, but would be within peripheral view of an onlooker.



Plate 10: A view down Martin Street from the centre of the road to the south of St Johns church, looking south. 69, Martin Street is partially visible as the cream-coloured building after the stone terraced row on the right. The former Police Station and house are partially visible as the stone buildings after the rendered houses to the left of the photograph.



Plate 11: A view down Martin Street from the east side of the road to the south of St Johns church, looking south-southwest. 69, Martin Street is partially visible as the cream-coloured building after the stone terraced row on the right. Only the chimneys and ridge line of the former Police Station and house are visible after the rendered houses to the left of the photograph.



Plate 12: Looking towards 69, Martin Street from the southern end of the Police Station, looking north-northwest.



Plate 13: A view of the rear of 69, Martin Street, looking southeast.



Plate 14: A view of the former Police Station, looking northeast.



Plate 15: A view of the former Police Station, looking south-southeast.



Plate 16: A view from Lower Banwell Street across Martin Street, showing how the road system is laid out on a slope, looking northwest.



Plate 17: A view of the tall spire of the listed Tabernacle Chapel, which is a landmark feature in Morriston. It is seen here from Morfydd Street, 130 metres to the south-southeast of the chapel. The proposed development would be 260 metres to the south. Looking north-northwest.

APPENDIX B

SETTING ASSESSMENT NOTES STAGES 2 & 3

HOUSE, ON SOUTHEAST CORNER OF MARTIN STREET AND BANWELL STREET

(Listed Building Number 15856)

HOUSE, ON SOUTHEAST CORNER OF MARTIN STREET AND BANWELL STREET (Listed Building Number 11738)	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>This building was erected in 1875 as part of a larger development which included the adjacent Police Station to the south and the Public Market downslope to the east as well as a reading room. It is physically attached to both buildings, though all three are architecturally different.</p>
What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/ streetscape?	<p>This building was erected in 1875 on in a plot purchased from the Beaufort Estate, just outside the southern edge of the planned 18th century industrial town of Morriston. The original town only extended as far south as the present Martin Street/Banwell Street junction, with the southern half of Martin Street and the southern side of Banwell Street left undeveloped. Building had extended south of Banwell Street by the 1840, as evidence by the 1847 tithe map, but the site occupied by this house (Plot 404 on the tithe map) was not developed until 1873.</p>
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	<p>The house was constructed on the southeastern corner of the junction of Martin Street and Banwell Street. Martin Street was the main road into Morriston from the south and therefore buildings located here were in a prominent position. However, the house was largely hidden from the views of those entering Morriston from the south as it stood to the northern side of the much larger police station and set back slightly further from the street. It was not visible from the southern end of Martin Street therefore.</p>
Has its function or use changed?	<p>The house was used as a residence in the 19th century but is now part of a veterinary surgery, along with the neighbouring Police Station.</p>

What changes have happened to the surrounding landscape/streetscape?	The change of purpose of the building and the adjacent former Police Station is one of many changes to the neighbouring area. The Market Place to the east is also no longer used as a market. The Cambrian Arms public house which stood on the opposite side of Martin Street was closed in the late 1970s and converted into flats. Along Martin Street many of the late 19 th century houses and other buildings have been modernised to some extent and some removed, most notable a terraced row and school on the opposite side of Martin Street which have been replaced by the St Martin's Court Care Home.
Have changes happened because of changes to the historic asset or to its historical setting?	Changes have happened due to changes to both the surrounding part of the town and the building itself.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No. This building was added into a previously developed street plan.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	No. The character of the surrounding area was largely developed before this building was constructed.
Have historic and designed views to and from the historic asset changed?	No. The essential character of the immediately surrounding area has not changed substantially, although many surrounding buildings have been modernised or changed purpose.

