

Chimneys Link Town Centre Enhancement Scheme

Heritage Statement

Full Planning Application

Pembrokeshire County Council

26 July 2017

Notice

This document and its contents have been prepared and are intended solely for Pembrokeshire County Council's information and use in relation to the Chimneys Link Town Centre Enhancement Scheme.

ATKINS Ltd. assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document history

Job number: 5150117			Document ref:			
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 1.0	For consultation issue	FD	KS	KS	AS	14/12/16
Rev 2.0	For client issue	MJ	FD	FD	NC	26/7/2017

Client signoff

Client	Pembrokeshire County Council – Transportation & Environment
Project	Chimneys Link Town Centre Enhancement Scheme
Document title	Heritage Statement
Job no.	5158474.102
Copy no.	V2
Document reference	Chimneys Link Town Centre Enhancement Scheme – Heritage Statement

Table of contents

Chapter	Pages
1. Introduction	4
2. Summary of Proposed Development	4
3. Heritage Policy and Guidance	5
3.1. National Legislation and Policy	5
3.2. Local Policy	8
4. Site	9
4.1. Site description	9
5. Historic Background	10
6. The Heritage Assets Affected and Their Significance	13
6.1. Fishguard Conservation Area	13
6.2. Listed Heritage Assets	15
6.3. Non-Designated Heritage Assets	20
6.4. Archaeology	25
7. Impact of the Proposals on the Heritage Assets	26
7.1. Impact on the Conservation Area	26
7.2. Impact on Listed Buildings	27
7.3. Impact on Non-Designated Historic Buildings	29
7.4. Impact on Buried Archaeology	29
7.5. Impact on Views	29
7.6. Mitigation	32
8. Conclusion	33
Appendix A. Town Centre Enhancement Scheme	34
Appendix B. Conservation Area	35

1. Introduction

Atkins Ltd. has been commissioned by Pembrokeshire County Council – Transportation & Environment (hereafter referred to as ‘PCC’) to prepare and submit a Full Planning Application for the redevelopment of lands within Fishguard Town Centre, Pembrokeshire. The proposal, known as Chimney’s Link Town Centre Enhancement Scheme (hereafter referred to as the ‘Scheme’), essentially provides a new link road, a bus focal point and public realm improvements.

The Scheme lies within PCC’s area of administration and is being proposed in light of the development allocation for the area included in the Local Development Plan (2013). This Heritage Statement is submitted in support of the Full Planning Application and identifies the heritage assets affected, their significance and the impacts arising from the proposals.

2. Summary of Proposed Development

The Scheme covers 1.8 hectares of land within Fishguard town centre and establishes the preferred option for the redevelopment of the site. The scope of the full planning application includes:

- New link road through the site and corresponding accesses, associated footpaths and street lighting;
- Drainage infrastructure (for surface drainage);
- Introduction of hard and soft landscaping throughout the site;
- New bus focal point, incorporating bus shelters and benches;
- New public spaces;
- Demolition of the former Fishguard Junior School and its outbuildings;
- Demolition of the pitched roof section of the former library and Transition Bro Gwaun;
- Construction of a bat house; and,
- Alterations to the delivery area of the Co-Op Supermarket.

The plan of the Scheme is included in Appendix A.

A separate planning application was submitted on 22 November 2016 in relation to the Chimney’s Link Phase 1 Development Scheme. The Phase 1 Development consists of a small area (0.5ha) located within the overall Chimney’s Link Town Centre Enhancement Scheme. The planning application for the Phase 1 Development included: altering the Co-operative store entrance; providing new parking areas; and demolition of buildings.

Separate Conservation Area Consent (hereafter referred to as ‘CAC’) applications for demolition in a Conservation Area have been submitted to enable the demolition of the former school and the rear extension of the Ship & Anchor Public House, as well as the flat-roofed section of the adjoining library building to the north-east rear of the pub.

Full planning permission (ref. 16/0857/PA) for the Phase 1 Development was granted on 20 February 2017, with the CAC application in relation to the demolition of buildings within the Conservation Area to facilitate this approved on 17 May 2017.

This Heritage Statement is compiled in support of the full planning application for the Town Centre Enhancement Scheme and is made on the assumption that the CAC applications and the Phase 1 Development scheme have been implemented following approval.

It is our understanding the scheme also comprises construction of new surface water drainage infrastructure via an underground pipeline to be placed under The Slade. This area has not been included in this assessment as it comprises mostly hard-standing and the construction works facilitating the pipeline will not result in permanent visual impacts, for example on the character of the Conservation Area.

3. Heritage Policy and Guidance

3.1. National Legislation and Policy

3.1.1. Planning Policy Wales (PPW) (Edition 9, November 2016)

The principal national policy is Planning Policy Wales.

Chapter 6 – *Conserving the Historic Environment* encompasses the preservation and enhancement of archaeology and ancient monuments, listed buildings, conservation areas and historic landscapes. Chapter 6 includes the following paragraphs, of particular importance in relation to this Scheme:

6.5.1 ‘Conservation Principles’¹ set out the basis for making informed decisions about any proposed change that has an impact on the historic environment. This is based on a full consideration of the significance of an historic asset and the impact of the proposal on that significance. The greater the significance and/or impact then the greater the benefit needed to justify harm.’

6.5.11 ‘There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building, or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future.’

6.5.20 ‘There should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting. It is preferable, for both the applicant and the local planning authority, for relation applications for planning permission and conservation area consent to be considered concurrently. Consideration of proposals for development in a conservation area should be made on the basis of a full, rather than an outline, application.’

6.5.21 ‘There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on the grounds of some other public interest. Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be

¹ *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (Cadw, March 2011). http://cadw.gov.wales/docs/cadw/publications/Conservation_Principles_EN.pdf

considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

6.5.22 'Conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Proposals should be tested against conservation area appraisals, where they are available.'

6.5.25 'Where a local planning authority has identified historic assets of local interest or produced a list of historic assets of special local interest and included a policy in its development plan for their preservation and enhancement, any supporting supplementary planning guidance will be a material consideration when determining a planning application.'

Planning Policy Wales is supplemented with Technical Advice Notes which should be taken into account when preparing development plans, including in relation to the historic environment (see below). **Technical Advice Note (TAN) 12: Design (2016)** provides guidance on good design that is relevant to conservation areas, listed buildings and the historic environment. Section 5.6.2 promotes the general aspects of the 'character' objective of good design whilst Section 5.6.5 addresses the impact of traffic in historic areas.

5.6.2 'In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as ... conservation areas, the objective of sustaining character is particularly important and context appraisals should reflect this. The general aspects of the "character" objective of good design should be pursued but more detailed information may be needed in relation to key issues such as:

- the setting and views of key buildings, landscape, parks and gardens, archaeology and skylines within, to and from the area;*
- the degree of architectural unity or informality in building groups and settlements and in landscape;*
- locally distinctive building elements and construction techniques, such as roof pitches, window proportions, parapets, or paving details;*
- locally distinctive facing materials such as natural slate, brick quoins or natural stone in both buildings and the public realm;*
- boundary details including means of enclosure of landscape features, open spaces and gardens;*
- street furniture including signage, street nameplates, street lighting;*
- in retail areas distinctive design and proportions of shopfronts, signs, and lettering.'*

5.6.5 'The impact of traffic in historic areas is a key concern. The design of traffic management and transport infrastructure schemes should consider:

- simplicity and respect for local materials and detailing;*
- use of existing building form to effect traffic calming, such as existing pinch points;*
- narrow streets or strategically located buildings;*
- use of natural features, such as the use of hedges as a traffic calming aid; and*
- scope for rationalisation of traffic signs and reduction of clutter.'*

3.1.2. Technical Advice Note 24: The Historic Environment (May 2017)

This Technical Advice Note relating specifically to the historic environment replaced Welsh Office Circulars 60/96, 61/96 and 1/98 from May 2017. This TAN provides guidance on different aspects of the historic environment in relation to planning policy and developments, including on listed buildings, conservation areas and the setting of historic assets.

In relation to the setting of historic assets, TAN 24 states:

1.25 'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.'

1.26 'It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation. For any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:

- *The significance of the asset and the contribution the setting makes to that significance*
- *the prominence of the historic asset*
- *the expected lifespan of the proposed development*
- *the extent of tree cover and its likely longevity*
- *non-visual factors affecting the setting of the historic asset such as noise.*

The local planning authority should be able to provide guidance to the applicant during pre-application discussions on the amount of information required to support a proposal. This may include providing a heritage impact statement if the proposal is likely to have an impact on a historic asset. How setting is to be addressed by the applicant should also be considered as part of any pre-application discussions.'

1.27 'Other factors which may affect the setting of a historic asset include; inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.'

1.28 'There will be cases where a proposed development will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development. Mitigation of damaging effects could be achieved through good design and in some cases screening or landscaping.'

In relation to conservation areas, and in addition to the regulations and guidance included in Planning Policy Wales, TAN 24 states:

6.7 'Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.'

3.1.3. Historic Environment (Wales) Act 2016

This Act became law in Wales in March 2016, amending the Planning (Listed Buildings and Conservation Areas) Act 1990. This is supplemented by best practice guidance documents prepared by Cadw in line with their Conservation Principles.

The best practice guidance documents include:

Managing Change to Listed Buildings in Wales (May 2017) – including guidance on the setting of listed buildings

Managing Conservation Areas in Wales (May 2017)

Managing Historic Character in Wales (May 2017)

Setting of Historic Assets in Wales (May 2017)

3.1.4. Cadw Conservation Principles 2011

This guidance document builds upon and adapts the principles introduced by English Heritage promoting the understanding of heritage values and assessing the significance of heritage assets.

