

Introduction

The draft Ffynone & Uplands Conservation Area Review was subject to a 9 week consultation exercise which ran from the 4th August 2014 until the 13th October 2014. In total, comments from 46 individual respondents were received. These responses covered a wide range of organisations and interests. The respondents made over 350 separate comments on the Ffynone draft Conservation Area Review and the breakdown of the representations received along with the Authority’s response is set out on the following pages.

What do you like about the Ffynone Conservation Area?

Respondent	Comments	Council response	Recommended change
1	It has a distinct character that will remain unchanged	It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinised to ensure that the special character is preserved or enhanced.	No change
20	A really good effort to preserve the character of Ffynone	The support for the current management of the area is noted.	No change
3	The fact that steps have been taken to maintain the character of the area	Again the Conservation Area designation will not stop change rather there will be greater scrutiny of designs and the Conservation Area review document will be the starting point for assessment	No change
4	It recognises and preserves a unique part of Swansea	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.	No change
15	It is a nice area and would be nice to be kept preserved	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.	No change
2	I agree with the plan to extend the Conservation Area in order to preserve the character of the Uplands Area	The support for the boundary extension is noted	No change
5	Good area for shopping. Not so far away and near bus stops.	The proposal is to enlarge the conservation area to include the shops and bus stops on Uplands Crescent. This area is part of the Uplands District centre as defined in the District Centres, Local Centres and Community Facilities SPG and will continue to have this status following incorporation into the conservation area. The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The proposal is to expand the Conservation Area boundary to include Uplands Crescent where the shops are located. However it should be noted that this area has a planning designation as a District Centre and the potential added Conservation Area designation will not have any bearing on the type of traders.	<p>Add new text as follows</p> <p>1 – INTRODUCTION</p> <p>1.8 In addition to this document, the main Supplementary Planning Guidance (SPG) documents relevant to development in this area are likely to be:</p> <ul style="list-style-type: none"> • Design Guide for Householder Development (2008) • Infill and Backland Design Guide (2014) • District Centres, Local Centres and Community Facilities (2010) • Car Parking Standards (2012) <p>5 CHARACTER AREAS</p> <p>Character Area 6: Uplands Crescent</p> <p>5.23 – “Due to the diversity of the area as a result of the longstanding presence of HMO’s in the area there is an</p>
8	It’s desire/aspiration to provide a long term sustainable plan that will have an economic as well as social dividend		
27	It has a nice feel – mixture of interesting architecture, open green space, independent shops – not dominated by High Street establishments, lively and a good mix of inhabitants. Shops are varied, compact and central. Good bus service, close to city centre amenities and the sea.		

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			<i>ongoing pressure for new Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience in the day. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the current situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported in this area. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG.”</i>
9	Contribution to the built heritage of Swansea	<p>The Ffynone conservation area contains 50 listed buildings at present and if enlarged would contain 75 listed buildings in total. There are approximately 500 listed buildings and structures in the City and County of Swansea and as such the current conservation area contains approximately 10% of all listed structures and the expanded conservation area will contain 12 – 15% of the listed buildings and structures in the City and County of Swansea area. This architectural richness is a reflection of the prosperity of Swansea.</p> <p>The green spaces and mature trees are also important elements of the character and they are also subject to separate planning protections are green space.</p> <p>The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.</p>	Amend paragraph 4.4 as follows:
17	The Conservation Area helps to preserve some of the unique architecture of Victorian Swansea and limits the possibility of unsympathetic rebuilding or redevelopment		<p>“4.4 There are currently <u>50 listed building entries in the Conservation Area (all listed grade II), which represent approximately 10% of all of the Listed Buildings and Structures within the City and County of Swansea.</u> These are summarised below. . .”</p>
24	<p>A great variety of architectural styles, from the Victorian gothic to Art Deco. I have particularly enjoyed the Glendenning Moxon designed houses down Eden Ave, the Art Deco down Parc Wern Rd. and super Victorian mansions down Sketty Road.</p> <p>Fine detailing: large stained glass windows and Canopies above doorways.</p> <p>Large number of trees aside the roads overlooking the restored Cwmdonkin Park, which give a pleasant context for the buildings.</p>		
25	It recognises some of the very special architecture in this area. We like the feeling of living somewhere a bit unique.		
10	It preserves the special atmosphere of the area, it is an oasis of calm and greenery and prevents unsympathetic development	The updated character appraisal will clearly set out the character of the various parts of the conservation area. This includes recognising the importance of the green spaces and mature trees. The Conservation Area designation will not stop change, rather any changes will be carefully scrutinised.	No change
11	Green areas, historical features and hopefully active control on maintaining features	The updated character appraisal will clearly set out the character of the various parts of the conservation area. This includes recognising the importance of the green spaces and mature trees. An updated character appraisal will also provide the basis for monitoring the features in the area. In some cases planning enforcement may be required. Section 9.4 of document sets out requirement to update baseline photographic survey.	<p>Add additional action to section 9:</p> <p>9.4 Longer term (three years onwards)</p> <p><i>“Update Baseline photographic survey of Ffynone Conservation Area on a regular basis”</i></p>
13	The area succeeds on the whole to keep the special character of a historic area of Swansea. It's good that Cwmdonkin and Rosehill parks are part of the area, in	The support for the quality of the area at present is noted. The parks are key elements of the character of the area, hence why these areas are included within the	No change

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	order for green areas to be included.	Conservation Area designation.	
14	Anything that preserves the architecture/facilities etc is good for the area. Uplands in particular is becoming a popular tourist/visitor centre	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change. The area is certainly attracting more visitors due to the Dylan Thomas connection and the parks in general.	No change
19	The fact that it is a Conservation Area and that it is not somewhere where development out of character with the general "feel" of the area can take place. It must be of benefit to the city as well as those living here that there is something of the old Swansea remaining, bearing in mind the devastation of he centre during the blitz		
18	Aesthetic infirmity of property. Assurance and safeguarding of public areas. Sympathetic consideration of new builds.	The architectural importance of the area is reflected by the number of listed buildings and extent of the proposed enlarged conservation area boundary. The green spaces are an important part of the character and they are also subject to separate planning protections are green space. The conservation area designation will not stop change but will ensure that any new developments are carefully scrutinised.	No change
21	Historical buildings, Old parks	The architecture and green spaces are key elements of the conservation area designation.	No change
22	Cwmdonkin and St James Park provide pleasant green areas and there are many elegant period houses		
30	For the most part, the buildings are well maintained and there are no new buildings which are out of place	All the buildings in the Conservation Area are privately owned and are well maintained, with three notable exceptions. The buildings of concern are identified in the Conservation Area review: 2 Devon Terrace which is a listed building in poor condition and the former RAFA club/ Ffynone Nursing home which are derelict and roofless. New development is subject to greater design scrutiny by virtue of the Conservation Area designation and the review document will provide an up-dated basis for decision making.	No change
32	The architecture of the houses – it's unique and quite eclectic. Also the trees, the green spaces (Cwmdonkin and St. James') and the way the streets are laid out. It all demonstrates that there was once a plan for developing urban Swansea – it's beautifully designed and really works as a suburb of the city. There's a real sense of community too - lots of interesting people; it's cosmopolitan (for Swansea) and that's what makes it a great place to live. People care about the area, that's a good thing.	The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The layout was deliberately planned with wide streets, crescents and gardens as highlighted in sections 2.8 & 3.1 – it is an excellent example of Victorian town planning.	No change
28	Beautiful old Grade II listed buildings all around you. Also, very old beautiful trees that cannot be replaced which attract a lot of bird life		
33	The Uplands/Ffynone area has considerable character, which has undoubtedly been advanced by conservation area status. The sense of 'community' is more limited but would contribute to the character and appearance of the area by generating more pride in living and working here. Preservation of character	The Conservation Area review provides an updated record of the special character of the area.	No change

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	<ul style="list-style-type: none"> • Greenery, especially trees • Potential for a pleasing, clean, tidy, attractive and safe environment 		
34	High quality of architecture, historic interest especially connections with Dylan Thomas, a living community with nice centre in Uplands, great for walking and cycling eg 2 parks	The quality of the architecture is reflected in the number of listed buildings. The Conservation Area review highlights the importance of the parks and the connections with Dylan Thomas.	No change
35	Old fashioned and historical area reflects the best of old Swansea	The Conservation Area review provides an updated record of the special character of the area.	No change
36	It helps to maintain the original character of the area	It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinise to ensure that the special character is preserved or enhanced.	No change
38	A collection of diverse architectural styles. A few well maintained. These buildings are unique to Swansea	The quality of the architecture is reflected in the number of listed buildings. All the buildings in the Conservation Area are privately owned and are well maintained, with three notable exceptions. The buildings of concern are identified in the Conservation Area review: 2 Devon Terrace which is a listed building in poor condition and the former RAFA club/ Ffynone Nursing home which are derelict and roofless.	No change
40	It's variety, St James Gardens and the surrounding properties, open aspect from park	The Conservation Area review highlights the importance of the parks and greenspaces.	No change
41	As ably identified in the Character Appraisal, the area displays a special character which reflects it's historical origins and development within the layout and varied architectural styles still evident, yet it has managed to rediscover a vibrant community feel and an ability to attract new ventures and residents. It retains it's identity and is an identifiable destination within the City of Swansea as a result	The Conservation Area review provides an updated record of the special character of the area. It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinise to ensure that the special character is preserved or enhanced.	No change
42	This is an area with distinctive and varied architecture consisting of buildings of high quality, which gives a special feel and charm to this part of west-central Swansea. The Area is relatively unspoilt, with good street detailing, large gardens, key feature buildings, such as churches, and distinctive green spaces.	The Conservation Area review provides an updated record of the special character of the area. It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutiny to ensure that the special character is preserved or enhanced.	No change
43	The fact that it helps to maintain the historical and architectural character and attraction of the area	The Conservation Area review provides an updated record of the special character of the area.	No change
44	I am not clear on the objective and benefits of the Conservation Area to the wider community.	The Council has a duty to preserve and enhance areas of special architectural interest and character. The importance of the Ffynone area was recognised in October 1969, when the Conservation Area was first designated and the review clearly highlights the special characteristics and demonstrates that these are still very much in existence. Ultimately the Conservation Area provides a high quality environment for those living/ working/ visiting the area. The designation will not stop change or turn back clock however it does allow greater scrutiny of proposals and changes to ensure that the special character is maintained. However	No change