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>This house was built as part of a designed, larger development at a time when Morriston was spreading southwards from its historic core. A contract was issued inviting firms to tender and the house, a reading room, police station and public market would have been built to a design.</p> <p>Over time each of the buildings were repurposed, but the still stand adjacent to each other.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>This is a standing building in an urban context, surrounded by other buildings of a similar date but varying styles.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The association with the neighbouring police station and market is of historical interest as they were built as part of a single, planned development and reflect the growth of Morriston and its civic confidence and pride in the 1870s. The house is attached to the landmark police station.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>Views of, or from, the house were evidently not a consideration when the building was constructed as it was built alongside the much larger Police Station and set back slightly from the street line making it rather anonymous. The building can best be seen and appreciated from the junction between Martin Street and Banwell Street immediately to the northwest. Topography and other buildings obscure or hamper views from other directions.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>None are known.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The building can best be seen and appreciated from the junction between Martin Street and Banwell Street immediately to the northwest. Topography and other buildings obscure or hamper views from other directions.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	The house is best viewed at close range from the road to the northwest at the Martin Street/Banwell Street junction or from the north, looking at the façade from lower Banwell Street. The proposed development to the west would not impact on these key views.	The proposed building is slightly larger than the existing building but does not represent a significant change in terms of mass and form and therefore the impact on setting would be Very Low.	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and	Due to the way the listed house is positioned slightly downslope and set back from the edge of Martin Street, it is not highly visible from Martin Street and its key views are to the south or southeast and do not include the proposed development site on the opposite side of the road to the west.	The proposed new building would not impact on clear views of the listed house. The enlargement of the existing building would change the view of the street to some degree but the replacement of one building for another of	None

<p>associated structures and/ or buried remains</p>	<p>Although the proposed new building would be larger in terms of height and mass, it would not impact on clear views of the listed house and would not therefore dominate it. Note that the listed house is already dominated by the larger former Police Station to its southern side, which is a higher building.</p>	<p>similar type would only represent a Very Low impact on setting the setting of the listed house.</p>	
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The listed house is in an urban setting. It is attached to and dominated by the larger former Police Station to its southern side, which is a higher building. The Police Station also blocks views of the house from the south. To the north are terraced houses at the top of lower Banwell Street, with the corner house being a three storey building built into the slope. The main northern part of</p>	<p>The urban character of the surrounding area defines the setting of the listed houses. The proposed development will not change the urban setting of the listed building.</p>	<p>None</p>

	<p>Martin Street, characterised by terraced housing runs to the north-northwest. To the west is the entrance to upper Banwell Street, which is flanked by a traditional shop to the northern side and the proposed development site, the former Cambrian Inn, to the south side. South of the Cambrian Inn is its garden and then the grounds of St. Martin's Court Care Home, which are relatively wooded and leafy, but have replaced terraced housing in the later 20th century.</p>		
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The change would be permanent. The present building at 69, Martin Street has stood for approximately 150 years and a similar lifespan is possible for its proposed replacement.</p>	<p>None</p>	<p>None</p>

<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There is little green space in this area, with the garden to the south of 69, Martin Street having some bushes and trees and the adjacent St. Martin's Court also having a stand of relatively mature deciduous trees in its grounds. These would not be affected by the proposed development.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>This is an urban environment with street lighting positioned immediately outside the listed building.</p>	<p>None</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This part of the Conservation Area has undergone constant change since the later 19th century. The essentially urban character of Martin Street and its environs will not be changed by the proposed development.</p>	<p>None</p>	<p>None</p>

<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>This is an urban area within which there is no sense of remoteness. The present building at the development site was repurposed and converted in the 1970s and modernised further with external cladding and roughcast render in the early 21st century. Its replacement would not detract from the present character of the area. If appropriate building materials (Pennant Sandstone) and a more drab paint colour are incorporated into the present design this could enhance the sense of place.</p>	<p>Neutral</p> <p>With the use of appropriate colours and materials this could be a Low Positive impact on setting</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The proposed development would replace existing residential building with a new residential building. There would be no material change to non-visual elements such as noises and smell.</p>	<p>None</p>	<p>None</p>

Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	This is a single development replacing an existing building with a slightly larger building, but it would not add any cumulative impact on the listed house.	None	None
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APPENDIX C

SETTING ASSESSMENT NOTES
STAGES 2 & 3

Former Police Station

(Listed Building Number 11738)