3.2. Local Policy

3.2.1. The Local Development Plan (2013): Planning Pembrokeshire's Future (up to 2021)

Adopted by Pembrokeshire County Council in February 2013, the LDP identifies Fishguard as one of three strategic hubs within the county which should be a focus for future investment and a driver for the economy of North Pembrokeshire. General policies are detailed in Chapter 6 including GN 38 on the Protection and Enhancement of the Historic Environment: '*Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.*'

4. Site

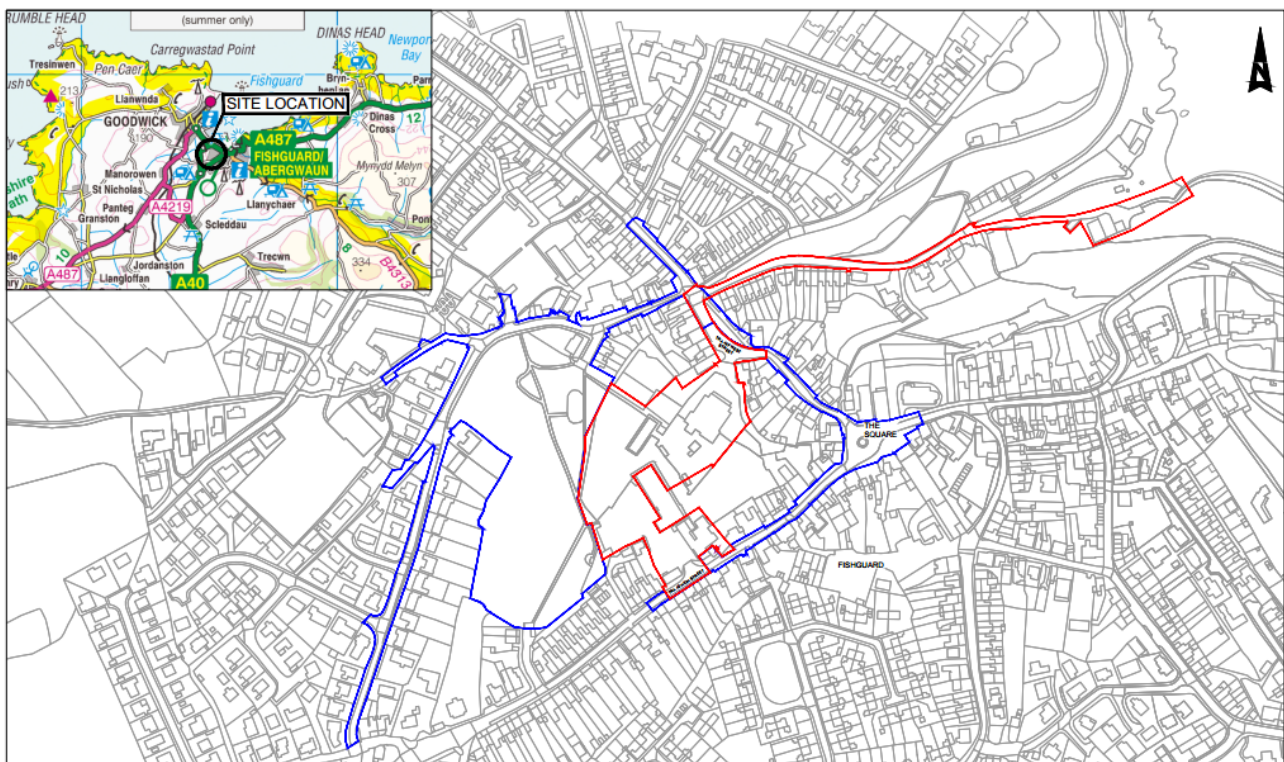
4.1. Site description

The site is located within Fishguard town centre, between the A40 and A487 Trunk Roads, in the County of Pembrokeshire. It is generally bounded by High Street to the south, West Street to the north and east, and Lota Park to the west. The proposed link road will connect the A487 Trunk Road at West Street and the A40 Trunk Road at High Street and once constructed will form part of a one-way clockwise gyratory system through the centre of Fishguard.

The site is currently occupied by the Co-Op supermarket, the former Fishguard Junior School and playing grounds, the Ship & Anchor Public House and Transition Bro Gwaun building. The site is considered to comprise part of a wider regeneration area in Fishguard town centre.

To the eastern and southern boundaries of the site lie commercial town centre properties, most of which are in retail use. To the north of the site there are commercial premises in motor trade use and to the west is Lota Park, an attractive town centre public open space.

Figure 4-1 Site Location



5. Historic Background

Fishguard comprises two distinct areas; the main town and Lower Fishguard. The main town includes the parish church of St Mary's, Market Square and High Street along with various modern developments. Lower Fishguard, or Lower Town, was the earlier, original settlement which developed as a herring fishery and port before declining in the late nineteenth century.

The town's name of 'Fishguard' derives from old Norse *fiskigarðr* meaning 'fish catching enclosure' and it was called 'Fiscard' until the early nineteenth century. Occupied by the Normans, Fishguard expanded along what is now the High Street and developed as a market town and fishing port. Some of the town's buildings date to the eighteenth century when various trades flourished such as boat building and rope making. Fishguard was invaded by the French in 1797, the last time invaders landed in mainland Britain. After two days, the French formally surrendered at the Royal Oak pub in the Market Square. The arrival of the railway in the nineteenth century gave rise to further development and expansion. During the twentieth century, the traditional industries declined and Fishguard developed as a tourist destination.

The historic development of the Scheme area is revealed in the historic Ordnance Survey Maps dating from 1889.

Figure 5-1 OS Map 1889 1:2,500

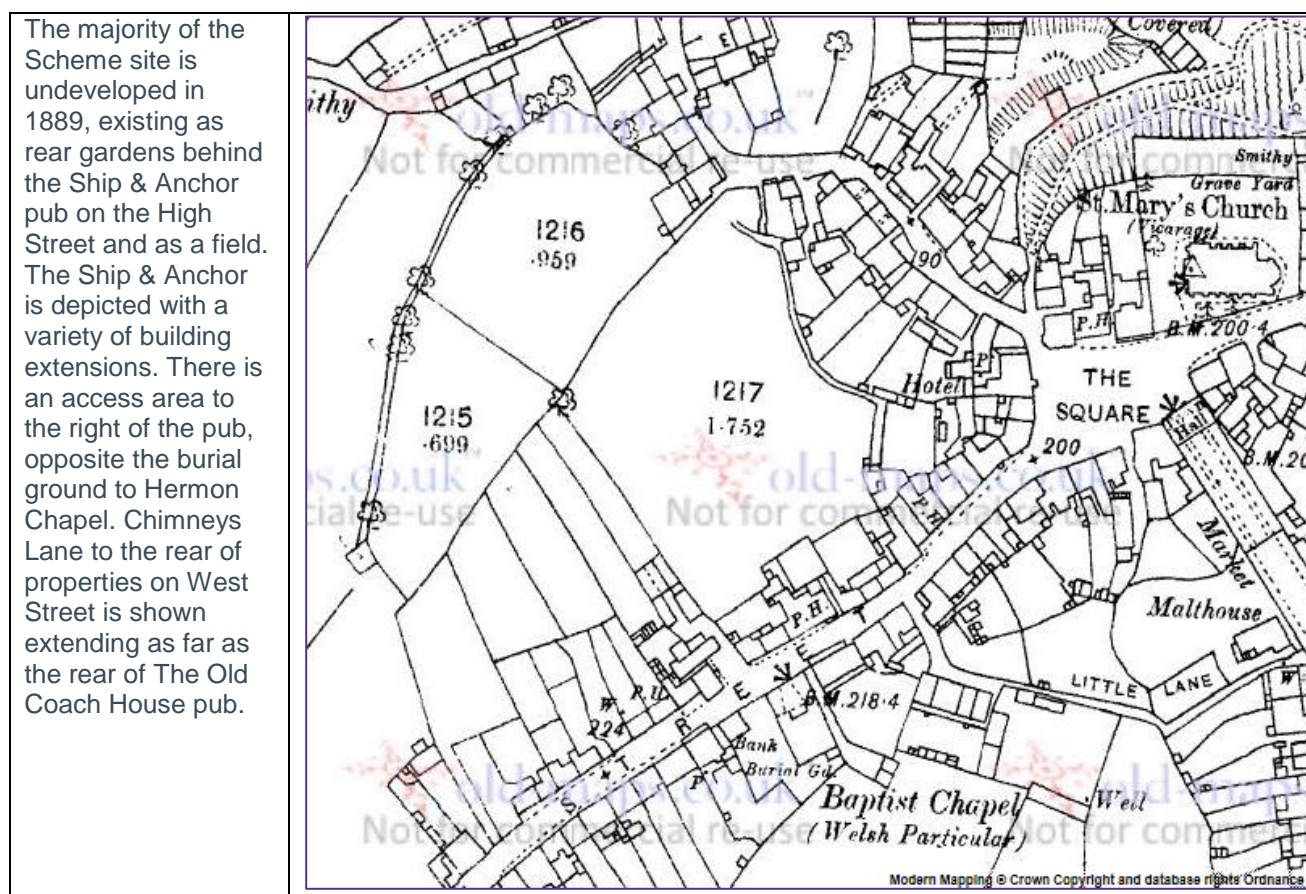


Figure 5-2 OS Map 1907 1:2,500

The area remains largely unchanged since the Ordnance Survey of 1889. The frontage west of the Ship & Anchor pub is clearly shown set back from the High Street.

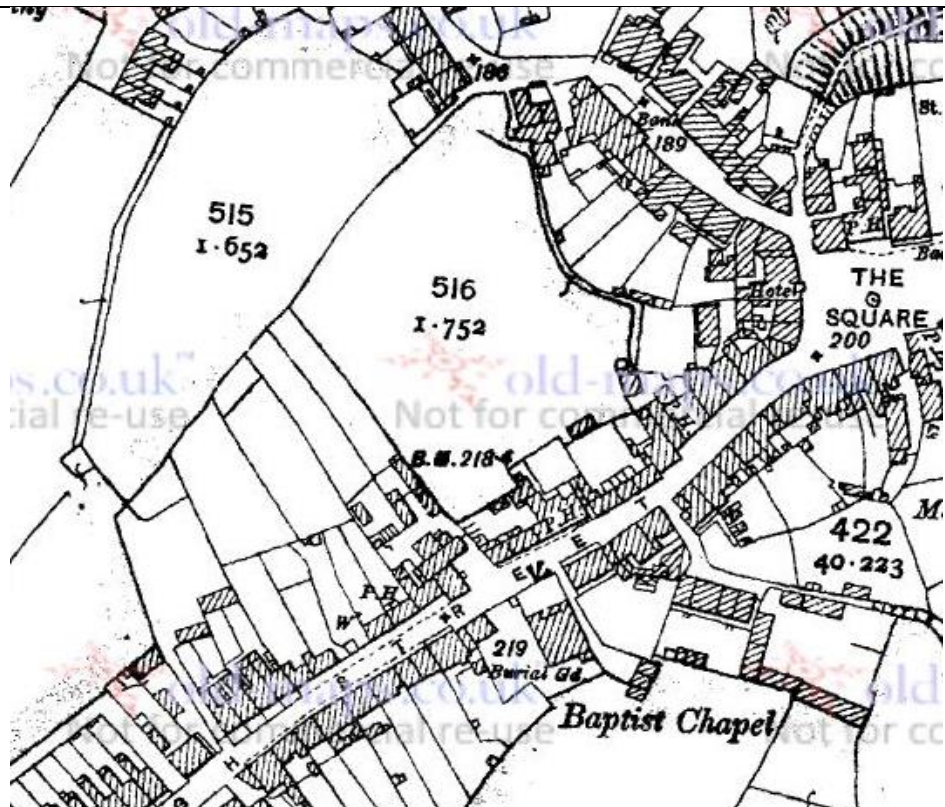


Figure 5-3 OS Map 1937 1:2,500

Fishguard Junior School and various outbuildings or structures are now shown on the field alongside Chimneys Lane.