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		<p>this comment does highlight the lack of local awareness of the Conservation Area designation and its purpose and the Management Plan proposes greater communication in section 8.46</p>	
<p>44</p>	<p>Many of the houses were originally built as large homes for families with servants. Most are therefore unsuitable for use as single family dwellings - hence the increased use of rental opportunities. This is not a recent phenomenon - again when my property was purchased the house next door was already in use as flats. This is why there are many mixed use properties and proposals to re-use empty properties as rental homes.</p> <p>The whole area therefore has developed through the 20th century (and over at least the last 60 years) into the mixed use area it is today, which supports the local universities and Swansea itself with a multicultural and vibrant mix of residents and uses.</p>	<p>The conservation area review acknowledges the diverse residential population and the vibrancy resulting from the shared houses, many of which have as pointed out been established for many years.</p>	<p>Amend paragraphs as follows:</p> <p>2.15 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. <i>Over time a number of the large houses in the area have been converted to House of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living. Whilst more mixed uses have developed i.....</i></p> <p>(sentence added to end of paragraph 4.1):</p> <p>4.1 complex of houses, carefully designed so as not to adversely affect its setting. <i>Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.</i></p>
<p>45</p>	<p>Heritage, history, culture and environment are encapsulated within this conservation area. The houses in this area are significant architecturally as well as historically and culturally in their environmental setting.</p> <p>The elegance of the buildings is balanced by the pattern of the green spaces and mature trees. The trees and green areas are an integral part of the pattern of landscape. The present visual relationships between existing buildings, trees and spaces retain an underlying unity with the patterns of the past.</p> <p>The backdrop of the green area on the hill. This is not only of visual value but has "value added" in the sense that the mature trees provide a bulwark against slippage. Trees have an important role in slope stability. Gravity pulls at soil constantly nudging it downhill causing soil slips. Trees roots can help stabilize the soil and remove excess rainfall. Tree shading limits surface erosion and helps prevent desiccation of the soil. This role in maintaining soil strength is crucial in potentially more severe weather patterns due to climate change. A danger exemplified in many parts of the world where disasters have taken place. Thus, conservation has "value added" on grounds of health and safety.</p> <p>The proximity of the parks.</p>	<p>The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The importance of the green backdrop is best appreciated from outside the Conservation Area looking towards the area from the wider city.</p> <p>It should be noted that there are no known issues with slope stability in the area and this is not an issue covered by planning or conservation area legislation.</p>	<p>No change</p>

What do you dislike or think are the main issues/pressures currently affecting the Conservation Area?

2	The proliferation of HMO's and student accommodation results in large movements of transient residents who do not have an investment in the long term appearance and character of this area	The number of Houses in Multiple Occupation and the community comments are reflected in the management plan at section 2.57-2.60. It should be noted that the use of the town houses for multiple households has been part of the character of Ffynone for many years as a result of the large town houses being considered 'undesirable' by wealthy families in the immediate post war period subsequent to which many were used as shared houses or split into self-contained flats. It is this intensive use of the town houses that supports many of the shops and businesses in Uplands Crescent. Therefore HMOs are not a new thing in Ffynone, they are part of the character and underpin much of the vibrancy of the area.	No change
7	Proliferation of student housing and HMO's. Many streets no longer have any families living in them.		
17	Growing threat of multiple occupancy. Lack of growth in housing market leading to possible redevelopment.		
21	Family houses being turned into student/rental flats.		
36	Absentee landlords. There are many properties in the existing and proposed extended Conservation Area that are very badly maintained with frontages left in a totally unkempt condition. Note nos 4-12 and 11 Eaton Crescent for example		
43	Multi Occupancy of houses and excessive and unsympathetic developments by developers for personal gains result in overpopulation of the area. They are the main issue affecting the Ffynone and Uplands area. Unsympathetic conversions of period houses, destruction of boundary front walls etc have and are destroying heritage. On street parking, due to the lack of off-road car parking facilities in an overpopulated area and excess of traffic affecting Highway safety. Excess of rubbish and refuse bags, left out in the streets at non-collection days by an uncaring student population creating a run down and unkept image in what is a touristic area of Swansea (Dylan Thomas). Unsightly Estate Agents signs left outside houses almost permanently.	There is mandatory licencing for Houses in Multiple Occupation throughout Swansea that are 3 or more storeys high and have five or more occupants. Plus in Castle and Uplands Wards all HMOs irrespective of number of occupants or number of floors are subject to additional licencing. This licencing relates to safety considerations and cannot restrict the number of HMOs in an area.	
32	HMO's remain a challenge obviously, and for the wider Brynmill area too. I'm not sure if the proposed initiative can address this but I'm aware that planning appears to be getting stricter in the area re: their development and the Council should be congratulated for this. It's an attractive area to live and it would be great to see a long term process of encouraging more families to live here.	It should be noted that the Conservation Area designation cannot control HMOs, however where planning permission for a change of use or physical changes to the building resulting from an HMO, then this is considered on its merits. In some cases HMOs have been refused planning permission in the past, and they have been allowed on appeal.	
37	A number of the properties in Eaton Crescent fall into this category. It is submitted that the number has now reached a saturation point. The pressures and problems that inevitably attend houses in multiple occupation are adequately dealt with in 2.57 and 2.59 of the Management Plan. We wish to endorse and underline those problems and support the action to date and the proposed action of the Council which is summarised in 2.59 of the Management Plan. In a similar vein one pressure on a conservation area is a tendency for non-resident owners to care little about the appearance of the area in front of their properties and neglect their maintenance to the general detriment of the character of the street. There are many examples of this in Eaton Crescent. Again I suspect there is little that the local authority can do about this, but if there is such action should be considered.	Often the main visual change resulting from a HMO is the removal of boundary walls and use of front/ side garden areas for car parking. This does harm the character of the Conservation Area and the proposals in relation to permitted developments contained within the Management Plan at sections 8.33 – 8.36 & Recommendation 6 seek to protect the boundary walls.	

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33	Longstanding, traditional assets include small hotels such the Grosvenor House in Mirador Crescent. The council rightly rejected a planning request to turn this into an HMO because of the fears of local residents that this would lead to litter and rowdy behaviour. The rejection was overturned on appeal, and the area around the previous hotel is now persistently blighted by litter and noise. This should not be allowed to happen in a conservation area.		
11	Greater responsibility of HMO owners. Inside houses being changed to allow maximum occupation meaning family occupation not possible when all rooms are bedrooms. HMO owners aren't local and do not actively maintain properties.		
3	Probably traffic	The issue of traffic, parking and rat running is highlighted in the Conservation Area Review Management Plan in sections 8.39 – 8.42. It is proposed that the current situation is monitored as recommended in section 8.41.	No change
5	Too many cars parked		
19	Parking is a real problem. Many people working in the Walter Road/Uplands area park in the area for the whole orking day. This added to the parking due to the activities at Sancta Maria make for a very difficult and unpleasant situation. Some parking restrictions are necessary, e.g. by introducing residents parking areas Cars regularly park on the steep hill known as Coult's Hill, just off Richmond Villas. This causes two problems. The road is narrow and many vehicles park partly on the pavement. This obstructs pedestrians, particularly mothers with prams and it has also resulted in breaking up the paving stones. This is hazardous for older pedestrians who prefer to walk on the road. Also, this road is used by heavy goods vehicles some supplying the hospital on a regular basis. They often have trouble turning into Coult's Hill from either Richmond Villas or Richmond Road.		
22	Parking and all areas is difficult at all times, more so since consultants at Sancta Maria nursing home now have many appointments during the day, causing Ffynone Road to be used as a car park with residents and guests unable to park near their homes		
24	Traffic control: as above. Incidentally, speeding motorists heading down Glanmor Hill Rd. towards Sketty Rd. make crossing this road dangerous for the elderly and people crossing with young children (like me!). Do think traffic calming measures might be possible going down hill? Parking on the traffic island at the end of Park Drive is unsightly and obscures the vision for other drivers. Can this island have bollards, pots of plants/flowers etc. It would look really good and prevent the degradation of the appearance of the lead up to Cwmdonkin Park.		
36	Speed limit in this area would or could possibly limit community through traffic		
35	Parking		
34	Traffic: speed and volume,		
32	Traffic also seems to be a growing issue. Uplands Crescent /		

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	Walter Road is a real rat run and further traffic calming measures and safe crossings would appear necessary. I realise it is one of the main roads down to Swansea however promoting a conservation area should require more thought about pedestrians, cyclists and limiting noise and car pollution.		
45	Parking and traffic congestion, with consequent effects of vehicle exhausts on air quality. Dangers to pedestrians.		
24	The lack of enforcement of poor car parking by traffic wardens in residential streets means chaotic and often dangerous parking of cars, mobile homes, trailers etc. The traffic island at the end of Park Drive is often parked on and the use of the side streets here as 'rat runs' to avoid the junction of Glanmor Hill Rd-Sketty Rd by motorists does nothing to enhance life in the area. A one way system in some of these streets may help to sort this out. More events in Cwmdonkin Park and its now increased popularity post-restoration also make parking challenging for residents in surrounding streets.		
10	Some fine buildings have been allowed to decay by cynical owners, so that demolition in the future is the only option	These comments relate to the privately owned RAFA Club and Ffynone Nursing home. The planning permission for extension and conservation into apartments was renewed for 2 years in December 2014 (planning ref 2014/1535). The applicant has indicated that they intend to start work on site during 2015, therefore the direct action suggested in the Management Plan is not considered necessary. Therefore the text needs to be updated to reflect these recent positive developments.	Amend paragraph as follows: 8.29 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. <i>Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development the above course of action is unlikely at present.</i>
13	The deterioration of empty historical buildings interrupts the efforts to preserve the area.		
19	It is disgraceful that two wonderful old buildings have been allowed to go into disrepair. Why has this been allowed to happen in a Conservation Area? Why hasn't the Council served repair notices on the owners? Some action regarding those properties is necessary immediately.		
34	empty historic buildings on Ffynone Road		
22	Some houses in the area, although classed as 'listed' have been totally neglected to the state of being dangerous, and nothing has been done to address this. eg. The old RAFA Club and 4 Devon Terrace		
13	There is a clear inconsistency regarding what is happening in the area. Although attention is paid to detail, some buildings are allowed to deteriorate. I am referring specifically to two big buildings on Ffynone Road which have been empty for ten years or more. These have deteriorated greatly by now, and on separate occasions they have attracted anti-social behaviour by various people. Rubbish has been collecting there from time to time. It is a great shame that the Council has allowed an extra two years development permission for the site, as this has allowed further deterioration. Both buildings are directly opposite the Mansion House, and I'm sure that they create a very bad impression on visitors. Those who are responsible for the Conservation Area need to pay urgent attention to these buildings and to what happens to any empty buildings.		
14	I would like to see the derelict buildings on Ffynone Road (opposite Mayors residence) restored or replaced by 2 or 3 residences in keeping with the area. Blocks of flats are not in		