FORMER POLICE STATION (Listed Building Number 11738)	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The Cambrian newspaper of 16th August, 1872 reported that the Duke of Beaufort had sold a plot of land to Swansea Corporation, at a reduced price, in order to provide land for the Police Station. A Reading Room, house and market place were also added into the development once the land was secured. The four buildings were built together as part of a single development, although it is thought that the Reading Room was situated in the same building as the Police Station. In later years the Police Station closed and was replaced by a Library, marking an expansion of the Reading Room. Of these buildings the Police Station is the largest and most dominant, with the dwelling attached to its northern gable and the market place downslope to the rear.</p>
What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/ streetscape?	<p>The choice of location for the Police Station was determined by the offer of a specific plot for sale by the Duke of Beaufort.</p> <p>The land was formerly common land outside the southern boundary of the planned 18th century town of Morrison. The land had been enclosed by the 1840s and it was one of these field parcels (numbered 404 on the parish tithe map) which was purchased from the Beaufort estate.</p> <p>The plot occupied a moderate slope which meant that the western or upper side was at street level and the eastern or lower side was several metres lower. The Police Station was built on the upper side, on Martin Street, with a dwelling attached to its northern gable. The marker place was built to the west, in the lower part of the plot.</p>

<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>The Police Station was primarily sited on the land made available when purchased from the Beaufort estate. However, its elevated position on the western side of Martin Street made it a landmark building passed upon entering Morriston from the south. The intention was to build a Police Station which would be visible and striking, therefore it was undoubtedly designed with this in mind. There are no significant views from the building itself, however, as it faces the opposite side of Martin Street where historically and in modern times the garden of 69, Martin Street is located. The Police Station has no views north or south along Martin Street.</p>
<p>Has its function or use changed?</p>	<p>Yes. The Police Station building probably included the Reading Room originally. By during the 20th century the entire building served as a public library, as the Police Station had been relocated elsewhere in Morriston.</p>
<p>What changes have happened to the surrounding landscape/ streetscape?</p>	<p>The change of purpose of the building and the adjacent dwelling house is one of many changes to the neighbouring area. The Market Place to the east is also no longer used as a market. The Cambrian Arms public house which stood on the opposite side of Martin Street was closed in the late 1970s and converted into flats. Along Martin Street many of the late 19th century houses and other buildings have been modernised to some extent and some removed, most notable a terraced row and school on the opposite side of Martin Street which have been replaced by the St Martin's Court Care Home.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>Changes have happened due to changes to both the surrounding part of the town and the building itself.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been</p>	<p>No. This building was added into a previously developed street and field plan.</p>

used as a marker in the layout of a field enclosure?	
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	No. The character of the surrounding area was largely developed before this building was constructed.
Have historic and designed views to and from the historic asset changed?	No. The essential character of the immediately surrounding area has not changed substantially, although many surrounding buildings have been modernised or changed purpose.

● Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
Were these relationships designed or accidental? How did these relationships change over time?	The Police Station was built as part of a designed, larger development at a time when Morriston was spreading southwards from its historic core. A contract was issued in 1873 inviting firms to tender to build the new Police Station, and the building would have been built to a design, along with the Reading Room, dwelling and market place built in the same plot. Over time each of the buildings were repurposed, but still stand adjacent to each other.
How do these relationships appear in the current landscape; are they visual or buried features?	This is a standing building in an urban context, surrounded by other buildings of a similar date but varying styles.
● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships, or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	The association with the Reading Room, neighbouring dwelling, marketplace is of historical interest as they were built as part of a single, planned development and reflect the growth of Morriston and its civic confidence and pride in the 1870s. The Police Station is regarded as a landmark building.

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The Police Station was built to the eastern side of Martin Street, facing directly across the street. There are no important views from the building.</p> <p>The building would have been best seen and appreciated from the opposite side of Martin Street or from the southern end of Martin Street. It was also a dominant building in views entering Morriston from the south, marked out by its untypical architecture and stonework in this area and also its height and mass.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>None are known.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The building can still best be seen the opposite side of Martin Street or from the southern end of Martin Street. It is still a dominant, landmark building in views entering Morriston from the south.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
<p>The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting</p>	<p>The police station is a landmark building. It was built in 1875 with the intention of making a statement of civic pride and ambition. It dominates the central part of Martin Street, southeast of the junction with Banwell Street due to its style and mass. It is untypical of the architecture of Martin Street, with a high, steep-pitched roof topped by two high chimneys with paired octagonal stacks, with a façade including five large gables to the first floor, with mullioned and transomed windows and two arched doorways. It is built of a brown sandstone which differs from the Pennant Sandstone used commonly along the rest of the street.</p> <p>The proposed development on the opposite side of the street. The key views of the former</p>	<p>Very Low Negative</p>	<p>None</p>