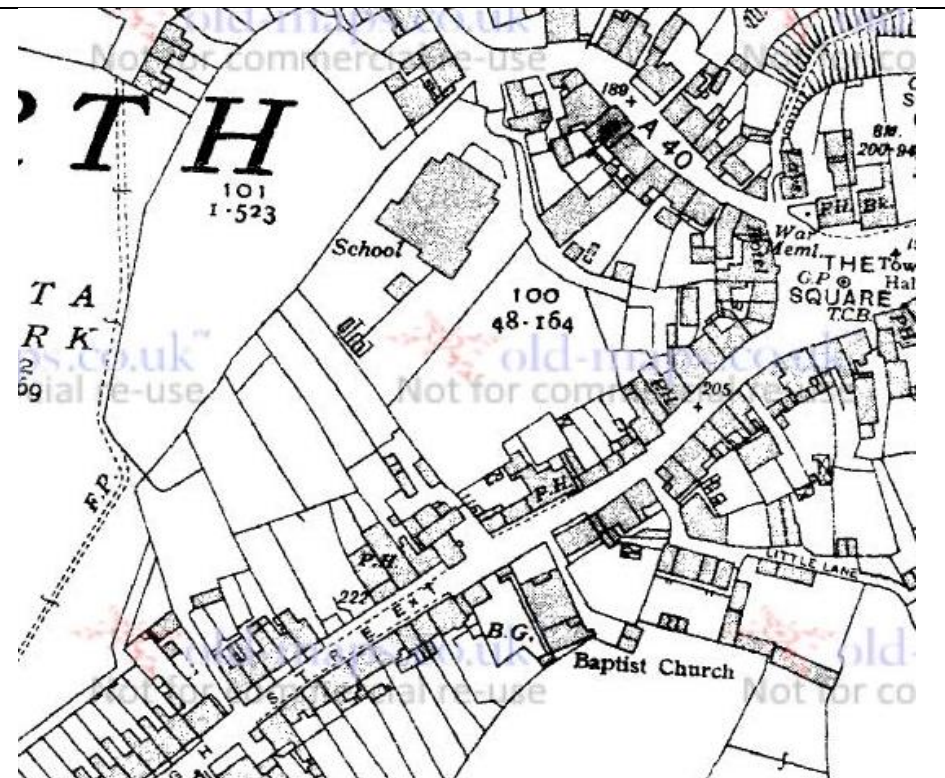
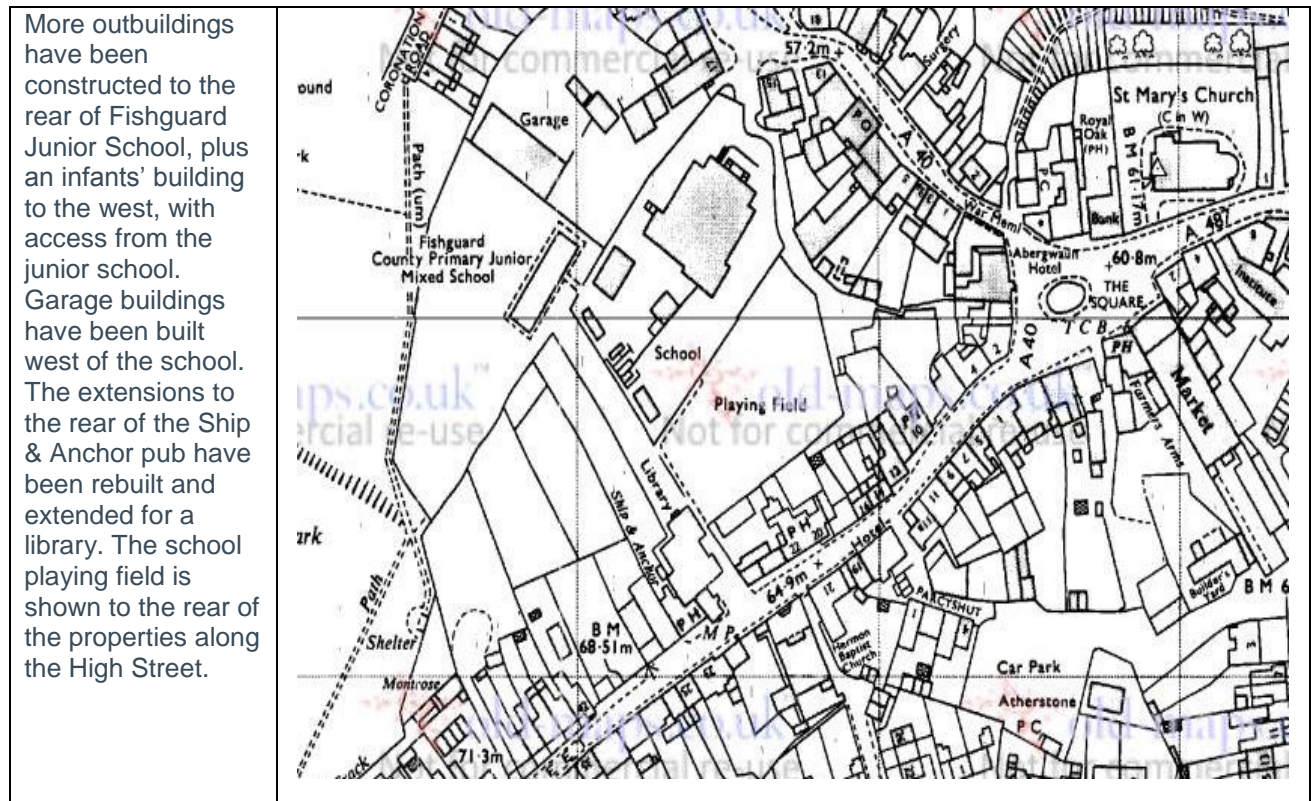


Figure 5-4 OS Map 1976 1:2,500



6. The Heritage Assets Affected and Their Significance

The heritage assets in proximity of the Scheme are identified below and their significance and setting, in as far as it is relevant to the proposals, is defined.

6.1. Fishguard Conservation Area

To the north, east and south the Scheme borders, and in places falls within, the Fishguard Conservation Area. The Fishguard Conservation Area boundary is shown in Appendix B.

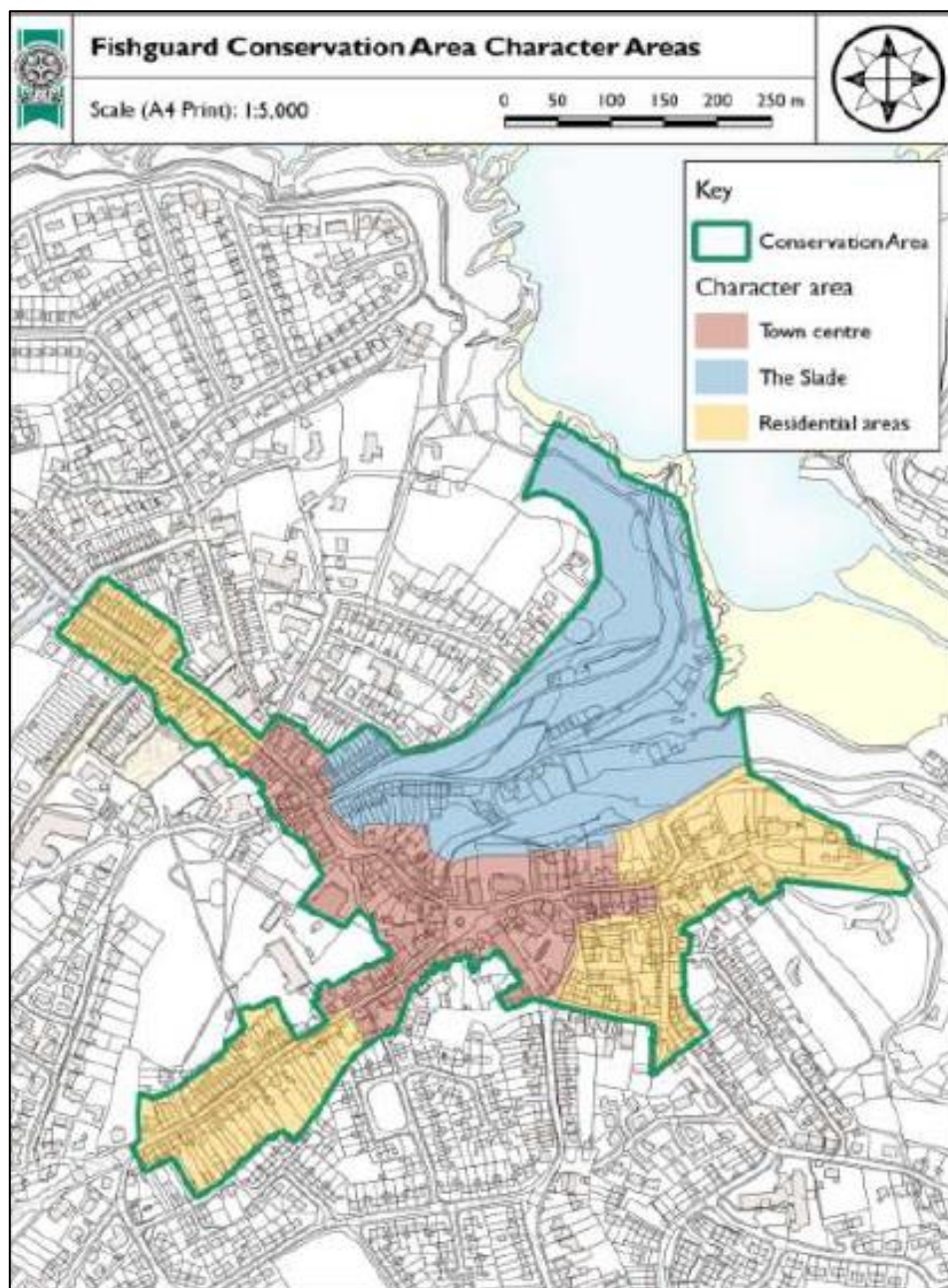
The Conservation Area was designated in 1976 and a consultation draft Character Appraisal and Management Plan of the Conservation Area was produced in February 2016 by Pembrokeshire County Council. Key elements identified as contributing to the special interest and character of the Fishguard Conservation Area, which require preservation or enhancement, include:

- Historic medieval street pattern that remains evident in the modern town;
- The fact that it is a Historic market town;
- Architecturally distinctive landmark buildings;
- Significant views into, out of and within the Conservation Area;
- A diverse mix of building styles and types, with the majority comprising eighteenth and nineteenth century buildings;
- Many fine examples of well-proportioned and elegant Georgian and Victorian buildings and terraces;
- Fine examples of historic shop fronts.