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	keeping with the area, nor would there be adequate car parking		
21	High influx of people at night.	<p>The Conservation Review was drafted in 2013 and since then a number of bars have opened on Uplands Crescent, therefore the evening economy is not highlighted in the relevant character area description (see draft Management Plan section 5.23). Therefore this section needs to be updated to reflect the character in early 2015.</p> <p>Whilst the proposed conservation area designation can help control the physical changes associated with the evening economy such as alterations to buildings, outdoor seating areas and smoking shelters, the use of a building for a pub or bar is covered by separate licencing legislation.</p>	<p>Add new paragraph to Character Area 6: Uplands Crescent as follows:</p> <p><i>5.23 Due to the diversity of the area as a result of the longstanding presence of HMO's in the area there is an ongoing pressure for new Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience in the day. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the current situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported in this area. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG."</i></p>
24	The growth in numbers of bars being licenced in Uplands needs review. This is after all a residential area and part of its character is in having a centre with local businesses and individual shops rather than chains or even more bars.		
32	There's a danger that it's becoming the new Wind Street though in terms of recent and ongoing developments. The amount of bars is becoming a bit ridiculous now for such a small area and quality seems to be going out of the window. I'm concerned that this will lead to rises in antisocial behaviour and hassle for local residents.		
16	Over the last couple of years the Uplands has been developed into a second "Wind St" totally changing the character of the area and making it unpleasant for the majority of residents		
20	The character of the area is being eroded by too many drinking places – this is still a residential area		
31	The Ffynone area proudly displays very fine examples of quality buildings, tree lined streets, it also includes commercial buildings which present some particular problems. While every effort must be made to accommodate the take up of vacant commercial premises, one has to very careful not to alter the entire 'mood' of the area by providing just fast food and drinking establishments. Whilst this is an economic issue which no doubt weighs heavily upon the Council, they have a responsibility to ensure that the conservation area is not adversely affected by the consequences of such establishments.		
45	The decline in the Uplands shopping area, which has become squalid and polluted.		
45	Noise - especially at weekends - Uplands Tavern - drunken revellers screaming shouting - letting off of fireworks - starting car alarms. Revellers often sit on the benches on Cwmdonkin Drive continuing to scream and shout into the early hours of the morning. We are therefore very concerned at any suggestion to increase the number of benches.		
42	There has been a gradual erosion of period detailing through unsympathetic replacement of old for new, which has diminished the overall quality and harmony of some of the architectural and spatial features in the Area. This has led to a loss of the special character of the Area, including erosion of period detail, such as the removal of bay windows and their replacement with flattened window apertures, replacement of traditional wooden doors and woodwork, replacement of sash windows by modern plastic replacements.	<p>Nationally throughout Wales, Planning Legislation places controls on changes to commercial buildings and HMOs. Therefore changes to the appearance of buildings in these uses will require planning permission to be granted. The strong response from this consultation is to bring in further controls to stop the erosion of character. This can be achieved through the imposition of an article 4 order as recommended in the Management Plan at recommendation number 2 which relates to the control of unlisted but positive houses and this will require further consultation and reports to Council. This doesn't mean no change, it just means closer scrutiny for good reason.</p> <p>Therefore an action for the Council will be to impose an article</p>	<p>Amend paragraph 4.20 as follows:</p> <p>Unlisted but positive buildings</p> <p><i>"4.20 Article 4 Directions are to be brought in by the Council to prevent positive unlisted residential properties from being spoilt by inappropriate alterations. The potential coverage of the Article 4 Direction and the changes that could be controlled are set out in the plan and table at appendixThe serving of an Article 4 Direction is a separate process which will require further consultation and reports to Council.</i></p> <p>Also amend section 8: RECOMMENDED ACTIONS as</p>
28	Commercial properties don't really care about how their shops and businesses fit in with the Conservation Area. Because most of the people who own these properties don't live in the Conservation Area they don't care how things look. There should be tighter control on change of usage of		

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	properties.					
30	The desires of some house owners to alter the appearance of their properties eg windows in the house next to Tredilian House on Uplands Crescent	4 designations to remove permitted development rights for changes to certain details. However this cannot be imposed retrospectively will not turn back the clock on past alterations.	<p>follows:</p> <p>Add the following new text in place of paragraph 8.13:</p> <p><i>The photograph below from the conservation area highlights the changes that can currently be carried out to unlisted houses under current Permitted Development rights for article 1(5) land (conservation areas).</i></p>  <p><i>The plan at highlights the best preserved groups of unlisted houses where there are sufficient remaining architectural features and /or detail that makes a significant contribution to the character of the conservation area streetscene. The loss of these traditional details would be to the detriment of the conservation area and it is considered that further protection is required.</i></p> <p><i>An Article 4 Direction can be 'fine-tuned' to suit the particular circumstances of a conservation area. Rather than a blanket article 4 direction covering the whole conservation area, the proposal is to restrict permitted development rights in specific 'groups' of properties as indicated by the yellow colour in the plan at..... Some of the groups relate to individual detached houses whilst others relate to an entire terrace. The groups are numbered in the attached plan and linked to the attached table which identifies the features proposed for protection which could be controlled through removal of the relevant part of the permitted development rights from the GPDO as follows:</i></p> <table border="1" data-bbox="2021 1879 2822 1911"> <tr> <td>Part 1,</td> <td><i>The enlargement,</i></td> <td><i>This would protect</i></td> </tr> </table>	Part 1,	<i>The enlargement,</i>	<i>This would protect</i>
Part 1,	<i>The enlargement,</i>	<i>This would protect</i>				
36	Unchecked out of character renovations – doors and windows etc	The current permitted development rights set out by the Welsh Government for all conservation areas (known as article 1(5) land) are set out in paragraph 8.4. The current situation allows a wide range of changes that cumulatively will degrade the character and quality of the conservation area.				
45	Lack of enforcement has eroded the confidence of residents. Many people would not remember or realize the significance of a conservation area and would chop down trees and alter buildings without realizing the legal implications. Thus the confidence of residents has declined.	The draft management plan suggested further restricting permitted development rights by means of an article 4 designation for 'positive unlisted houses' which were coloured blue in the townscape analysis plan (Map 3 in appendix 1). The houses identified are considered to retain sufficient detail to contribute to the character of the conservation areas and many of these can be grouped according to uniformity or shared features. Within these groups it is proposed to restrict the following permitted development rights over and above the Welsh Government restrictions already in place: <ul style="list-style-type: none"> • Painting of unpainted brick faced houses • Changes to architectural details 				
38	It is with great sadness that I view the Conservation Area. Details such as doors, chimneys, walls have been ripped out, but apparently this falls within permitted development. In which case this Conservation Area status appears null and void.	Furthermore it is proposed to control the removal of boundary walls throughout the conservation area.				
41	Unsympathetic alterations and developments which either do not appear to sit well in relation to the surroundings which the planning process has failed to control.	The effective use of enforcement powers where unauthorised changes has occurred goes hand in hand with the proposed removal of permitted development rights.				
24	It is a pity that much has already been done in this area which has diminished the character of the area. The loss of front gardens and replacement by hard standings, loss of or poorly maintained front garden walls, street lighting or signs out of character with the streets.	In the past there has been a lack of resources in the enforcement team to tackle these issues and it has sometimes been difficult to prove that a harmful change has occurred because prior to this review there was not an up to date photographic survey of this area.				
19	It is natural not to like restrictions on what one can do to one's property but as they are in place for the benefit of the community at large they have to be observed.	However there are now additional staff in the Enforcement Team and there is an agreement that reports of unauthorised work in conservation areas will be prioritised with an initial site visit within 24 hours of the report on the basis that heritage is a 'non-renewable resource'.				
4	Lots of recent developments have destroyed all of the interesting features of properties	On the flip side, residents and concerned individuals must accept that some alterations that are not to their liking may be permissible without consent or subject to planning controls and approved by the Council. These are not enforcement issues and this raises the potential of a conservation area advisory committee to comment in an informed manner as part of the planning process.				
38	I feel that the area needs very speedy reappraisal of what should be regarded as permitted development. Nobody wants the area "in aspic" however the destruction of so many unique details is deeply distressing and an insult to Swansea heritage					
25	Ban pebble dash, doors (wood only), windows (sympathetic designs eg sash, but don't ban UPVC)					
27	Rather than blanket all or some of the above – choose items that are special features of a particular building, terrace or street, or concentrate on the items that are already mostly intact (initially at any rate). So many of them need tighter control.					
31	Tighter controls including the prevention of satellite dishes installation on front walls and removal of porches and boundary walls should be implemented. All the unsympathetic changes which you highlight in your documents should be considered.					
43	I would like to see tighter control with all above mentioned					

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25	Enforcement. People are building/changing things without permission. Even when plans are refused they still go ahead.	Enforcement complaints are now being dealt with in a timely manner and enforcement in Conservation Areas will be prioritised as historic fabric is a non-renewable resource.	Class A	<i>improvement or other alteration of a dwellinghouse</i>	<i>features on the street elevation such as bay windows, architectural details and materials</i>
19	There is no point in having tighter planning controls if they are not policed and enforced.		Part 1, Class C	<i>Any other alteration to the roof of a dwellinghouse</i>	<i>This would protect roofing materials and roof edges such as decorative barge boards</i>
			Part 1, Class D	<i>The erection or construction of a porch outside any external door of a dwellinghouse</i>	<i>This would protect the areas immediately outside the front doors</i>
			Part 2, Class C	<i>The painting of the exterior of any building</i>	<i>This would protect unpainted brick and stonework</i>
			<p><i>Furthermore the proposal is for a blanket control over changes to boundary walls throughout the Conservation Area through withdrawal of parts 2A and 31B of the GPDO as follows:</i></p> <ul style="list-style-type: none"> • Part 2, Class A – <i>The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure</i> • Part 31, Class B – <i>Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure</i> <p><i>The removal of the permitted development rights as outlined above by means of an article 4 direction is a separate process to the conservation area review and will require further consultation and reports to Council.</i></p> <p>Amend recommendation 1 as follows:</p> <p><i>The local planning authority will serve an Article 4 Direction within the Ffynone and Uplands Conservation Area to cover the properties shown in the map atto include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.</i></p> <p>Add new paragraphs as follows to section 8: Recommended Actions:</p> <p>Enforcement Action</p> <p><i>8.?? The historic environment is a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning as once the heritage value of an area is lost it cannot be replaced. Conserving this resource for future generations is therefore important and accords with the principles of sustainable development. National planning policy places a priority on the conservation of heritage assets and applications for development in designated conservation</i></p>		