	<p>Police Station are gained from the opposite side of Martin Street, next to the garden wall of 69, Martin Street. In this view the proposed development would be behind the observer and have no impact on the ability to understand and appreciate the Police Station.</p> <p>Views northwards from the southern end of Martin Street would be changed by the proposed building, which would be three-storey in part and have a higher roofline than the present building on the site. The face that the Police Station is a tall, landmark building of distinctive architectural style, means that the proposed new building would counter-balance it in the view from the south, and not dominate it. The Police Station appears to have been built to impress those entering Morriston from the south.</p> <p>Views southwards</p>		
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	<p>along Martin Street are less important as the Police Station is not clearly seen and is downslope and less-imposing. The impact of the proposed new building on the other side of the street would again not be dominant in the view or detract from a key view.</p>		
<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>As above.</p>		
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The listed former Police Station is in an urban setting. It is a dominant landmark building within its immediate environment and is best viewed on the approach from the south along Martin Street or from the opposite side of the</p>	<p>The urban character of the surrounding area defines the setting of the listed building. The proposed development will not change the urban</p>	<p>None</p>

	<p>street, outside the garden of the proposed development site.</p> <p>A listed house is attached to the north gable wall of the former Police Station, which was built at the same time. Further to the north are terraced houses at the top of lower Banwell Street, with the corner house being a three-storey building built into the slope. The main northern part of Martin Street, characterised by terraced housing, runs to the north-northwest. To the northwest is the entrance to upper Banwell Street, which is flanked by a traditional shop to the northern side and the proposed development site, the former Cambrian Inn, to the south side. South of the Cambrian Inn is its garden and then the grounds of St. Martin's Court Care Home, which are relatively wooded and leafy, but have replaced terraced housing in the later 20th century.</p>	<p>setting of the listed building.</p>	
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<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The change would be permanent. The present building at 69, Martin Street has stood for approximately 150 years and a similar lifespan is possible for its proposed replacement.</p>	<p>None</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There is little green space in this area, with the garden to the south of 69, Martin Street having some bushes and trees and the adjacent St. Martin's Court also having a stand of relatively mature deciduous trees in its grounds. These would not be affected by the proposed development.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>This is an urban environment with street lighting positioned along the street outside the listed building.</p>	<p>None</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This part of the Conservation Area has undergone constant change since the later 19th century. The essentially urban character of Martin Street and its environs will not be changed by the proposed development.</p>	<p>None</p>	<p>None</p>

<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>This is an urban area within which there is no sense of remoteness. The present building at the development site was repurposed and converted in the 1970s and modernised further with external cladding and roughcast render in the early 21st century. Its replacement would not detract from the present character of the area. If appropriate building materials (Pennant Sandstone) and a more drab paint colour are incorporated into the present design this could enhance the sense of place.</p>	<p>Neutral</p> <p>With the use of appropriate colours and materials this could be a Low Positive impact on setting</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The proposed development would replace an existing residential building with a new residential building. There would be no material change to non-visual elements such as noises and smell.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on</p>	<p>This is a single development replacing an existing building with a slightly larger building, but it would not add any cumulative impact</p>	<p>None</p>	<p>None</p>

our ability to understand, appreciate and experience a historic asset.	on the listed former Police Station.		
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APPENDIX D

SETTING ASSESSMENT NOTES
STAGES 2 & 3

Church of St John

(Listed Building Number 11745)