Three character areas are identified within the Conservation Area, as shown in Figure 6-1:

- The Slade
- Town Centre, including Lower West Street, The Square and High Street
- Residential Zones, including the west of High Street

Figure 6-1 Fishguard Conservation Area Character Areas (from Fishguard Conservation Area Character Appraisal and Management Plan, 2016)



The special interest and character of the area is not derived exclusively from the buildings themselves, but also from the historic layout of roads, its boundaries and the mix of building types. The Scheme backs onto the town centre character area from Lower West Street and the open landscaped area with views to the north east, to the rear of properties stretching to the Square and to the rear of properties along High Street. The Scheme also borders the residential character area to the west of High Street.

The key features of the Town Centre Character Area include:

- The narrow winding streets;
- Historic two and three storey buildings in close proximity to each other;
- The juxtaposition of bright, colourful building facades of differing widths and heights;
- The varied orientation of buildings in relation to the street;
- The absence of a defined or standard building line;
- The complex roofscape with variations in height, size and position, with huge variety of roof dormer window styles.

Key features of the Residential Zone Character Area west of High Street include:

- The variety of buildings in scale and design;
- The mixture of detailing and fenestration;
- Large slated pitched dormers, a prominent feature of the town;
- The lack of defined building line;
- From No 39 to the town centre there are no front gardens.

Figure 6-2 Fishguard Market Place c1955

(Note the variability in building heights and orientation adding to the town centre character)



6.2. Listed Heritage Assets

There are a number of statutory listed buildings within the Conservation Area bounding the proposed Scheme on its north, east and southern perimeters. The buildings listed in Table 6-2 are those located on High Street to the Market Square (highlighted in green), West Street (blue) and those buildings on the Market Square past the roundabout including the former Royal Oak pub and the Farmers Arms and east along Main Street (yellow). Listed buildings within the Conservation Area that do not have a visual relationship with the Scheme, or are further than 250m away, have been omitted from the assessment process as it is considered the contribution to their significance made by their settings will not be compromised.

Table 6-2 Listed Heritage Assets

Asset & Location	List Status	Dataset UID
Unnamed Listed Building situated on the street line, at the end of a terrace row of houses, next to No 50 (High Street)	II	26026/DAT59760
Nos 14 & 16 High Street	II	26048/DAT59780
Bennett's Navy Tavern	II	26078/DAT20211
Llys-Teg	II	26049/DAT59781

Nos 43-49 (odd nos) High Street, including front garden walls to Nos 43, 45 & 49 railings and gates	II	26050/DAT59782
Old Pump House	II	26051/DAT59783
Situated back from the street line, at upper end of High Street on the corner of Y Gongol, opposite Llys Mair	II	26052/DAT59784
No 21 & No 21A High Street	II	26053/DAT59785
Nos.11, 11a and 13 High Street	II	26054/DAT20195
Nos. 11, 11a and 13 High Street	II	26055/DAT59787
Nos. 5,7 and 9 High Street	II	26056/DAT59788
Nos. 5,7 and 9 High Street	II	26057/DAT59789
Situated in terraced row set back from street line, between Nos 71 and 75	II	26077/DAT59806
Mount Pleasant	II	12278/DAT7243
Nos. 5,7 and 9 High Street	II	12269/DAT20187
Nos. 11, 11a and 13 High Street	II	12270/DAT59786
Cartref Hotel	II	12271/DAT20196
No 21 & No 21A High Street	II	12272/DAT20197
Hermon Baptist Church including forecourt walls and steps	II*	12273/DAT20186
Mileplate in forecourt wall of Hermon Chapel	II	12274/DAT58592
Bank House	II	12276/DAT20199
Nos 43-49 (odd nos) High Street, including front garden walls to Nos 43, 45 & 49 railings and gates	II	12279/DAT20201
Nevern House	II	12280/DAT20299
No 61 High Street	II	12281/DAT20300
Unnamed Listed Building situated on the street line between Nos 10 and 14 (High Street)	II	12283/DAT58594
Nos 14 & 16 High Street	II	12284/DAT20210
Llys Mair	II	12287/DAT20213
Cottage occupied by St John's Fishguard Nursing Division	II	12275/DAT58593
Nos 15 and 16	II	12318/DAT58614
Nos 17 and 18	II	12319/DAT58615
Nos 20 and 20A Market Square	II	12320/DAT20253
Nos 1&2 The Slade, including front garden walls	II	26038/DAT59771
Halifax Building Society	II	26076/DAT59805
Nos 39 and 41 West Street	II	26075/DAT59804
Nos 14 & 16 West Street	II	26072
Unnamed Listed Building situated on the street line, between Nos 35 and 39	II	26074/DAT59803
Unnamed Listed Building situated on the street line, some 65m from the centre of The Square, between Nos 3a and 7	II	12369/DAT58639
The Old Post Office	II	12370/DAT20147
Victoria Wine, No 15 West Street	II	12373/DAT20152
Nos 39 and 41 West Street	II	12374/DAT20153
Seaways Bookshop	II	12379/DAT20158
Unnamed Listed Building situated on the street line some 100m from the centre of The Square, paired with No. 16	II	12380/DAT20169

Nos 1&2 The Slade, including front garden walls & gates	II	12354/DAT20138
Parish Church of St Mary	II	12299/ DAT17326/ DAT2535
Inscribed stone in St Mary's Churchyard	II	12300/DAT58601
Railings to churchyard of Church of St Mary	II	12301/DAT58602
The Town Hall	II	12316/DAT20249/ DAT5009
The Royal Oak	II	12321/DAT58616
The Farmer's Arms	II	12317/DAT20250

6.2.1. Key Listed Assets

The key listed buildings within proximity of the Scheme are primarily grouped near the entry and exit points of the proposed link road, along High Street and West Street. The settings of all of these buildings and the contribution their settings make to their significance relates to their presence on the streets, the street scene this creates and their proximity to one another and contrasting characters.

Hermon Baptist Chapel including forecourt walls and steps, High Street (Grade II*)

The existing chapel was designed in 1832, restoring an earlier chapel dating to 1776 (Figure 6-4). It is one of the earliest examples of neo-classical architecture in Wales, being later modified in 1906-7 with an extension to the rear. Built with rubble stone side elevations of two storeys, a slate roof and a painted stuccoed façade with a large open pedimented front framing a wide arch. A modern single storey building is situated against the south end of the south west elevation. Stuccoed walls line the pavement, framing the flight of steps to the entrance through iron gates and gatepiers.

Figure 6-4 Hermon Chapel, High Street



Mileplate in forecourt wall of Hermon Chapel, High Street (Grade II)

The mileplate is set into the north stuccoed wall along the footway in front of the Hermon Chapel alongside the cottage occupied by St John's Fishguard Nursing Division (Figure 6-5). Of early nineteenth century cast-iron, it is one of a series on the Fishguard to Haverfordwest turnpike road made by Marychurch foundry of Haverfordwest. It is listed due to its significance as a special relic of road transport history in the area.

Figure 6-5 Mileplate & Location



Cottage occupied by St Johns Fishguard Nursing Division, High Street (Grade II)

Situated to the north west of Hermon Chapel fronting the pavement of the High Street, the cottage dates to the late eighteenth century (Figure 6-6). Built of stone rubble with a slate roof, with a stucco whitewashed façade. The building has group value with the surrounding buildings and is a rare example of a single storey cottage in an urban setting.

Figure 6-6 Cottage, High Street



Bank House, High Street (Grade II)

Located alongside the cottage occupied by St John's Fishguard Nursing Division, fronting the pavement on High Street is the two-storey Bank House. Dating to the first half of the nineteenth century, with later modifications, its façade is late Georgian. It is built of stone rubble with pitched

slate roof and brick chimney stacks.

Figure 6-7 Bank House, High Street



Bennetts Navy Tavern, High Street (Grade II)

Situated between Nos 18 and 22 High Street, the Tavern is of early nineteenth century construction and displays an exceptionally rare Georgian shopfront with double bowed windows. Its exterior displays colourwashed roughcast and stucco dressings with slate pitched roofs. The building comprises a three bay main range with single bay service range to the left.

Figure 6-8 Bennetts Navy Tavern, High Street



Victoria Wine, No 15 West Street (Grade II)

Referred to in the list description as Victoria Wine, this property is currently occupied by John Francis Estate Agents. It is situated prominently overlooking the road to Goodwick where West Street widens, on the corner next to the access road to Chimneys Lane. Dating to the early nineteenth century, with later shopfront detail on the wing nearest the road, it has a pitched roof and oriel window over, with colourwashed stuccoed low walls to the left fronting the pavement.