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			<p>areas must ensure that it either preserves or enhances these areas.</p> <p>8.?? That requires proactive and intelligent management of heritage assets. Sometimes change will be desirable to facilitate viable uses that can provide for their long term conservation. However unsympathetic changes are detrimental to the character, appearance and heritage value of conservation areas and as such there needs to be a strong and rapid approach to dealing with unauthorised works which damage the special character of heritage assets.</p> <p>RECOMMENDATION 2</p> <p>The local planning authority will prioritise the investigation of enforcement complaints within the Ffynone & Uplands Conservation Area.</p> <p>Also amend Recommendation 5 as follows:</p> <p>Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i>, and also that proposed alterations to back boundaries are of the highest possible quality.</p>
45	The difficulties of maintaining an old property. For this reason those residents who do care for their property are "value added" in that they preserve the properties for the whole area.	There are already planning controls already in place for commercial buildings and HMOs. The strong response from this consultation is to bring in further controls to stop the erosion of character. This can be achieved through the imposition of an article 4 order as recommended in the Management Plan and there will be further consultation on this. This doesn't mean no change, it just means closer scrutiny for good reason.	<p>Add new text to section 8: RECOMMENDED ACTIONS: as follows:</p> <p>Awareness Raising</p> <p><i>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</i></p> <p><i>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</i></p>
41	It is important to allow changes in living styles (e.g. conversions to flats) and the introduction modern technologies such as aluminium, UPVC materials, gas boiler central heating in place open fires with open flue chimneys. The condition should be that they are installed in a style sympathetic with the original or adequately concealed. Only by permitting the up-dating of the properties will they remain economically viable and attractive to continue to be in use for the longer term. A detailed inspection of a number of the properties involved will indicate how can be done, while other will clearly show how it cannot. A series of examples deemed to be acceptable would assist in any future planning guidance document.	This consultation on the Ffynone Conservation area included a mail out to every property which let them know about the heritage status. The next step with the proposed article 4 and adoption of the review as planning guidance will be to prepare guidance for householders and building owners on maintaining their properties.	
41	Achieving a balance between conservation and a sustainable future with an interest and status for new residents and businesses alike without blighting the area due to a set of imposed "negative" controls.	There will still be cases where work is not undertaken with the necessary permissions and these 'enforcement' cases will be prioritised in heritage areas.	
	Creating a consensus between the various interested parties and regulatory bodies on the way forward and on each individual case which may arise.		
45	Diverse objectives on the part of the residents. For example some of the buildings in a row might be painted in very bright		

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	colours out of keeping with the character of the area. While some residents would deplore the loss of colour harmony others might think that the colour would "brighten things up".		
29	Cost to individuals, lack of freedom with renovations/maintenance of properties, timelines of planning applications (i.e. If work needs completing urgently)		
23	Overbearing control by the Council		
27	Lack of money – personal and Council money to spend on physical improvements to buildings and the area in general	At present Ffynone is not considered a priority for Council grant funding given more pressing issues elsewhere. Whilst THIs have been set up in other conservation areas across the UK, Ffynone is not considered a priority in this regard, given the relative affluence and general good condition of the built heritage.	Delete the first bullet point in section 9: ACTION PLAN “Consider a grant scheme in partnership with English Heritage or the Heritage Lottery Fund to improve the condition of buildings and spaces within the Uplands Crescent area, once it has been added to the Ffynone Conservation Area”
4	Tension between development and conservation	The Conservation Area designation does not stop change but it does require greater scrutiny of new designs. The proposal is to expand the Conservation Area boundary to include Uplands Crescent which is a key shopping area and the designation will allow this area to continue to thrive whilst retaining historic features and allowing better quality designs to be achieved.	No change
14	I am speculating – funding/sympathetic development etc		
24	The lack of maintenance of front Garden walls, arches over gateways, front Gardens (sometimes replaced by hard standings) is a sad sign of the times. It can completely ruin the street landscape.	This is often an issue with HMOs where there is a requirement for off street parking; this results in front boundaries being removed to allow the front gardens to be paved over as parking areas. Whilst there are limited permitted development rights relating to the actual buildings used as HMOs, these restrictions do not apply to the plot or boundaries. Currently the legal situation is that permission is not needed for the <u>partial</u> demolition of front boundary walls of 1m or less within the Conservation Area . The loss of traditional boundary walls is harmful to the character of the conservation area as highlighted in the management plan at 8.33 – 8.36 plus the intrusion of parked cars on front garden areas along with the hard paving is visually intrusive. The proposed imposition of an article 4 designation to remove the right to either partially or wholly demolish of low walls of less than 1m and instead require planning permission for these changes which in many cases will not be granted.	Amend recommendation 1 in Section 8 as follows: Recommendation 1 The local planning will serve an Article 4 Direction within the Ffynone & Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area. Add new paragraph to section 8 with regard to Boundaries and back lanes as follows: <i>“8.33 Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone Conservation Area and as such are a key characteristic of the area.”</i> Amend recommendation 6 in Section 8 as follows: Recommendation 6 Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i> , and also that proposed alterations to back boundaries are of the highest possible quality.
38	Removal of front walls to provide “extra parking spaces”. In fact is contra intuitive parking spaces are lost. Destruction of front walls without planning for permeable surfacing and dropped kerbs.		
45	Loss of gardens for car parking, loss of habitat for wildlife.		
37	Parking on the pavement outside some properties on Eaton Crescent is a daily occurrence. The front boundary wall of the property has been demolished to enable parking, but the space provided is not deep enough to accommodate even short cars, as cars are parked at right angles to the highway.		
24	The area around The Grove could be really cute with improvements to grassy island, eg plant flowers/trees, smarter fencing around the island. At least it is not parked on (yet!).	The potential to enhance The Grove (subject to funding) is noted in section 8.21 of the Management Plan.	No change.

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32	I think it's all related to the development of Uplands really. There needs to be a proper development plan for the area. At the moment it is just about retaining its quirkiness and independence and that is reflected in the shops and restaurants / cafes in the area. It would be great if the goal was to retain these qualities and encourage young entrepreneurs to set up cool businesses like Noah's and Gower Kitchen which have enhanced the architecture (and vibe) of the area.	The Ffynone area like the rest of the City and County of Swansea is covered by the Unitary Development Plan. Uplands Crescent is specially designated as a 'District Shopping Area' where there are restrictions on the types of ground floor uses. Whilst the planning system can control physical appearance and land uses, it cannot control the businesses or operators. For example the Council can control the use as a café but the Council cannot control whether the café operator is a chain or independent.	No change.
33	Unoccupied businesses/shops on the edge of the current area.	At the time of writing (early 2015) there are very few vacant shops as new businesses opened towards the end of 2014.	See new paragraph 5.23 as set out above.
33	Potential loss of important and contributory assets such as the Sancta Maria Hospital that has done much to preserve the tidiness, security and appearance of the western end of Ffynone Road. What will replace it in two years time?	Whilst Sancta Maria Hospital has announced its intention to relocate there are no current proposals for the site in Ffynone. As the site lies in the heart of the conservation area this will have to be a carefully considered development and a key issue is likely to be whether the two original villas unlisted are retained. When proposals for the site are ready they will be subject to public and stakeholder discussion via the development management process.	<p>Amend paragraph 5.6 (Character Area 1: Ffynone Road, St James Gardens, and Walter Road) as follows:</p> <p>5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years. Many of the properties facing</p> <p>Add new bullet point to the issues in this area (5.8) section as follows:</p> <ul style="list-style-type: none"> • The possible relocation of the Sancta Maria Hospital and the potential future development of this site

<p>41</p>	<p>Uncontrolled invasion of highways department clutter including numerous items of signage, white & yellow lining, 20mph signs, parking control signs etc. etc. which obscure the elements which a Conservation Area sets out to celebrate.</p>	<p>There have not been any recent highway works in the area. The management plan highlights the need to retain historic features such as kerbs in situ. If future works do occur then they should accord with Manual for Streets which is national guidance that supplements TAN18 Transport. Manual for Streets stresses that streets are 'places' and that changes to streets must be driven by a context led approach rather than highway standards.</p>	<p>Add new paragraph to the Traffic and Parking section as follows:</p> <p><i>"8.42 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010). This encourages a contextual approach not standardised designs."</i></p> <p>Amend the Branding section as follows:</p> <p><i>"8.44 Whilst there is a strong community spirit in the Ffynone Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest. With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness and place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010). Measures include:"</i></p>
<p>37</p>	<p>It is submitted that the proliferation of estate agents signs on properties for short term lettings is unsightly. Although many of the signs are directed towards students (and therefore letting for the academic year) many of the signs appear to be left on display on a permanent or almost permanent basis. In some cases once a letting has been made a sign is left up advertising vacancies for the next academic year. Others just remain displayed. We appreciate that determining whether the local authority has powers to deal with the problem presents difficulties. There is anecdotal evidence that Nottingham City Council has introduced by-laws significantly restricting the display of such signs and that Brighton and Belfast have taken similar measures. Is this a line of enquiry that has been followed up or considered?</p>	<p>Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:</p> <ul style="list-style-type: none"> • Only one board per property • The board should be removed within 14days of the sale or tenancy agreement • Size limits of 0.5m x 0.5m <p>If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.</p> <p>In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.</p>	<p>Add new text to section 8 RECOMMENDED ACTIONS</p> <p>Lettings/ Estate Agents Boards</p> <p><i>8.54 One of the issues raised by local residents regarding HMO's is the proliferation of estate agent advertisement/letting signs which are often up on a permanent or semi-permanent basis irrespective of whether a property has been let or not. Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:</i></p> <ul style="list-style-type: none"> • <i>Only one board per property</i> • <i>The board should be removed within 14 days of the sale or tenancy agreement</i> • <i>Size limits of 0.5m x 0.5m</i> <p><i>8.55 If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.</i></p> <p><i>8.56 In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.</i></p>

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			<p>Amend 8.57 bullet point as follows:</p> <ul style="list-style-type: none"> The Council will ensure that estate agents signs are monitored <i>and regulated and removed promptly in line with the information set out above</i>
27	The "spirit" of the area is being challenged. Unsightly windows in premises (in Uplands Terrace). Too many cars and coffee shops – we don't need a Costa shop, give local traders a chance	These issues have been addresses in the responses to other comments.	No change
6	Noise, Litter/rubbish, overgrowth, crime	<p>The Conservation Area Review Management Plan identifies area for potential enhancement subject to the availability of funding. The day to day cleansing of streets is changing due to financial pressures facing Councils.</p> <p>The comment about crime is not expanded upon; inspection of recorded crime for the area indicates that the Uplands Ward and the streets of the Conservation Area do not have a higher than average level of recorded crime.</p>	No change
8	Too small – needs to be enlarged to underline and justify the need. By including the business area of Uplands and Eaton Crescent with its B&B's, the economic value will be enlarged	The proposal is to expand the Conservation Area boundary to take in adjoining areas of similar architectural/ townscape character or quality. The 'economic value' is not a conservation consideration.	No Change
31	Litter is an ever present problem. It is no good placing signs saying you are entering a conservation area, or indeed the birthplace of Dylan Thomas, if you are presented with litter strewn streets and vomit covered pavements. The Council, I know, has attempted to make all members of the community aware of its responsibilities but regrettably much has fallen on deaf ears therefore it must be the Council's duty to ensure that this very remarkable area is kept in a better condition. I appreciate that the Council has many demands on its budget but street cleaning enhances an area, and if we want to celebrate the fine housing which this area contains we must address this issue too.	<p>Refuse is an issue across Swansea; this consultation was focussed on conservation issues.</p> <p>There have been community clear ups in this area in conjunction with Keep Wales Tidy in the past and this could focus on the lanes in future.</p>	No change
45	Litter. Rubbish of all kinds, cans, polystyrene packaging with stale food, broken glass etc.		
31	It is appreciated that financial constraints on all local authorities are immense. However street cleaning seems largely to consist of a motorised road sweeper driven down the clean un-littered centre of the road, unable because of parked vehicles to reach the road edges and gutters where litter and dead vegetation collect. The pavements, where some people feel it proper to deposit their fast food packaging, beer cans and the like, appear to be ignored for long periods. On a more positive note I have during the early hours seen a local fox feeling brave enough to help clear the street of discarded food. The point being made is that street cleaning is not very effective and not directed towards pavements and roadside gutters. In similar vein rubbish collection can be a bit cavalier. I have witnessed refuse collectors splitting refuse bags and spilling the contents simply by rough handling of the flimsy bags provided. The		