Church of St John (Listed Building Number 11745)	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The present St. John’s church was built on the site of an earlier church and consecrated in 1862. The original church was built as a focal point of the grid-iron streets of the planned town of Morriston, designed and built by the civil engineer William Edwards for the industrialist Sir John Morris. It was built as a landmark building, visible in views along all the principal streets of the town, including Martin Street to the south.</p>
What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/ streetscape?	<p>The present church was built on the site of its predecessor, which had been built as part of the planned town of Morriston in the late 18th century. It was built as a landmark building, visible in views along all the principal streets of the town, including Martin Street to the south.</p>
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	<p>The present St. Johns church was built as a landmark building, visible in views along all the principal streets of the town, including Martin Street to the south.</p>
Has its function or use changed?	<p>The church is no longer in use.</p>
What changes have happened to the surrounding landscape/	<p>The street layout remains essentially the same as it was designed by William Edwards in the late 18th century. Few original buildings survive however as the town has</p>

streetscape?	undergone constant change in the past two centuries, including a great deal of redevelopment and infill development during the second half of the 19 th century.
Have changes happened because of changes to the historic asset or to its historical setting?	Changes have happened to the setting of the church as the town has changed around it. The cessation of worship at St. Johns makes its future less certain.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No. The street pattern was laid out at an early date and the present church fitted into an existing church site.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	The church continues to be a landmark building and the protection of views of the building along the principal streets of the town continues to be a planning priority.
Have historic and designed views to and from the historic asset changed?	Although buildings along many streets will have been removed, replaced or modified, the essential layout of the core of the town has not changed and the designed views to the focal point of the church can still be experienced.

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The church was designed to replace an earlier church, which had been built as part of a late 18th century planned town.</p> <p>The surrounding street plan has remained fairly constant, but the present church has ceased to be used as a place of worship and its role in the town has therefore been diminished to some extent. In 2020 the church underwent conversion into commercial units and residential flats ensuring it will remain as a key landmark building in Morriston’s streetscape.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>The relationship is visual as St John’s stands as a landmark building and is the focus of views along the principal streets at the core of Morriston, as was intended when the street plan was laid out in the late 18th century for the planned industrial town.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>Historic maps and photographs chart the history of the church, but its history and setting are well understood as it was a 19th century replacement for an 18th century church serving as a focal point of a planned, industrial town.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The church stands at the centre of a square at the heart of the planned 18th century town of Morriston. It is the second church to have been built on this site, but like its predecessor it is in a position which ensures it is highly visible as a focal landmark building. The best views were from the four streets which lead away from the square to the north, east, south and west. These were the principal streets in the layout of the 18th century planned town.</p> <p>The church could also be understood and experienced from close proximity within the surrounding square itself and within the building.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are many historic photographs of the building. There is no obvious favoured view of the church, which appears to have been equally photographed from all four sides of the square in previous and modern times.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The key modern views of the church are the same as those enjoyed during previous times. It can be viewed from within the surrounding square or from the principal streets approaching from the north, east, south or west.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	<p>The proposed development site is located 110 metres south of the church along Martin Street.</p> <p>The proposed development would see the replacement of an existing building with a building which would be slightly larger but on a similar footprint, but much smaller in scale than the church.</p> <p>Due to the terraced housing along the western side of upper Martin Street, there would be very little intervisibility between the church and the proposed building. The latter would be almost wholly sheltered from view by the terraced housing.</p> <p>The proposed development would not interfere with any key view of the church or from the church.</p>	None	None

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The proposed building would be much smaller than the church and stand over 100 metres away, screened by intervening buildings and also on lower ground. It would not dominate the church.</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The listed former church is in an urban setting. It is a dominant landmark building within its immediate environment and is best viewed on the approach from the south along upper Martin Street or from similar streets leading into the square around the church, with the best views gained from within the square itself.</p>	<p>The urban character of the surrounding area defines the setting of the listed building. The proposed development will not change the urban setting of the listed building.</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The change would be permanent. The present building at 69, Martin Street has stood for approximately 150 years and a similar lifespan is possible for its proposed replacement.</p>	<p>None</p>	<p>None</p>