Figure 6-9 No 15 West Street, formerly Victoria Wine



6.3. Non-Designated Heritage Assets

Non-designated heritage assets within the area of the proposed Scheme are listed in Table 6-3, with the same colour codes for location as those used in Table 6-2 with the addition of red to indicate those within the Scheme boundary. These assets have been identified in a search of the Historic Environment Record (hereafter referred to as 'HER') on the online database of the Dyfed Archaeological Trust and Archwilio. As some of the buildings in these sources are also listed buildings, these have not been duplicated below as they are detailed in Table 6-2. The search was focused on an area of 250m surrounding the approximate centre of the proposed Scheme.

Table 6-3 Non-Designated Historic Buildings

Building & Address	Brief Description
Fishguard County Primary School	DAT20116
High Street; Ship & Anchor	Public House – DAT20212
West Street Fishguard	Air Raid Shelter – DAT28756
West Street Fishguard	Air Raid Shelter – DAT28757
Vicarage	DAT20185
Cottage	DAT20198
High Street No 39	Dwelling – DAT20200
High Street No. 12	Dwelling – DAT20209
High Street No 65	Dwelling – DAT20301
Main Street	Terrace – DAT20119
Main Street	Terrace – DAT20125

The Slade No. 17	Dwelling – DAT20139
The Homestead; The Slade	Dwelling – DAT20140
West Street No.5	Dwelling – DAT20144
West Street No.11	Dwelling – DAT20148
West Street No.13	Dwelling – DAT20151
West Street Nos. 39 and 41	Dwelling – DAT20153
West Street No. 47	Dwelling – DAT20154
West Street No.55	Dwelling – DAT20155
West Street Nos. 67 and 69	Dwelling – DAT20156
West Street No.2	Dwelling – DAT20157
Bethel Baptist Church	DAT20117
Market Square No.26	Public House – DAT20251
Castle Hill	Unknown – DAT2536
Nos 1 and 2 The Slade, including front garden walls and gates	House – DAT59771
Hill Terrace	Dwelling – DAT20120
Main Street No.1	Dwelling – DAT20123
Compton House Hotel; Main Street Nos.7 and 9	Hotel – DAT20124
Glove, Main Street No.28	Public House – DAT20129
Fishguard Arms Mains Street No.24	Public House – DAT20130
Hamilton Street Nos 7 and 9	Dwelling – DAT20191
Hamilton Street Nos 11 and 13	Dwelling – DAT20192
Hamilton Street No 4; Sycamore Lodge; Temperance Hospital	Dwelling – DAT20193
Hamilton Stores	Dwelling – DAT20194
Parcyshwt	Dwelling – DAT20254
Park Street	Storehouse – DAT20255
Park Street Nos 2,4 and 6	Dwelling – DAT20256
Wallis Street No 29	Dwelling – DAT20270
Wallis Street Nos 8 and 10	Dwelling – DAT20271
Hamilton Street No 6	Shop/Dwelling – DAT25436
Nos 22 to 26 (even nos) Main Street	Shop – DAT59777
Nos 16-20 (even nos) with No 1 Hamilton Street	House – DAT59778
Nos 7 and 9 Hamilton Street	Offices – DAT59791
Nos 11 and 13 Hamilton Street	House – DAT59792
Ty Twt	House – DAT59802
Sally Port	House – DAT58606
Manor House Hotel	Hotel & Wall Gates/Railings DAT58607
Elim Lodge	House – DAT58608
Nos 16-20 (even nos) with No 1 Hamilton Street	House – DAT58610
Nos 22 to 26 (even nos) Main Street	Shops – DAT58611
Former Store Building	Storehouse – DAT58621
Walter Brearley House	House – DAT58622
Main Street Nos 3 and 5	Dwelling – DAT7244

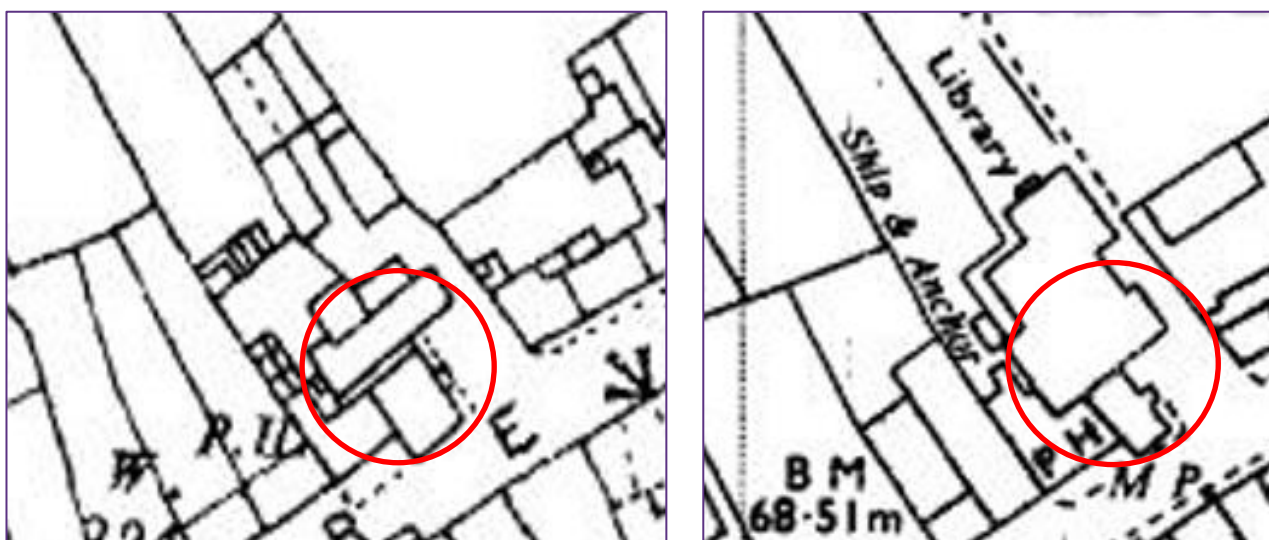
6.3.1. Key Buildings

The proposed Scheme falls within the Conservation Area in two notable locations, namely around the location of the Ship & Anchor Pub, to the south, and the area of the Junior School to the north. Both the school and the pub are non-designated heritage assets mentioned in the Historic Environment Record. Two other non-designated assets within the scheme boundary, two air raid shelters, were identified in the HER search. As the description for the air raid shelters is the same it is uncertain if there are one or two of these structures and their exact locations have not been identified during this assessment.

Ship & Anchor Pub

The list description describes the pub as a mid-nineteenth century or earlier building of two storeys with stone walls, having a three bay elevation with stuccoed cladding. The building is referred to in the Fishguard Conservation Area Character Appraisal and Management Plan as a building that contributes to the overall character of the town and the street scene and that adds interest within the Conservation Area. Its layout is depicted on the Ordnance Survey map of 1889 and remained largely unchanged until the development of the library as shown on the map of 1976.

Figure 6-10 Site Plan of the Ship & Anchor Pub
(1889 map left; 1976 map right)



It is possible the cross wing perpendicular to High Street was the residential dwelling for the pub owners or managers, or perhaps it was used for staff accommodation. The wing to the west facing the High Street, set back from the road, was the original public house premises. The fenestration on its façade is the same as the image taken around the turn of the nineteenth century (Figure 6-11). The roof has been replaced and a porch and small extension at ground level has been added (Figure 6-13).

The rear of the west wing, as depicted on the historic maps, is still present, being built during the late nineteenth century. The eastern part of the rear of the building has subsequently been amalgamated into the later library (Figure 6-10).

The oriel window on the front elevation of the cross wing of the pub is a later modification and not part of the original building. This is evidenced from the photograph taken in High Street c.1955 which shows the façade with no fenestration and a stack immediately above the gable end, since removed and replaced with the oriel window.

Figure 6-11 Ship & Anchor Pub, c. 1890s
(landlord Henry Garnon 1891-1920, image © Pembrokeshire Archives)



Figure 6-12 High Street c.1955
(Ship & Anchor pub behind car on right, no oriel window with stack above gable end and pub sign, image © Francis Frith Collection online)



Figure 6-13 Ship & Anchor Pub Modern Front Elevations



Fishguard Junior School

The school is an Edwardian building and was approved by the Board on 7th November 1907 with full permission granted on 2nd June 1908, the year in which it was built. The architect and surveyor was D. Edward Thomas of 17 Victoria Place, Haverfordwest. It opened in October 1909 (Figure 6-14).

The Fishguard Conservation Area Character Appraisal and Management Plan describes it as a large site bounded by a solid stone wall. Its front elevations appear largely unaltered since its construction with the boys and girls entrances still apparent (see Figure 6-15). The playing field to the south of the school has remained undeveloped and open.

The school closed in 2011, with pupils moving to the new Ysgol Glannau Gwaun.

Figure 6-14 Fishguard Council School 1909
(image from the souvenir opening leaflet © Pembrokeshire Archives)

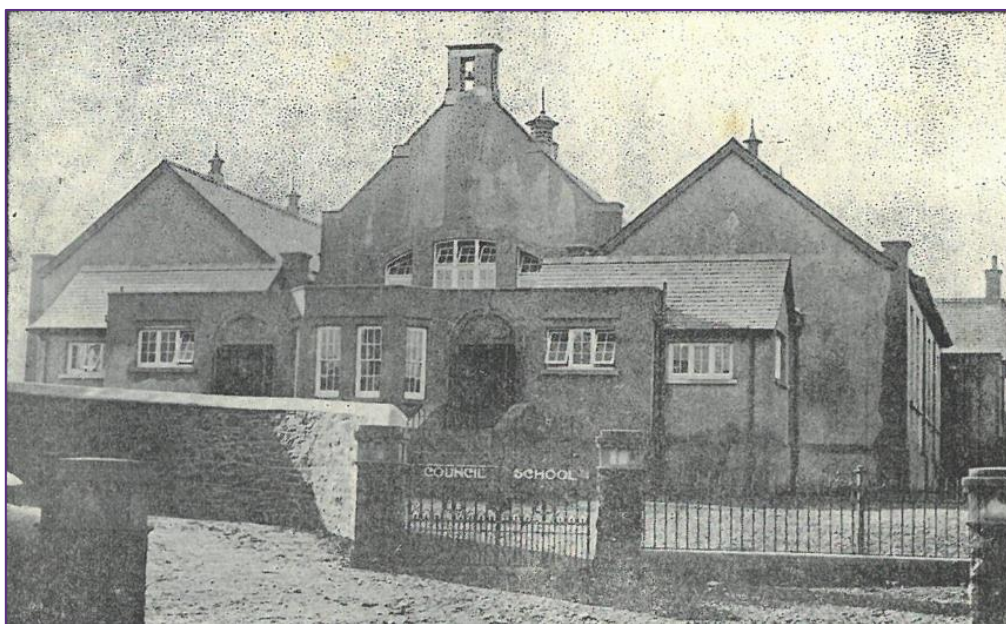


Figure 6-15 Fishguard Junior School 2016



6.4. Archaeology

A search for non-designated heritage assets covering a 300m buffer from the approximate centre of the site was undertaken by searching through the Dyfed Archaeological Trust online database accessible through Archwilio. The search has recorded one non-designated heritage asset entry. This is a find spot [Heol Preseli DAT10000]; beyond its name, no further details of the character of the find spot are provided by the HER.