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	spilled litter is then left where it lies. Food waste containers, which are not flimsy, are on frequent occasions, flung around, often being left some distance from the house where they originated, and often spilling some of the food waste contents onto the road. It is just as easy to empty a food waste container in a moderately restrained manner as to throw it around with gay abandon. A visit to Eaton Crescent on any day is likely to reveal a lot of unnecessary litter, to the detriment of any effort to conserve the character of the area.		
33	Inappropriate and unsatisfactory refuse collection arrangements Many areas are ruined by scattered litter, uncleared bags, piles of DIY waste, especially in mews lanes		
37	Houses on Eaton Crescent that have deteriorated badly through long term neglect.	The condition of some of the buildings on Eaton Crescent is highlighted in the management plan at section 5.36. However it not considered appropriate for the Council to intervene using planning powers such as section 215 of the Town and Country Act	No change
45	Air quality - poor air quality at times - Port Talbot, vehicle exhaust, bonfires of waste, woodstoves in winter, barbeques in summer.	These issues are not specific to the conservation area.	No change
37	Better enforcement of existing laws over and above planning legislation is reasonably achievable. For instance better enforcement of the law concerning highways is capable of improving the quality of the conservation area. By way of specific example referable to Eaton Crescent where road side hedges are often allowed by property owners to encroach to a substantial degree over the highway (the pavement). At present the state of hedges is not too bad (in contrast to the position over the last few years) so maybe the local authority has recently been active in this respect, in which case their action is acknowledged.	Management of vegetation that overhanging the footway outside of conservation legislation. This is not a significant issue in the Conservation Area.	No change
13	Even though Rosehill Park has received some attention and care, it's obvious that more attention needs to be given to this area to improve its condition, preserving its less formal features.	Rosehill park is identified as a positive natural green space in the character appraisal at section 5.37. There is an established Friends Group for this area and it is managed as a naturalistic green space.	No change
9	HMO's, growth of licensed premises, problem of litter control and parking violations	These are all issues raised by other respondents.	No change
44	I do not perceive any issues specific to the area. The same 21st century pressures affecting the rest of Swansea and other main cities - socio-economic e.g. drug use, homelessness, lack of financial resources, poverty, and environmental.	The Ffynone Conservation area is a suburb of Swansea and yes it does suffer from wider socio-economic pressures, but the focus of this consultation was specifically on conservation issues.	No change
45	<ul style="list-style-type: none"> · Population pressure · The loss of community cohesion · Environmental problems · Financial pressure · The conflict between commercial and residential interests in the area. 		

What do you think would improve the Conservation Area?

Ref	Comment	Response	Recommended change
2	More restrictions on landlords redevelopment of the housing stock (usually done in the cheapest form).	See the response above to the issues raised about HMOs. This is a long establish use of the town houses that supports much of the vibrancy of the area. All HMOs in the Uplands Ward are subject to licencing which covers aspects such as fire safety. Planning applications for HMOs are considered on their merits. There are no restrictions in principle on HMOs. The upkeep of properties and cleanliness of front gardens of HMOs is an issue addressed through the landlords forum.	See earlier changes in response to comments about HMOs.
36	Compulsory orders on landlords to keep their properties in good and clean condition		
7	A restriction on HMO's, and a grant system to encourage families to convert the above back into family homes		
19	More and better enforcement of the restrictions imposed by Conservation Area status, for example, I have seen trees cut down without the relevant consent having been obtained.	See the response above to the issues raised about loss of detail and the cumulative impact of minor changes. The proposal is to inform all properties and HMO landlords in the area of the current restrictions on permitted development rights set by Welsh Government, plus the owners of unlisted positive houses will be informed of additional restrictions resulting from an article 4 designation that is proposed to be imposed by the Council.	See new text in relation to the control of positive unlisted homes and planning enforcement text as set out above.
41	Recommendation 2 relating to Article 4 directions should apply to more than unlisted dwelling houses marked as "positive" and be enacted urgently.		
43	Strict local government control on the issues mentioned above		
9	Implication of tighter planning controls as outlined in documents	Clear guidance is needed on the web site and timely enforcement will be necessary for cases when unauthorised change has occurred.	
17	Greater control of redevelopment, re-use, and renovations which threaten the historic nature of the area		
28	More input from Council making a strict outline of what is expected by home owners and commercial buildings when you own or rent a Grade II listed building.		
24	We agree with the management plan document for tighter controls on all the categories listed, window, doors, roofs, chimneys, porches. Architectural details, etc. We are delighted and fully endorse plans to extend the conservation area so after our days future generations can enjoy the built environment. Good luck to the team in their work.		
38	Retention of window styles and size not necessarily to be replaced by soft wood. There exist many excellent UPVC substitutes. The removal of front doors and replacement with inappropriate style/size		
42	Traditional stucco should be retained and cement render with pebble dash avoided. Support should be given to assist in the appropriate use of paint and exterior materials.		
35	Tighter building control, less appeals		
2	Controls on the business sector of the Uplands shopping area so that it conforms to the Conservation Area planning demands		See the response above regarding the important district centre function of Uplands Crescent, that the Council will continue to support.

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		The business premise have limited permitted development rights, so most changes are subject to planning controls and the Conservation Area designation allows greater scrutiny of physical changes.	
18	That gardens especially frontage are not allocated as parking zones, restricting pavement and street parking and spoiling the aesthetic characteristics of the neighbourhood. ie. Front gardens not "parking lots"	See the response above to the issue of loss of boundary walls and use of frontages for car parking. It is proposed that this is controlled through the Conservation area through the imposition of an article 4 designation to remove permitted development rights to fully or partially remove boundary walls. Proposals of this type would then require planning consent for removal of all front walls irrespective of height and this will allow the council to control these changes.	<p>8 RECOMMENDED ACTIONS</p> <p>RECOMMENDATION 1</p> <p>(para amended):</p> <p>The local planning will serve an Article 4 Direction within the Ffynone & Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.</p> <p>Boundaries and back lanes –</p> <p>(new para added):</p> <p>8.33 Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone Conservation Area and as such are a key characteristic of the area.</p> <p>RECOMMENDATION 6</p> <p>(para amended)</p> <p>Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i>, and also that proposed alterations to back boundaries are of the highest possible quality.</p>
42	Boundary walls of traditional construction and design should be retained and repaired sympathetically.	It should be noted that this restriction cannot be imposed retrospectively and it will not address the upkeep of existing walls	
13	Attention needs to be given to the general condition of the streets, including the condition and type of pavement, the street furniture, the condition of the trees (we need more), and the condition of the streets and back streets.	The condition and quality of the public realm within the conservation area is highlighted in section 8 - Recommended Actions – The Public Realm of the document.	<p>Add new text to section 8: RECOMMENDED ACTIONS as follows:</p> <p><i>The role of local amenity groups in the planning system</i></p> <p>8.49 <i>Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.</i></p> <p>8.50 <i>Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local</i></p>
30	More cleaning and maintaining of roads and pavements		
42	The Area's remaining street detailing, such as sandstone pavements, kerbs and period features should also be preserved.	There are no proposals for enhancements at present. The emphasis is on retaining heritage features such as stone kerbs in situ.	
2	Maintenance of the trees and green areas.		
11	General tightening up of control on all planted areas. Green verges properly maintained not as they currently are. Badly mowed by the Council and often left churned up and muddy	There is potential for establishing a Friends of St James park to mirror the successful voluntary groups at Cwmdonkin Park and Rose Hill Quarry. Plus there is potential for community clean up events organised by Keep Wales Tidy. These initiatives could emerge from the potential Conservation Area Advisory Committee.	
29	Maintenance of parks and other public spaces		
34	More focus on green areas eg. Rosehill Quarry, Cwmdonkin, St James Parks, The Grove and area to North (bordering Townhill)		

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			<i>interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.</i>
3	Greater control of traffic such as the endless daily parking of vehicles whose owners work in Swansea and use up the areas outside individuals own properties, preventing the people from being able to park	At present there are no proposals for changes to traffic flows or parking controls. The management plan suggests a number of possible actions however no funding allocated and the current approach is to monitor the situation.	No change
34	20mph speed limit – best for all Conservation Area so signs would be combined with signs announcing Conservation Area		
36	Sleeping policemen or 20mph restrictions in all streets off Walter Road, Uplands Crescent, Sketty Road and Glanmor Road		
24	More traffic wardens to enforce parking laws, including in the residential streets outside central Uplands.		
20	Cut down on cars		
19	regulate parking		
4	Improvement or demolition of derelict buildings	See the earlier response to the issues associated with these two privately owned unlisted buildings. Given that the planning consent for conversion/ extension to apartments has recently been renewed, it is not proposed to take any direct action and the management plan needs to be addressed to reflect this.	<p>Amend end of paragraph 8.29 in section 8 RECOMMENDED ACTIONS as follows:</p> <p>The former Ffynone Nursing Home and former RAFA Club in Ffynone</p> <p><i>“8.29..... can only be done with the Welsh Government’s approval. Due to the existence of an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development of the site the above course of action is unlikely at present.”</i></p>
41	Press for an early resolution for the former Ffynone Nursing Home & Rafa Club and refuse suggestions that the continued neglect has rendered conservation uneconomic and therefore unenforceable.		
10	Compulsory purchase by the Council of derelict properties to prevent further decay		
19	dealing with the two derelict buildings		
33	Enforcement of external maintenance of unkempt properties		
5	About two years ago I reported (and did a drawing) of a wall brick coming away in the middle of the wall. A small wall going to our own shed and next to the small wall, the big wall isn’t safe. Someone’s going to get hurt one day because the wall isn’t safe.	This issue has been reported to Building Control	No change
8	Enlarging it	The proposal is to enlarge the conservation area to include areas including Eaton Crescent, Eden Crescent, Uplands Crescent as outlined in the management plan in section 6.2. As indicated above, it should be noted that expansion of the Conservation Area will not stop change, however it will allow greater scrutiny of physical changes to ensure that the character of the area is preserved or enhanced.	No change
13	Extending the conservation area to include the majority of the community of Uplands would help to create a more active conservation area. This would provide a way to protect the character of the shopping area, as parts of it are a bit shabby		
42	The extension of the Area will help preserve the architectural and period detail in similar buildings adjacent to the core zone. A systematic plan for the future maintenance and enhancement of the extended Area will help preserve the special nature of place for future generations. Sense of place is an important aspect of community well being and pride.		
23	Inclusion only of Eden Avenue, NOT Eaton Crescent	The proposal is to add both Eden Avenue to the west and Eaton Crescent into the conservation area. Notification of	No change