<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There is little green space in this area, with the garden to the south of 69, Martin Street having some bushes and trees and the adjacent St. Martin's Court also having a stand of relatively mature deciduous trees in its grounds. These would not be affected by the proposed development.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>This is an urban environment with street lighting positioned along the streets surrounding the listed building.</p>	<p>None</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This part of the Conservation Area has undergone constant change since the later 19th century. The essentially urban character of Martin Street and its environs will not be changed by the proposed development.</p>	<p>None</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the</p>	<p>This is an urban area within which there is no sense of remoteness. The present building at the development site was repurposed and converted in the 1970s and modernised further with external</p>	<p>Neutral</p> <p>With the use of appropriate colours and materials this could be a Low Positive impact on setting</p>	<p>None</p>

<p>historical past, sense of place, cultural identity or spiritual responses</p>	<p>cladding and roughcast render in the early 21st century. Its replacement would not detract from the present character of the area. If appropriate building materials (Pennant Sandstone) and a more drab paint colour are incorporated into the present design this could enhance the sense of place.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>The proposed development would replace an existing residential building with a new residential building. There would be no material change to non-visual elements such as noises and smell.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>This is a single development replacing an existing building with a slightly larger building, but it would not add any cumulative impact on the listed former church.</p>	<p>None</p>	<p>None</p>

APPENDIX E

SETTING ASSESSMENT NOTES
STAGES 2 & 3

Capel Tabernacle

(Listed Building Number 11744)

Capel Tabernacle Listed Building Number 11744	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/historic assets and natural features?	<p>Tabernacle was built in 1870-72 and is considered to be the grandest chapel in Wales, known as the "Cathedral of Welsh Nonconformity".</p> <p>The chapel dates to a period of expansion in Morriston, when there was also considerable infill development and redevelopment within the historic core of the late 18th century planned town. Civic pride and confidence were manifested in the addition of a number of fine civic and religious buildings at this time, with Tabernacle certainly the finest.</p> <p>The chapel was built to the western side of Woodfield Street, within the boundaries of the planned town, at the junction with Crown Street. This location to the eastern side of one of the principal streets in the town and in an elevated position (the ground slopes away to the east) ensured that the chapel would be a highly visible building in the townscape. But the ambitious Classical architecture of the large chapel and its high octagonal spire ensure that it is a landmark building for Morriston, with its spire visible across a wide area.</p>
What topographic or earlier features influenced its location? What was its relationship to the surrounding landscape/streetscape?	<p>The chapel was sited on an empty plot within the existing street plan laid out almost a century earlier. Prior to the 1870s there were many gaps in the buildings along to streets of Morriston, but a period of growth saw an infilling of the spaces within the historic core of the town. The plot at the junction of Woodfield Street and Crown Street was a particularly prominent location, within side of the focal point of the town, St. John's Church, to the south.</p>

<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>The chapel was built to a bold and imposing style, with a high spire, designed to be seen and to make a grand impression. It dominates the immediate area and the spire is visible from many parts of the town.</p>
<p>Has its function or use changed?</p>	<p>The chapel remains in use today.</p>
<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>The street layout remains essentially the same as it was designed by William Edwards in the late 18th century. Few original buildings survive however as the town has undergone constant change in the past two centuries, including a great deal of redevelopment and infill development during the second half of the 19th century and further redevelopment during the 20th century.</p> <p>A modern, late 20th century supermarket store stands immediately to the north of the chapel but otherwise the surrounding streetscape has remained relatively stable.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes reflect the development of the town through the past century and a half since the chapel was built.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>The Grade 1 Listed Status of the chapel undoubtedly influences planning decisions and contributes to the management of the Morriston Conservation Area in order to avoid adverse impacts on its setting.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape/streetscape?</p>	<p>The Grade 1 Listed Status of the chapel undoubtedly influences planning decisions and contributes to the management of the Morriston Conservation Area in order to avoid adverse impacts on its setting.</p>

Have historic and designed views to and from the historic asset changed?	The key modern views of the chapel are the same as those enjoyed during previous times. It can be viewed from the adjacent roads to the west and south.
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● Thinking about the original layout of the historic asset and its relationship to its associated landscape:	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	The chapel was designed to occupy the plot purchased for it, with the intention of creating a high visible, landmark building.
How do these relationships appear in the current landscape; are they visual or buried features?	Visual. This is a standing building in an urban context, surrounded by other buildings of a varying dates and styles. It is also a landmark building with a high spire which can be seen from distance within many parts of the town.
● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?	The chapel is important as a cultural, religious and architectural asset and is celebrated as the “Cathedral of Welsh Nonconformism” and therefore widely recognised, hence its Grade I listed building status.