Based on the fact that only one entry was recorded for the search area, it is assumed there is a low-medium potential for archaeology to be uncovered within the area of proposed works. Although the number of non-designated assets is not a totally reliable means to identify the potential for archaeology, it does provide an indication.

The only area not previously developed is that currently occupied by the former school's playground which may yield buried archaeological remains during the development. The remaining areas affected by the proposed works, currently occupied by the school and the car park to the Co-Op supermarket, have previously been redeveloped, with the likelihood that any buried remains if present were disturbed during these works.

7. Impact of the Proposals on the Heritage Assets

The scope of the proposed Scheme, as previously detailed, allows for an accurate assessment of the impact on the Conservation Area, its component heritage assets and those other heritage assets nearby. Some of the major change will come from the provision of the new link road, new bus focal point, and the demolition of Fishguard Junior School. Mitigation is identified where appropriate.

Assessment of the impacts is founded on the Welsh Government's objectives, set out in Chapter 6 Conserving the Historic Environment of Planning Policy Wales 2016, to:

- *ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to*
- *ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.*

The magnitude of impact to a heritage asset is identified by the degree of change that would be experienced by the asset and its setting if the Scheme were to be completed as compared to a 'do nothing' situation, taking into account any mitigation or enhancement measures within the current designs.

7.1. Impact on the Conservation Area

The Fishguard Conservation Area Character Appraisal and Management Plan emphasises that new developments should be guided by sound principles of urban design and be sympathetic in their detailing in relation to the historic context.

The Scheme extends into the Conservation Area to the north where Fishguard Junior School is located and to the south where the Ship & Anchor Public House is situated. It borders the Conservation Area on all sides except to the west where it borders Lota Park and directly to the north west of the school.

The new one way link road will turn left off the High Street directing traffic to the gateway exit on West Street. These entrance and exit road gateways already exist in the form of road junctions, comprising the entrance to the Co-Op off High Street and access off West Street to the rear of properties on Chimneys Lane and the Junior School. The Scheme would consequently not introduce new openings for traffic flow in or out of the Conservation Area, as the current configuration of entrance and exit gateways are already a characteristic of the Conservation Area at these points.

Construction of the proposed development would have the potential to result in a temporary moderate impact on the significance and setting of Fishguard Conservation Area. Construction would be visible in direct and filtered views from the Conservation Area and its setting may be temporarily impacted by noise and dust during construction.

The Scheme will revitalise and regenerate the approach to the historic core of the town from an aesthetic perspective, revising the pattern of traffic movement to enhance the historic spaces. Diversion of traffic, resulting from the introduction of the one-way system, will reduce congestion within the Conservation Area, resulting in enhancement of the historic environment and its

character, having a significant positive effect. It will reduce the traffic volume through the narrow historic streets and the Market Square, enhancing the experience of the Conservation Area and its listed buildings for pedestrians, and enhancing the sense of intimacy and enclosure. The improvement of traffic flow through the Conservation Area would also improve the spatial enjoyment of the town centre, thereby contributing to the commercial and residential enhancement of the historic core of the town.

Relocation of the bus focal point from the Square, a key space at the core of the Conservation Area, to near the exit gateway of the link road, reduces traffic congestion in the Square enhancing and preserving the historic character of this central location. Landscaping, including street trees, mown grass verges, flower bed and herbaceous planting, and seating around the proposed new location of the bus focal point provides the opportunity to enhance and extend the urban public realm area on West Street opposite the gateway exit of the link road. This landscaping is designed to soften and blend the Scheme proposals with views into and out of the Conservation Area. The link road at the bus focal point has been designed to include the use of granite block paving instead of asphalt, softening the visual aesthetic of the road exit on the character of the streetscape and Conservation Area beyond. It is intended that the choice of granite will reflect trends in colour and material within the Conservation Area and the wider built environment. It is proposed to reconstruct the stone gatepost on the north side of the West Street link road gateway, reinstating an aspect of the historic character of this part of the Conservation Area.

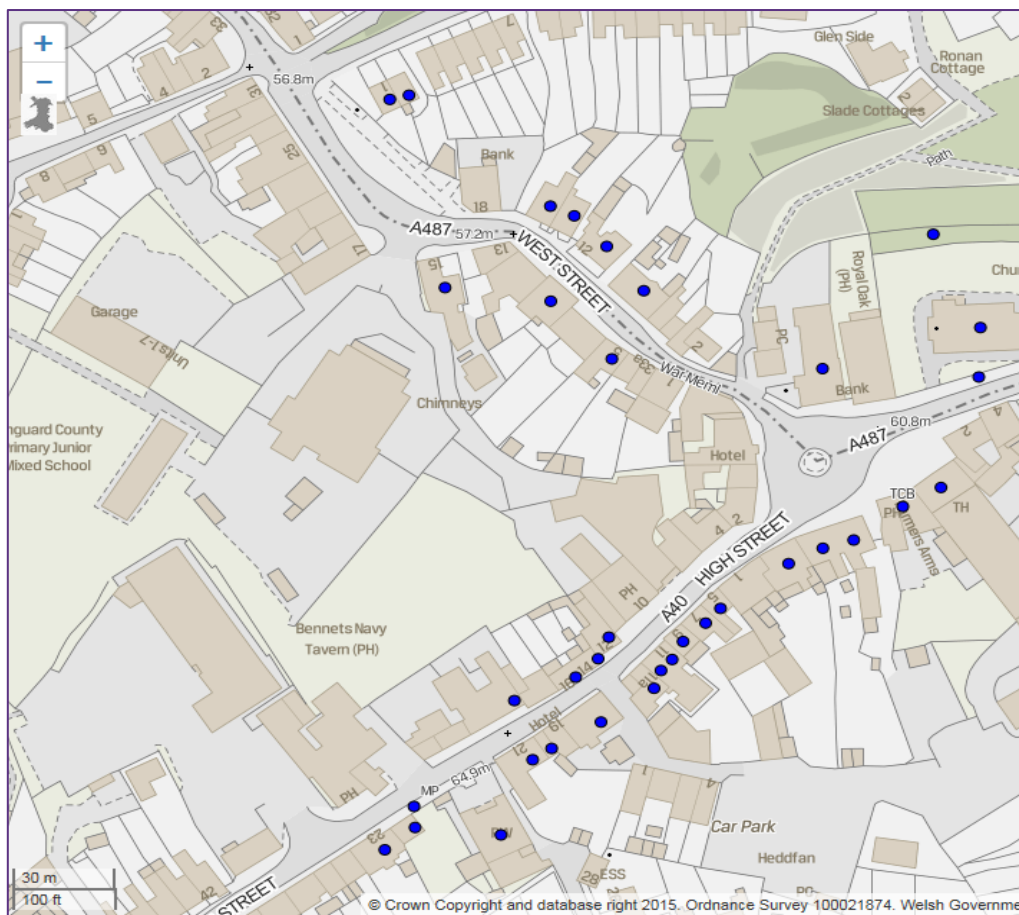
Demolition of the former Fishguard Junior School will impact upon the setting of the Conservation Area and the listed building at No 15 West Street. The school, in its current derelict state, has a negative impact on the setting of the Conservation Area, and is identified as such in the Conservation Area Appraisal (see Section 7.3). The Scheme proposals, including its demolition and redevelopment, are designed to improve and enhance this area including the provision of soft and hard landscaping incorporating meadow grassland, street trees and herbaceous planting surrounded by raised seating. The seating walls would be constructed partly with Goodwick brick, where possible recycled from the former school. The southern boundary wall of the school site would be retained and partly screen the car park in views through the link road gateway from West Street.

The new bat house, though located outside the Conservation Area boundary, would be visible in filtered views towards the Conservation Area and from it. However, it would have only a negligible impact on the character of the Conservation Area, given the style of building and the screening provided by existing planting. The bat house is designed in keeping with the style and building materials that characterise the wider townscape and Conservation Area. The building will have a pitched slate roof and will have a rough cast render, coloured in an appropriate colour to reflect that of existing buildings within the Conservation Area. Existing planting along the boundary between the Scheme and Lota Park will ensure that the bat house does not feature prominently in views from the west towards the Conservation Area, or out of the Conservation Area from High Street.

7.2. Impact on Listed Buildings

Listed buildings are located directly alongside the north exit gateway of the proposed link road on West Street and opposite the entrance on High Street. The rear of listed properties further east along High Street and at the southern end of West Street back onto and overlook the development Scheme.

Figure 7-1 Listed Building Location Map



Noise and dust during construction of the link road and development would have the potential to temporarily degrade the setting of the listed buildings. Construction works, plant and hoardings may also be visible in direct and filtered views from the listed buildings, degrading such views and the extent to which the buildings derive significance from their historic setting. Given the temporary nature of the construction works, any negative impact on the setting of the listed buildings would be minimal and not permanent.

Any potential negative impact on the setting and significance of No 15 West Street through the increase in traffic volume at the exit gateway would be offset by the improvement and enhancement to other listed buildings in the town within its principal spaces, from reduction in through traffic along High Street and decreased congestion along West Street and the Square. This would have a beneficial impact on the majority of listed buildings and their settings and better reveal their significance. There would be a moderate adverse impact on No 15 West Street due to the increased traffic flow at this exit gateway, which would be mitigated by sympathetic landscaping, including herbaceous planting and street trees, and deflection of the road design from encroaching too close to the rear of the building. The former school building detracts from the quality of this view out of the Conservation Area from West Street. Its demolition and redevelopment would offset the impact of increased traffic flow from the link road development and surrounding setting that contributes to the character of the Conservation Area and the listed buildings located therein.