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		the Conservation Area Review and proposed inclusion of Eaton Crescent within the area was posted to all properties on Eaton Crescent, plus a number of notices were displayed on the posts in the area. This comment this was the only response objecting to the inclusion of Eaton Crescent in the Conservation Area, whereas there were 12 responses from other residents on Eaton Crescent indicating support for the inclusion of the area.	
27	Possible community involvement in things including working groups for practical jobs, disseminating information, passing on ideas (each way ie Council and Community)	<p>It is agreed that there is a need to raise awareness of the conservation area designation and the restrictions resulting from this. This is highlighted in the management plan at section 8.46 and the process has already commenced with a leaflet being sent to every property and registered HMO landlord in the area.</p> <p>Once the expanded conservation area is agreed and approval granted for the serving of the Article 4, the next steps are as follows:</p> <ol style="list-style-type: none"> 1) Send out press release and inform local networks 2) Write to every property and registered HMO landlord in the area informing them of the expanded and updated conservation area. This will include details of the current restrictions imposed by the Welsh Government 3) Write to those properties where it is proposed to impose further restrictions by means of an article 4 and inform them of the process 4) Prepare guidance on maintaining properties in a conservation area and place this on the web site 5) Organise a further public meeting to invite volunteers and stakeholders to form a Conservation Area Committee which can comment on proposals within the area, liaise with the Council and organise local action. 	<p>Add new text to section 8: RECOMMENDED ACTIONS: as follows:</p> <p>Awareness Raising</p> <p><i>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</i></p> <p><i>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</i></p>
33	More community based networking activities aimed at encouraging businesses in particular to take a pride in the area		
25	Awareness – leaflets through every door, signs at major roads "Ffynone Conservation Area" Enforcement		
27	Guidance for property owners about appropriate materials for maintenance.		
45	Clarity and communication: the constraints associated with the Conservation Area should be itemized. E.g. The Conservation Area means you will need permission to trim or cut down trees, you will need permission to alter: windows, doors, roofs, chimneys, porches, architectural details, paint unpainted properties, boundary walls, fences, railings and areas of hardstand. Together with clear communication it is important that there are officers in the environmental department appointed to give or refuse permissions. To reduce the burden on officers there should be clear, detailed and specific rules to which they can refer.		
18	Information about the interior and exterior features of specific period properties to educate those that own property or utilise facilities – a reference guide		
42	Help and guidance could be given to owners so that they understand the special qualities of the Area and its architectural and design significance, so that they may help promote and retain its distinctiveness. In relation to dwellings, it may be worth considering giving assistance and guidance to help owners through community hubs and help them understand and promote the sympathetic renewal of period features, or replacement of substandard features dating from the 1970s onwards, as and when replacement is needed.		
45	The enlargement of the conservation area could be publicized in the local press and provides an opportunity to state clearly the obligations of the populous.		
33	Rigorous enforcement of appropriate rubbish disposal and collection and anti-litter laws	This area has the same refuse collection regime as the whole of Swansea. The issue of refuse left in front gardens of HMOs can be tackled through the registered HMOs and landlords forum.	No change
33	Improved refuse disposal arrangements, including clearance teams immediately following refuse collection		
27	Well positioned litter bins.	There are a number of litter bins on Uplands Crescent outside the shops. The issue of litter in this area is no worse	See earlier suggestions in response to possible community action

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19	the provision of litter bins in the area of Sancta Maria. Large amounts of litter – empty drink cans, empty sandwich and fast food boxes, crisp packets etc are thrown away by people attending the hospital. I have seen people emptying their cars and trays on to the road.	than elsewhere in Swansea. Perhaps this could be an issue for community action such as clean up days organised by the potential Conservation Area Advisory Committee.	
32	Regular street cleaning would be a bonus. I guess an initiative such as the one proposed would also encourage (or force) owners to take good care of the external parts of their properties and this would further enhance the area as a great place to live, work and visit.		
41	From the Management Plan, implement Recommendations 1, 2, 3, 4, & 8	<p>Recommendation 1 relates to the boundary review which has received positive support from the consultation.</p> <p>Recommendation 2 relates to the control of positive unlisted buildings – see other comments in response to this.</p> <p>Recommendation 3 relates to sites for possible enhancements. This issue is primarily funding, but this may be something for the community to help to implement.</p> <p>Recommendation 4 relates to new developments which are closely scrutinised through the development control process</p> <p>Recommendation 8 relates to branding which is dependent on funding.</p>	No change
27	Some uniformity of signing – discreet and well designed	This is addresses in the management plan at section 8.43	No change
33	Extension of the stunning city centre floral displays to the Uplands and Ffynone areas, perhaps with encouragement/incentives to local businesses to take part	Floral displays are being cut back as part of the proposed Council budget savings. However there is potential for community gardens and this could emerge from the potential Conservation Area Advisory committee.	See earlier suggestions in response to possible community action
42	Careful consideration should also be given to green spaces: appropriate tree selection for streets and parks and the replacement of trees which have been removed; tree preservation orders for important specimen trees, the promotion of existing green spaces and renewal of hedges.	All trees with trunks of a diameter of more than 75mm at 1.5m above ground level are protected in the Conservation Area and many trees are specifically protected by Tree Preservation Orders. This is highlighted in section 3.4 of the Character Appraisal.	No change
45	We are disturbed at any suggestion that any of the magnificent trees in St James park be removed. We feel the council is in need of professional arborists.	<p>There is no new planting proposed at present but if this does occur then this would be with the input of tree and landscape specialists.</p> <p>Section 5.15 of the character appraisal highlights the importance of the mature trees, whilst bullet point 4 in 5.19 notes that many of the trees in St James Gardens are over 100 years and that they may need replacing or some form of maintenance.</p> <p>These trees are managed by the Council's professional tree experts and any changes must consider the impact on the wider conservation area.</p>	
32	Cycle paths - ok I'm biased as a cyclist but in two years I've been in Uplands the only new thing I've seen relating to	The area is walkable and cyclable to the city centre. Specific cycle proposals or provision is outside the scope of	No change

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	cyclists is a sign painted on the pavement saying 'dim beicio' by the shops on Uplands Crescent. I obey this obviously (!) but it sums up the lack of any progress to getting people out of their cars in Swansea. Developing a conservation area should encourage people to move around by foot and bike and proper road surfaces, old style flagstone pavements, plenty of safe crossing areas and designated bike paths (particularly down Walter Road and Uplands Crescent) would really help this process.	this consultation. However these comments have been passed to the Council's Transport Strategy Officer who co-ordinates sustainable travel proposals.	
27	Encourage active people who would like walk or cycle rather than use their cars. (see Cyclists Touring Club website for ideas for 'Space for Cycling, see Sustrans website for pedestrian and cyclist friendly environments)		
22	Provision of parking areas within the grounds of commercial premises	This could harm the character of the conservation area through the loss of green space and boundaries. The general consensus emerging from this consultation is to protect gardens and boundaries from parking.	No change
42	Urban space should be protected from inappropriate in-filling in order to maintain spatial values.	The conservation area designation will ensure that proposals for new build in gap sites are carefully considered. In many cases the spaces between the buildings and the large gardens are key element of character and if this is the case then proposals for development could be resisted.	No change
13	Although attention is given to Dylan Thomas, it would be good to note some other authors who have lived in the area, including Kingsley Amis (to the south of Cwmdonkin Park), Pennar Davies (who was head of the Congregational Memorial College, in one of the derelict houses opposite the Mansion House). The dramatist John Griffiths lived in Eaton Crescent and also the authors Kate and Gwyn Griffiths.	The council has a 'blue plaque' scheme to highlight locations associates with key individuals and a plaque highlighting where Kingsley Amis lived on the Grove is due to be unveiled during the summer of 2015. The management plan contains proposals for branding in section 8.44 however this is dependent on funding. There is nothing stopping a community initiative to develop a Ffynone trail and online information.	No change
24	Some signs regarding the history of the area in the centre of Uplands, for visitors and to give residents even more pride in the area. A blue plaque where Kingsley Amis lived in The Grove or buildings with Dylan Thomas associations (apart from his former home). I am sure a statue of Dylan Thomas in the centre of Uplands would be awesome.		
24	Can home owners be provided with any help, assistance or encouragement to restore garden walls, front gardens, etc -sympathetic street signs and lighting -There area some fine builds going up Walter Rd.-are these likely to be considered for conservation too?	Boundary walls, street signage and the conservation area expansion onto Walter Road are all addressed in the management plan.	No change
14	For me, the finishing touches eg street lighting. Victorian style (or similar) in the St James Crescent, Ffynone Road area, including the approaches to Cwmdonkin Park would make all the difference, while expensive, with LED lights, these could be spaced further apart to help reduce costs.	The management plan highlights the need in section 8.43 to retain existing heritage street furniture such as the gas lamps that have been converted to electricity. Whilst the streetscene would be improved by new heritage street furniture, there is no budget for this at present.	No change
42	Redundant key architectural buildings should be recycled rather than being pulled down, particularly redundant churches where there has been significant heritage loss in the area: Finsbury Terrace, Walter Road (consider the need	Within the conservation area there is a general presumption in favour of retaining positive buildings and features that contribute to the character of the area and this is set out in sections 4.22 – 4. 23 & 8.2 of the Management Plan.	No change