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The tall spire of Tabernacle chapel is visible from the road outside 69, Martin Street in a similar line of sight to the north as the tower of St. John’s Church, elevated into view as it is on slightly higher ground.</p> <p>It is however 260 metres away and the core of the planned town lays between the two locations, which means that there is no intervisibility between the body of the chapel and the proposed development site.</p> <p>This view was not designed and is purely coincidental. Both buildings post-date the period when the core of the town was planned and the street layout created, being added into the streetscape almost a century later.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>Views of the spire of Tabernacle are not uncommon within Morriston, due to its dominant size and position. It was built to be seen as a landmark building. The view from Martin Street is impressive, as the spire appears alongside the tower of St. John’s Church. But the view does not include the body of the chapel and the significance of the spire is therefore not fully understood from Martin’s Street.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>Historic photographs of the chapel are closer views and show the whole chapel with its spire. They generally show the building from the adjacent Woodfield Street, especially looking southeast or northeast.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	<p>The proposed development is distant from Tabernacle, over 260 metres to the south, with the building at the centre of Morriston lying between the two sites.</p> <p>Only the spire of Tabernacle is visible in the distance and the proposed development would not impact on any key view of the spire. The chapel building is not intervisible with the development site. No views of Tabernacle would be affected by the development.</p> <p>The proposed development is also much smaller than Tabernacle.</p>	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>Tabernacle and its tall spire occupy higher ground and it is the most impressive, dominant building in Morriston. It is also significantly larger than the proposed development, 260 metres away, which would not interrupt any view of the chapel or dominate it in any way.</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The proposed development site is located 260 metres south of the chapel, beyond the town centre.</p> <p>The proposed development would see the replacement of an existing building with a building which would be slightly larger but on a similar footprint, but much smaller in scale than the chapel.</p> <p>Due to the intervening buildings at the centre of Morrison, there would be no intervisibility between the body of the chapel and the proposed development. Only the distant chapel</p>	<p>None</p>	<p>None</p>

	<p>spire would be visible.</p> <p>The proposed development would replace an existing building and not interfere with any key view of the chapel or from the chapel.</p>		
The lifespan of the proposed change or development and whether or not the impact might be reversible	<p>The change would be permanent. The present building at 69, Martin Street has stood for approximately 150 years and a similar lifespan is possible for its proposed replacement.</p>	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	<p>There is little green space in this area, with the garden to the south of 69, Martin Street having some bushes and trees and the adjacent St. Martin's Court also having a stand of relatively mature deciduous trees in its grounds. These would not be affected by the proposed development.</p>	<p>The urban character of the surrounding area defines the setting of the listed building.</p> <p>The proposed development will not change the urban setting of the listed building.</p>	None
The impact of artificial lighting – for example, on night-time views	<p>This is an urban environment with street lighting positioned along the streets surrounding the listed building.</p>	None	None

<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>The Conservation Area has undergone constant change since the later 19th century. The essentially urban character of Martin Street and its environs will not be changed by the proposed development.</p>	<p>None</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>This is an urban area within which there is no sense of remoteness. The present building at the development site was repurposed and converted in the 1970s and modernised further with external cladding and roughcast render in the early 21st century. Its replacement would not detract from the present character of the area. If appropriate building materials (Pennant Sandstone) and a more drab paint colour are incorporated into the present design this could enhance the sense of place.</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the</p>	<p>The proposed development would replace an existing residential building with a new residential building.</p>	<p>None</p>	<p>None</p>

<p>removal or addition of noises and smell</p>	<p>There would be no material change to non-visual elements such as noises and smell.</p>		
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>This is a single development replacing an existing building with a slightly larger building, but it would not add any cumulative impact on the listed former church.</p>	<p>Neutral</p> <p>With the use of appropriate colours and materials this could be a Low Positive impact on setting</p>	<p>None</p>