The Scheme will also be visible in direct and filtered views from listed buildings, having the potential to negatively impact on their setting but this is considered minimal and would not detract from their significance.

7.3. Impact on Non-Designated Historic Buildings

The proposed Scheme would have a significant impact on the former Fishguard Junior School and the Ship & Anchor Pub which, whilst of less significance than listed buildings, are of heritage value.

The school received Conservation Area Consent for its demolition in 2015, subject to a number of conditions. It was assessed by Cadw's Inspector of Historic Buildings who regarded the building frontage to have character being an important feature of the street scene but that its demolition would only slightly alter the character and setting of the Conservation Area. The building has remained vacant for some time and has failed to attract reuse options with developers, and no longer provides an educational need, following the opening of Ysgol Glannau Gwaun. It is therefore redundant both in economic terms and in terms of social and educational function. Demolition of the school would result in a positive contribution to the character and appearance of the Conservation Area facilitating the proposed Scheme, allowing the route of the proposed link road route to exit onto West Street utilising the current junction between Nos 15 and 17 West Street. The Fishguard Conservation Area Character Appraisal and Management Plan describes the building as a negative factor detracting from the special character of the Conservation Area, identifying the site as having 'the potential to enhance the character of the Conservation Area through sympathetic redevelopment.'

The Character Appraisal and Management Plan also states that the area in front of the former school needs to be redesigned to create clear access points to three areas: the school site, the garages to the rear of 17-25 West St and the Chimneys alleyway. The Scheme will enable this improved access. The arrangement of the Scheme will also move the alleyway junction further to the south, and therefore away from West Street, thereby simplifying the road layout at this junction, resulting in a positive impact on the Conservation Area.

The historic Ship and Anchor Pub outside the planning boundary and its retention provides a future opportunity to refurbish the building and return it to a viable reuse. The landscaping included in the Scheme around the entrance gateway to the link road from High Street adjacent to the Ship & Anchor, will enhance the streetscape in relation to the pub. Planting, including trees, around the new car park and link road entrance gateway will soften the presence of the scheme in the streetscape, and will concurrently enhance the presence of the pub.

7.4. Impact on Buried Archaeology

There is moderate potential for impacts on unknown buried archaeology within the areas of land take and construction associated with the Scheme. There is some potential, albeit low, for unknown buried archaeology within areas of previously undisturbed land such as the playing field area of the Fishguard Junior School. Where construction and development takes place within areas already developed, it is likely that archaeological remains will have already been disturbed or removed. Overall, it is considered there is low potential for impacts on unknown buried archaeology which would be managed and mitigated against through watching briefs conducted during construction.

In order to define the presence and significance of buried heritage assets on the site, further evaluation would be necessary. This would inform a mitigation strategy including intrusive archaeological investigation and take into account impacts from excavation and construction of the development. The mitigation strategy would aim to preserve significance where practicable.

7.5. Impact on Views

The Fishguard Conservation Area Character Appraisal and Management Plan states that all forms of development within the Conservation Area should '*maintain key views and vistas within, into and*

out of the Conservation Area. Development adjacent to the Conservation Area should also consider the impact on key views and vistas, ensuring continuation of historic landscape characteristics where proposals could otherwise harm their significance.

The key views and vistas that may be impacted upon by the proposed Scheme affecting the character of the Conservation Area and setting of listed buildings are assessed as follows:

- Oblique views from the Grade II* Hermon Chapel towards the entrance gateway to the link road will be screened by the Ship & Anchor Pub. The impact on the setting of the chapel will have minimal or neutral impact.
- The direct view opposite the Grade II* Hermon Chapel will be improved and enhanced with the development of a landscaped open space to the rear and east of the Ship & Anchor pub. As depicted on the historic maps there has traditionally been, at least since the latter half of the nineteenth century, a gap between the pub and the property to its east on High Street which will be maintained by the Scheme proposals.
- The development Scheme will be visible in the view from Bank House, High Street, though the Ship & Anchor pub and the landscaping around the entrance gateway to the link road will screen some of the development from view. The character of the view across the Co-Op car park will not change, with the addition of sympathetic landscaping in the form of herbaceous planting and street trees, around the link road junction opposite Bank House, and as such the change will be negligible.

Figure 7-2 View from the Co-Op Car Park to Bank House



- Views from the Conservation Area on West Street to the proposed exit gateway of the link road will alter significantly with the demolition of Fishguard Junior School. However, the junction between Nos 15 and 17 framing the turning at this point, will remain unchanged. The Scheme includes provision for T-junction on West Street with priority to the one-way system to ease traffic flow at this point which will result in improved movement of vehicles through the viewshed. Demolition of the school will remove the current detraction of the redundant building, while the road and exit gateway will be designed to reflect the character of the Conservation Area. The soft landscaping of planting and street trees to the south of the link road will be visible beyond, while the choice of block paving around the bus focal point will soften the impact and presence of the link road in such views (see Section 7.1). It is proposed to reconstruct the stone gatepost on the north side of the West Street junction to define the gateway of the link road, thereby maintaining an aspect of the historic character of this view.

The retention of the southern boundary wall of the former school site will also partly screen the car park beyond in the view.

Figure 7-3 View of the Junction and Junior School from West Street



- Views overlooking the proposed Scheme from properties along West Street and the Market Square are minimal and partially obscured by buildings and garages on Chimneys Lane and the modern development to the rear of Peacocks on High Street. The landscaping proposals aim to improve the quality of those highly filtered views towards the Scheme.

Figure 7-4 View towards Chimneys Lane and Market Square



- Views from the rear of buildings along the eastern end of High Street are minimal and form a small element in their settings. The Scheme will remove the former school buildings from these views. Impacts on these views will be mitigated by soft landscaping and planting, while the presence of the link road will not change the character of the views enough to impact on their contribution to the buildings' significance.

Figure 7-5 View towards Properties on High Street



- Views from the rear of Bennetts Navy Tavern on High Street and possibly from the upper storey of Hermon Chapel overlook the proposed Scheme. These views currently play only a small part in their setting, and make only a limited contribution to significance, which, in terms of setting, largely derives from the buildings' street presence. Screening from planting within the approved Phase 1 Development will partly obscure the views across the Scheme from these buildings, while soft landscaping will also help to minimise any negative impacts on their setting and sightlines.

Figure 7-6 View towards Bennetts Navy Tavern and Hermon Chapel



7.6. Mitigation

The Scheme provides opportunities to introduce mitigation and enhancement measures into the design and its management, including:

- Minimising the size of signage up to and along the new link road, to prevent the introduction of further impacts on the setting of heritage assets within view of the Scheme.
- The mitigating of impacts on buried archaeology through a programme of archaeological works prior to construction.
- Compliance with best practice guidance during the construction phase to reduce the level of harm to the setting of heritage assets. For example, keeping construction plant and hoardings to a minimum within the vicinity of assets would reduce the temporary impacts of such work on their settings.

- Respecting and reinforcing the surrounding historic environment taking into account the building styles, massing, scale and materials.
- Consideration of the impact on views and vistas, minimising the visual impact of parked vehicles and parking areas on the streetscape.

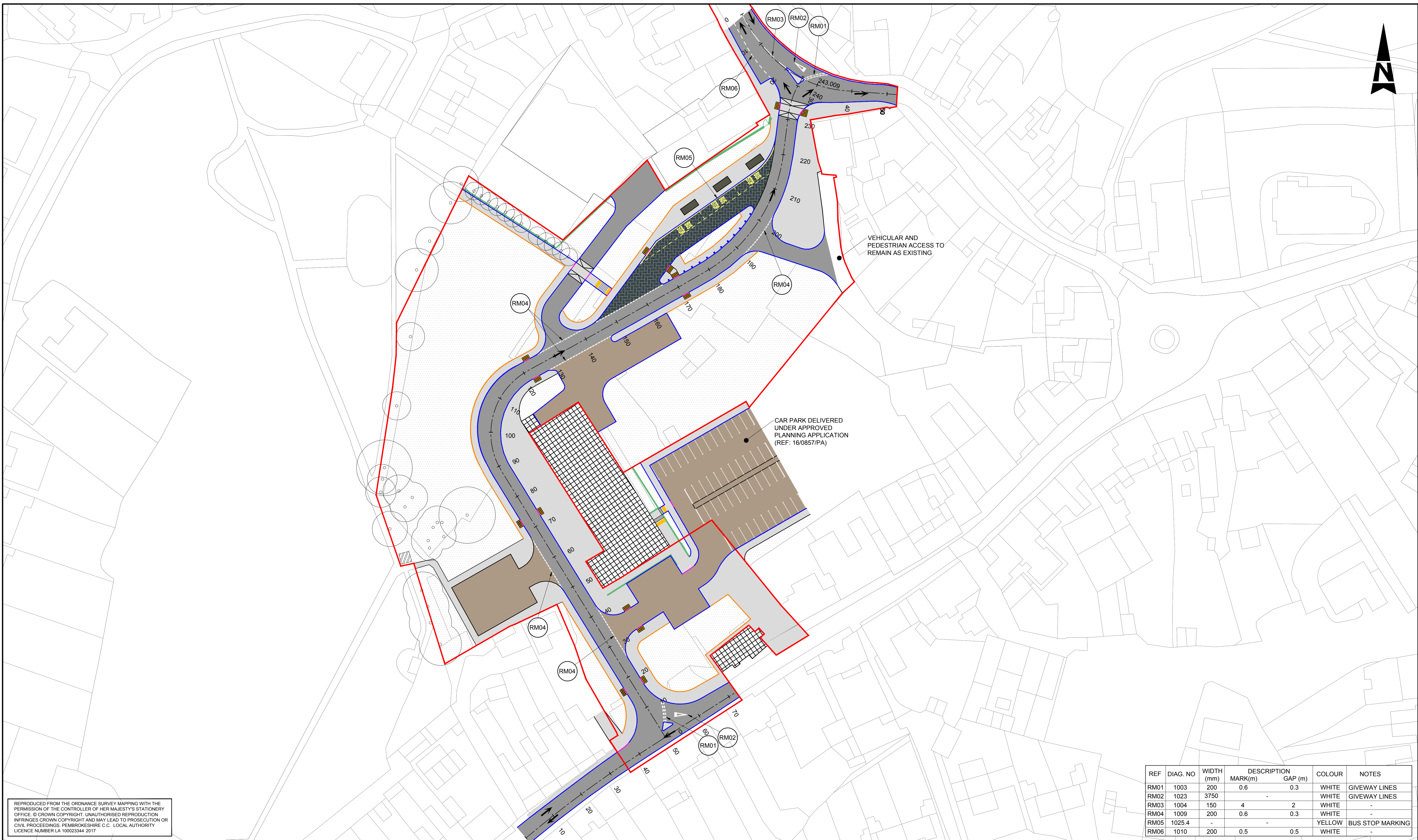
8. Conclusion

Overall, it is considered that a balance can be successfully struck between ensuring the heritage assets are protected along with sympathetic design of the Scheme that will enhance and improve the future viability and vitality of the town centre. The Scheme is carefully designed to minimise significant negative impact to the Fishguard Conservation Area, the listed buildings and their settings.