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	for a city wide policy on this). One distinctive aspect of Welsh culture is its chapel and church heritage		
44	<p>Remove the restrictions and cost of operating a Conservation Area entirely and focus on environmental and socio-economic pressures more in line with the 21st century we live in.</p> <p>Architecture should not be frozen in time, these were modern buildings at the time and were not designed to last 200+ years</p>	<p>The Ffynone area is one of the best conservation areas in Swansea with a high concentration of listed buildings. It is an important element of Swansea's history as well as being a living area. This does not mean no change, rather careful consideration of all changes. Therefore there may be scope for well-designed modern buildings with the conservation area alongside retained historic buildings that give the area its special character.</p>	No change
44	<p>No benefit to residents of the area or Swansea, no apparent job creation.</p> <p>No commitment by the local authority to spend money on basic improvements such as lighting, pavements, roads and street safety initiatives.</p> <p>No commitment by the local authority to spend money at all - the onus is entirely on property and business owners.</p> <p>None of the 8 recommendations in the Management Plan commit the local authority to expenditure - the phrase used is 'as funds allow'. There are more pressing concerns across the authority than a pseudo Victorian theme park in the Uplands therefore money is unlikely to be diverted to matching waste bins and railings.</p> <p>No commitments by the local authority to do anything other than manage planning and police developments in the area.</p> <p>No proposals for green initiatives e.g. bicycle lanes or bicycle sharing, on-street recycling points (as with the European model).</p> <p>The proposal restricts eco-friendly developments such as solar panels.</p>	<p>This consultation exercise has demonstrated a positive level of support for maintaining and expanding the conservation areas designation.</p> <p>Of the 1400+ properties and registered HMO landlords in the area that were contacted in writing, this is the only significant negative response.</p> <p>Given the issues of local authority budgets the emphasis will be on managing change rather than further public sector investment. However this must be considered in the context of the £1.39m that was invested recently in Cwmdonkin Park by the Council and the Heritage Lottery Fund.</p> <p>From July 2014 all changes to roofs within conservation areas require planning consent under changes to the permitted development rights implemented by the Welsh Government.</p>	No change
45	<p>A long term strategy on the part of the council – stating aims and objectives together with a commitment to realize these aims in actuality. How are these aims to be achieved at a time of financial constraint?</p>	<p>The conservation area review and management plan sets out a framework for managing change in the area as well as a framework for possible funding applications. However this is set against the backdrop of local authority budget cuts. Therefore there is scope for partnership working where community could raise funding.</p>	No change
45	<p>Estimate the cost of vandalism stressing the effect on services and benefits. Should there be no enforcement then this will erode public confidence over time.</p> <p>It is difficult for council officers to counteract the effects of vandalism and disregard for public spaces. Not only do vandals despoil the visual integrity of the environment but they also involve extra and unpleasant work for waste disposal personnel in cleaning up.</p>	<p>Vandalism that is reported is addressed on a reactive basis by the Council.</p> <p>There is not known to be a significant problem with vandalism in the Ffynone area</p>	No change
46	<p>The Conservation Studio and the Design Swansea Team have produced a comprehensive review document which, if adopted as planning policy, could ensure that the character and appeal of the Ffynone Conservation area will undoubtedly be enhanced.</p>	<p>Noted</p>	No change

The Character Appraisal document identifies a number of different character areas, do you agree with the extent and description of the different character areas?

Respondent	Yes/No	Comments		
31	Yes	I would support the proposed additions to Ffynone conservation area. They include areas of characterful houses and streets which are worthy of inclusion into the existing conservation area. Swansea has a number of conservation areas and they should be celebrated and enhanced.	General support noted for the extent and description of the existing character areas	No change
1	Yes	These respondents ticked yes, but did not to expand on this.		
3	Yes			
4	Yes			
5	Yes			
7	Yes			
8	Yes			
9	Yes			
10	Yes			
11	Yes			
17	Yes			
18	Yes			
23	Yes			
24	Yes			
25	Yes			
27	Yes			
30	Yes			
20	Yes			
33	Yes			
34	Yes			
43	Yes			
45	Yes			
41	Yes			
13	Yes			
38	Yes			
22	Yes (in the main)	These respondents indicated that they were supportive with reservations but did not expand on this.	General support noted for the extent and description of the existing character areas	No change
36	Yes – with reservations			
14	Yes	Unfortunately, the coloured areas do not show on black and white copy. But yes I am in general agreement.	The final document has been designed primarily to be viewed on screen in colour as a pdf. It does not need to be printed.	No change
40		Character Area 1 – Agreed Character Area 2 – negative features <ul style="list-style-type: none"> Agreed apart from boundary walls to No 5 which is not concrete block but the original moulded plaster made to look like stonework Sad that street lights not replaced with similar to Constitution Hill particularly those either end of stretch of which No 5 is part No enforcement of changes to windows of No 6 which is listed Character Area 3 – agreed	The various comments on each of the character areas are noted and the document will be updated as necessary	Amend character area 2 text to remove reference to 'concrete block wall outside no 5 Cwmdonkin Terrace'. Add bullet point to section 8: RECOMMENDED ACTIONS as follows: The Public Realm (8.43) <ul style="list-style-type: none"> Ensure that the range of street furniture and lighting reflects the heritage status of the area.

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		<p>Character Area 4 – the jewel in the crown – St James Court good example of modern housing Character Area 4a – potential to improve Character Area 5 – a mess! Parking a huge problem Character Area 6 – another mess – no control on shop fronts (look at Bath to see what can be done) Character Area 7 – potential to improve Character Area 8 – listing has allowed this area to remain pretty much intact</p>		
37	Yes	<p>1. Numbers 78-106 Eaton Crescent and beyond as far as Bonvil Terrace (not Gonville Terrace, as stated in 2.15 of the Management Plan). These houses were built with the "best" side of the house facing away from the road and overlooking the sea. For what it is worth many residents refer to the sea side of the house as the front and the road side as the back. With the exception of many of the "front" doors being on the road side, the houses are built back to front with original outhouses, sculleries, kitchens and walled yards built between the main house and the main road. It is the presence of these outbuildings and yards, their upgrading and in some cases extension that accounts for what the Management Plan at 2.15 calls "unsympathetic forward extensions". The point being made is that to a large extent these "extensions" are not additions to the properties but original structures, albeit in some cases upgraded or added to. Old maps confirm the long term presence of these outbuildings and yards.</p> <p>It is not suggested that to have, fronting onto the street, outbuildings that are normally hidden at the rear of properties enhances the quality of the area, but it is suggested that conservation issues should concentrate on the sea facing elevations of these houses as much as on the roadside elevations.</p>	<p>The comments on the Eaton Crescent character area are noted. It is agreed that in this area the 'backs' that faces the street is as important as the 'fronts' that faces Swansea Bay. Both elevations need consideration in any changes given the unique nature of this area.</p>	<p>Add an extra bullet point to the issues for this area as follows:</p> <ul style="list-style-type: none"> <i>The need to carefully consider changes to the street elevations and the garden elevations that face Swansea Bay, that are widely visible.</i>
2	Yes	<p>These all reflect on the appearance and character of the whole area</p>	<p>The Conservation Area Review sets out character descriptions for the different character areas. This identifies what makes each area different and distinct – for example the area around St James Gardens is very different from Mirador Crescent in terms of layout, greenery and architecture. The clarity on what makes each area different will allow better management of change rather than adopting a generic approach.</p>	<p>No change</p>
44	No	<p>Within the 'character areas' there is still a variation on the appearance and construction of properties therefore I do not see there being a value in using different guidelines for each.</p>		
15	No	<p>I feel the scope of protection is too great, not allowing owners (especially businesses) to make necessary alterations (although admittedly, I am so far unsure how restrictive this will be)</p>	<p>There is a general consensus emerging from this consultation that there is insufficient protection rather than too much. Ultimately the conservation area designation will not stop change but it will ensure greater scrutiny of change and require higher standards.</p>	<p>No change</p>

The Management Plan document proposes the enlargement of the conservation area, do you agree with the proposed boundary change?

Respondent	Yes/No	Respondent Comment	Council Comment	Recommended changes		
1	Yes	Blank	The general support for enlargement of the conservation area is noted.	No change		
2	Yes	Blank				
3	Yes	Blank				
6	Yes	Blank				
5	Yes	Blank				
		Blank				
8	Yes	Fully support the plans as a home owner in the area				
11	Yes	Blank				
13	Yes	I agree with expanding the conservation area.				
15	Yes	Blank				
18	Yes	Blank				
20	Yes	Blank				
21	Yes	Blank				
24	Yes	Blank				
27	Yes	Blank				
28	Yes	Blank				
32	Yes	I agree with the extent and description of the character areas and the enlargement of the Conservation Area and would support tighter planning controls to protect the special character of the area.				
37	Yes	We approve of the existing Conservation Area and agree with the Character Appraisal made by 'The Conservation Studio'. We agree with the proposed extension of the area and agree with the proposed Management Plan, including each of the eight recommendations made therein.				
45	Yes	Blank				
42	Yes	Blank				
36	Yes	Blank				
43	Yes	I would welcome the enlargement of the conservation area and proposed boundary changes. All the proposed additions to the Ffynone Conservation Area are in my view fully justified. They, together with the existing conservation area, are the historic heart of the area and to not include them would make no sense in the efforts to preserve history, and the destruction of this historic area of Swansea would continue until it is too late to stop it.				
39	yes	I would support the extension of the Conservation Area as proposed and the revised boundary does seem sensible and logical . It is always a difficult line to draw . My only query would be whether or not all or part the former Llyn y Bryn school site should also be included as the building on Brynymor Hill does make a significant contribution to the character and appearance of this part of Swansea .			The former Llyn Y Bryn site has outlined planning consent for redevelopment as either apartments or sheltered housing. There is a requirement that the façade onto Brynymor Hill is retains as this does make a significant contribution to the character if the area. In is not considered appropriate to include just this façade within the new conservation area boundary, however as the rear of the footway would the the conservation area boundary, this façade would need to be considered as 'setting' to the conservation area in any future planning applications for the site.	<p>Add new paragraph to Character Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent as follows:</p> <p><i>5.35 A further point of interest in this location is the Llwyn Y Bryn site and in particularly the existing facade onto Bryn Y Mor Road which is to be retained for its impact upon the character and appearance of the Ffynone Conservation Area. It is important to note that whilst this site falls outside of the conservation area, sites on the periphery of such areas are</i></p>