The Scheme proposals recognise the importance of the surrounding area and buildings as heritage assets and it seeks to protect and enhance the Conservation Area, creating new areas of open space and diverting traffic from the historic centre. The introduction of the link road and relocation of the bus focal point will enhance the Conservation Area's key spaces with the reduction of traffic along West Street, High Street and through the Square. The design of both entrance and exit points of the link road, along with soft landscaping, will provide aesthetically pleasing transitions in and out of the Conservation Area. This will mitigate the impact of the loss of the former school building, and enhance the new link road in views to and from the Conservation Area. The design of the Scheme will ensure that the historic significance of views from key vistas into, and out of, the Conservation Area, will not be substantially harmed.

Appendix A. Town Centre Enhancement Scheme

0 10 100
Millimetres



REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. PEMBROKESHIRE C.C. LOCAL AUTHORITY LICENCE NUMBER LA 10002344 2017

REF	DIAG. NO	WIDTH (mm)	DESCRIPTION MARK(m)	GAP (m)	COLOUR	NOTES
RM01	1003	200	0.6	0.3	WHITE	GIVEWAY LINES
RM02	1023	3750	-	-	WHITE	GIVEWAY LINES
RM03	1004	150	4	2	WHITE	-
RM04	1009	200	0.6	0.3	WHITE	-
RM05	1025.4	-	-	-	YELLOW	BUS STOP MARKING
RM06	1010	200	0.5	0.5	WHITE	-

GENERAL NOTES:

- ALL DIMENSIONS ARE IN METRES UNLESS NOTES OTHERWISE.
- ONLY WRITTEN DIMENSIONS SHALL BE USED, DO NOT SCALE.
- INDICATIVE PROPOSAL ONLY. ALIGNMENT, EARTHWORKS AND JUNCTION LAYOUT TO BE CONFIRMED DURING DETAILED DESIGN.
- FOR PROPOSED MATERIALS REFER TO STANDARD DETAILS DRAWING NO: PCC_501-ATK-HGN-SWWREC-DR-D-0212.

KEY:

	PROPOSED CARRIAGEWAY		PROPOSED BAT HOUSE		PROPOSED MARSHALLS CALLISTO GRANITE KERBS, 150mm (H) 145mm (W) (OR SIMILAR APPROVED)
	PROPOSED FOOTPATH		PROPOSED TACTILE CROSSING		PROPOSED MARSHALLS CALLISTO GRANITE KERBS, 150mm (H) 63mm (W) (OR SIMILAR APPROVED)
	PROPOSED CAR PARKING		PROPOSED RAISED CROSSING		EXISTING TREES TO REMAIN
	PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING DRAWING		PROPOSED RETAINING WALL		PROPOSED BOLLARD
	PROPOSED BUS STOP		PLANNING APPLICATION AREA		PROPOSED DIRECTION OF TRAFFIC FLOW
	PROPOSED COMMUTAPORT BUS SHELTER IN PCC GREEN		PROPOSED MARSHALLS CALLISTO GRANITE KERBS, 255mm (H) 145mm (W) (OR SIMILAR APPROVED)		

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

NONE

MAINTENANCE/CLEANING

NONE

DECOMMISSIONING/DEMOLITION

NONE

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

ATKINS

West Glamorgan House
12, Orchard Street
Swansea
SA1 5AD

Tel: +44 (0) 1792 641172
Fax: +44 (0) 1792 472019
www.atkinsglobal.com

Copyright © Atkins Limited (2017)

Client: PEMBROKESHIRE COUNTY COUNCIL

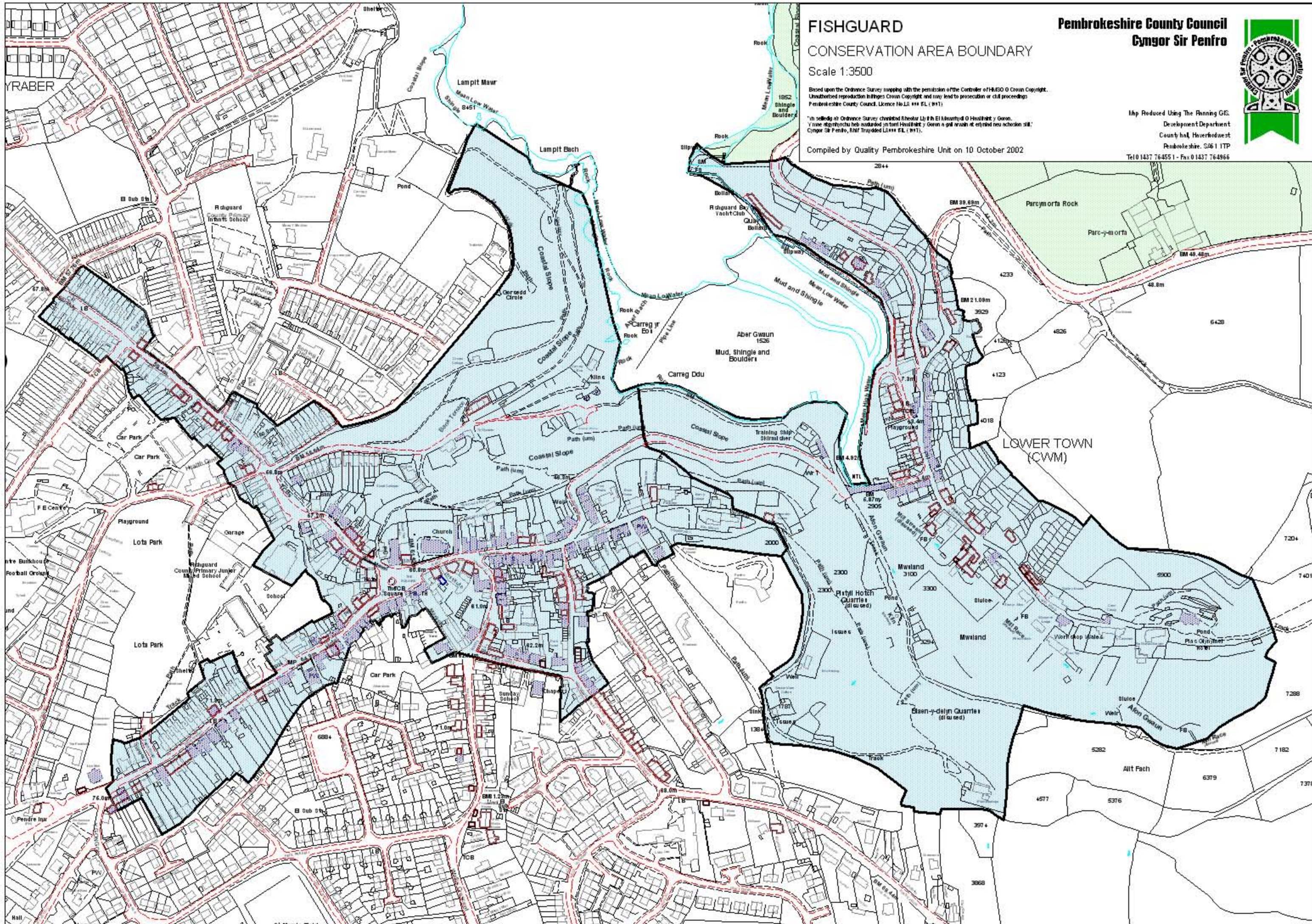
CHIMNEYS LINK

PROPOSED SITE LAYOUT (DETAILED PLANNING APPLICATION)

Scale	Designed	Drawn	Checked	Authorised
1:500	A.J.	A.J.	C.K.	D.B.
Original Size	Date	Date	Date	Date
A1	24/07/17	24/07/17	24/07/17	24/07/17
Drawing Number	Revision			
PCC_501-ATK-HGN-SWWREC-DR-D-0201				P 1

P1	24/07/17	FIRST ISSUE / PLANNING	A.J.	C.D.	D.B.
Rev.	Date	Description	By	Chk'd	App'd

Appendix B. Conservation Area



FISHGUARD
CONSERVATION AREA BOUNDARY
Scale 1:3500

Based upon the Ordnance Survey mapping with the permission of the Controller of HMSO © Crown Copyright.
Unauthorized reproduction in any form is prohibited and may lead to prosecution or civil proceedings.
Pembroke County Council, Licence No. LA 1111 EL (1991).

"In selling an Ordnance Survey charted Raster Map it is the responsibility of the Controller of HMSO to ensure that the map is accurate and that the information is up to date. It is the responsibility of the user to ensure that the map is used for the purpose for which it was intended and that the user is aware of the limitations of the map."

Compiled by Quality Pembroke Unit on 10 October 2002

Pembrokeshire County Council
Cyngor Sir Penfro



Map Produced Using The Planning GIS
Development Department
County Hall, Haverfordwest
Pembrokeshire, SA6 1 1TP
Tel 01437 764551 - Fax 01437 764966

Contact

Fiona Deaton, Principal Built Heritage Consultant
Atkins Ltd.
The Axis
10 Holliday Street
Birmingham. B1 1TF.

Email: fiona.deaton@atkinsglobal.com

Telephone: 0121 483 5000

Contains *sensitive* information
© Atkins Ltd except where stated otherwise.

The Atkins logo, 'Carbon Critical Design' and the strapline
'Plan Design Enable' are trademarks of Atkins Ltd.