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				<i>considered in a similar manner for the impact upon the setting of these heritage areas.</i>
39	yes	Is the name of the Conservation Area still appropriate; could it be the Ffynone and Uplands Conservation Area?	Given that the proposed boundary includes the commercial area known as Uplands the suggestion to rename the conservation area makes sense.	Change name to Ffynone & Uplands Conservation Area throughout document.
33	Yes	<p>The inclusion of Uplands Crescent is important and welcome. Local businesses have an important role to play in developing and maintaining the character of the area, and should also contribute to its appearance. For example, much of the litter that ruins Uplands Crescent and Terrace comes from food cartons and drink containers purchased locally. There should be more litter bins, and encouragement of people to use them at the time they make a purchase.</p> <p>Fast food outlets should be required to control and clear up litter derived from their products</p> <p>The student population takes little pride in the area, and are prone to leaving litter around, both in the Uplands and in the University. A joint effort by the Council and the University might be productive in changing this.</p>	<p>The proposal is to include Uplands Crescent within the conservation area as although the shops have seen considerable change, the area still has a distinct and special character of similar importance to the existing area.</p> <p>This area is also covered by the District Centre Planning Guidance in order to control the mix of commercial uses.</p> <p>The issue of litter and cleansing is covered in earlier comments.</p>	<p>See earlier text added as paragraph 1.?</p> <p>Also see earlier text added as character area 6: Uplands Crescent</p>
9	Yes	Good to include the Uplands shopping area		
7	Yes	If the proposed additions to the Conservation Area are agreed, will there be any retrospective planning restrictions	Whilst there is potential to impose an article 4 designation to provide greater control over changes to details such as boundary walls, this is not retrospective as highlighted in section 8.6 of the management plan.	No change
4	Yes	I feel Eaton Crescent should be included. Unless action is taken quickly, cumulative, small changes will result in the total lack of character in what is presently an attractive crescent, in spite of some horrendous recent developments	<p>The proposal is to include Eaton Crescent within the conservation area as it has a distinct and special character of similar importance to the existing area.</p> <p>It should be noted that conservation area designation of Eaton Crescent will not stop change but it will ensure greater scrutiny of proposals.</p>	No change
10	Yes	The special atmosphere of Eaton Crescent has been allowed to be harmed by poor quality conversion of large properties and the removal of front walls and gardens to provide parking. The conversion of houses to flats and bedsits has put pressure on car parking spaces and increased traffic.		
12	Yes	Many Eaton Crescent properties have been ruined by HMO's. These properties originally had outstanding historical features but have been gutted of these. Increasing the Conservation Area to include Eaton Crescent would help put a stop to this.		
17	Yes	As residents of Eaton Crescent we very much		

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		welcome the proposal to include Eaton Crescent in the Conservation Area. This would encourage house owners to keep their properties in good repair and would help to preserve the traditional fascades and streetscape of the crescent		
19	Yes	It is right that Swansea should protect its heritage. Eaton Crescent should already have been included in the Conservation Area for example. It is a pity that so many of the properties there have become student lets. In general , this is a comment which could be made of the whole of the Uplands although, with the expansion of the university and met university, the students have to hace accommodation somewhere reasonably close to where they study. This is a difficult issue.		
30	Yes	I agree that Eaton Crescent should be included but feel that it is too late. Many of the properties in Eaton Crescent have been altered and updated with no regard to the character of the road. Some properties have been allowed to become run down and derelict eg No 12. Also, the road and pavements are not well maintained		
34	Yes	I think excellent to include Eaton Crescent, Uplands Shopping Centre and Sketty Road and green area to north – bordering on Townhill and Rosehill Quarry	General support noted	No change
22	Yes (with some reservations)	If Eaton Crescent and Uplands Crescent are to be included in the area, there needs to be a big clean up, as the area borders on 'bed sitter land'. There is a real problem with rubbish bags being left in the street and rubbish blowing around as they are left out at the wrong time for collection. Also, the pavements in Uplands Crescent, especially outside the shopping area are in a poor state of repair, as well as being covered in chewing gum and litter	See earlier responses in relation to rubbish and cleansing.	
14	Yes	Perhaps the boundaries could be extended South Westwards to include the properties of Oakwood Road bordering Brynmill Park.	The area west of Eaton Crescent and Sketty Road is not considered to have the original architectural quality or remaining details to warrant conservation area status.	No change
44	No	The architecture in the areas proposed as extensions is no different to that in adjoining streets e.g. Gwydr Crescent, Beechwood Road, Brynymor Road and King Edwards Road. To be fair and equitable the conservation area would therefore have to extend to cover all of the Brynmill and lower Brynymor Road areas.	The houses along Oakwood Road facing Brynmill Park with double height bay windows and distinctive first floor verandas are worthy of conservation status potentially as part of the expansion of Sketty Conservation area at a future date not as part of the Ffynone Conservation area review.	

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14	yes	I would also include the green area bordering Pant Y Celyn Road to prevent any unwarranted development there	The houses on Pant Y Celyn road that form part of Townhill are not considered of sufficient quality to warrant conservation area status however the undeveloped slope immediately to the south is proposed for inclusion as setting to the Ffynone Conservation area and this in turn will mean that the Pant Y Celyn road area is covered by planning policy that requires the 'setting' of the conservation area to be considered in any changes.	<p>Add new text to paragraph 5.40 in relation to Character Area 10:</p> <p>Terrace Road, Rosehill Quarry and the green wooded backdrop to the north</p> <p><i>5.40 Due to the topography of the land which rises steeply up the hill to the north of the Conservation Area, the green woodland which lies between Terrace Road and Pant-Y-Celyn Road forms a natural backdrop in views from and across the Conservation Area. It is also clearly visible in very long views from the City Centre, allowing the location of the Conservation Area to be determined. As such although Pant -Y-Cleyn Road lies outside of the Ffynone Conservation Area any development in this location could potentially impact upon the setting of the conservation area and this must be taken into consideration for any applications submitted for sites along this road. Whilst there is no immediate threat to this woodland,</i></p>
36	yes	It would be wonderful if both Brynmill and Bryn Road areas were covered and even better if all the "renovated" houses on Bryn Road were put back into their original condition. The houses on the road are probably the most looking in Swansea	The area west of Eaton Crescent and south of Sketty Road is not considered to have the original architectural quality or remaining details to warrant conservation area status.	No change
42	Yes	There is an opportunity to expand the southern boundary of the Conservation Area, in order to make it a distinctive city zone, including the area bounded by Brynmill Lane, Bryn Road and Kind Edward Road, which are all bounded by the special green spaces of Brynmill Park, Singleton Park, the Recreation Ground and the cricket ground and all with an aspect towards the sea. Streets such as Beechwood Road and Glanbrydan Avenue, immediately south of the commercial centre, have interesting details, including fine period canopies of cast iron construction and relatively un-modernised bay windows. Gwydr Crescent provides an imposing street of three-storey houses leading up to the commercial centre of the Uplands and frames the approach to the Uplands from the south. It has equivalent architectural features and significance as the architecturally similar houses on Brynymor Road as it rises to meet Walter Road. Bryn Road, with its imposing terrace looking out to sea is reminiscent of Welsh seaside town architecture (Aberystwyth) and has suffered particularly from unsympathetic removal of period bay window features which diminish its architectural value. The green spaces bounding this area are all protected parks, but the cricket ground and Recreation Ground should be given conservation status. The cricket ground has an		

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		iconic place in Swansea's sporting history.		
40	Yes	Agree with all but do question whether land to rear of council flats on Penlan Crescent needs to be included	These flats do not have the quality to be included within the conservation area but this area is covered by planning policy that requires the 'setting' of the conservation area to be considered in any changes.	No Change
26	Yes	Vine Cottage, Terrace Road should be included in the new boundary	The stretch of Terrace Road below Rosehill Park is currently included within the conservation area boundary. The eastern length of Terrace Road lined by houses in Mount Pleasant is not considered to have original architectural quality or remaining details to warrant conservation area status.	No change
16		I have no thoughts on the matter except "why bother?"	This consultation has demonstrated a strong support for both the existing and proposed expanded conservation area designation.	No change
25	Yes/No	Yes, but sometimes we wonder what the point is when we can't enforce in the area that currently exists	Comment about enforcement noted –	see earlier comments in response to this.
23	No	Most of the area for extension is beyond redemption. Only Eden Avenue worth including	The conservation area review demonstrates that the entire conservation area has a high quality character that it is desirable to preserve/ enhance.	No change
29	No	We feel it's an unnecessary extension	No further explanation is given by this respondent. This consultation has demonstrated a strong support for the expansion of the Conservation area	No change
35	No	This as said before this area is a residential area and should not be allowed to become a HMO area	This respondent does expand on their objection to the expansion of the conservation area. See the earlier comments in response to the concerns about HMOs.	No change
38	No	The general sentiment is that the conservation area which now exists has failed to retain many features which should have been "conserved". The expansion of the conservation area would only be a positive move if basic criteria could be inspired.	See earlier comments about greater controls by means of an article 4 and enforcement.	No change
44	No	Having read both the Appraisal Report and Management Plan I cannot see the rationale behind the proposed changes, not least as there are no benefits to property owners. I have no further views specifically on the use of character areas other than to state that I do not agree with extending the current conservation area to include them.	The purpose of conservation area designation is for 'public good' in terms of heritage and public realm. The Council is required to review the conservation areas by legislation and this must include a review of boundaries. This consultation has demonstrated a strong support for the current and proposed expanded conservation area. All properties within the expanded conservation area will be informed of the new status	No change

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The Management Plan document proposes the introduction of tighter planning controls to provide a greater protection against unsympathetic changes to windows, boundary walls etc which could harm the special character of the Conservation Area, do you agree with this approach?

Respondent	Yes/No	Windows	Doors	Roofs	Chimneys	Porches	Architectural detail	Painting of unpainted properties	Boundary walls, fences, railings	Areas of hardstanding
1	Yes	X		X		X	X			X
2	Yes	X	X	X	X	X	X	X	X	X
3	Yes	X	X	X	X	X	X	X	X	X
4		X	X	X	X	X	X	X	X	X
5									X	
6										
7	Yes			X	X		X			X
8	Yes	X	X	X		X		X	X	X
9	Yes	X			X	X	X	X	X	X
10	Yes	X	X	X	X	X	X	X	X	X
11	Yes	X	X	X	X	X	X	X	X	X
12	Yes									
13										
14	Yes						X	X	X	X
15	Yes			X		X		X		
16										
17	Yes		X			X	X	X	X	X
18	Yes	X	X	X	X	X	X	X		X
19	Yes	X	X	X	X	X	X	X	X	
20		X	X	X	X	X	X	X	X	X
21	Yes	X	X	X	X	X	X	X	X	X
22	Yes	X	X	X	X	X	X	X	X	X
23	No									
24	Yes	X	X	X	X	X	X	X	X	X
25		X	X				X		X	X
26										
27	Yes									
28	Yes	X	X	X	X	X	X	X	X	X
29	No									
30	Yes	X	X				X	X	X	
31										
32										
33		X		X	X				X	X
34		X	X				X			
35	Yes	X			X	X	X	X		
36	Yes	X	X	X	X	X	X	X		
37	Yes	X	X	X	X	X	X	X	X	X
38	Yes	X	X	X	X	X	X	X	X	X
39										
40		X	X	X	X	X	X	X	X	X
41		X	X			X	X		X	X
42	Yes	X	X	X	X	X	X	X	X	X
43		X	X	X	X	X	X	X	X	X
44	No									
45	Yes	X	X	X	X	X	X	X	X	X
Total		29	25	24	23	26	29	26	26	26

Do you have any further comments you wish to make

42	The council are to be commended for reviewing the quality of the cityscape, which if improved can only add value, both architecturally and culturally to the area	Support noted	No change
9	Hope that the City will be able to staff planning office such that it can deal with increase in planning applications in a timely manner	The development control and enforcement teams are now fully staffed so this should allow timely decision making.	No change
10	I'd like the "street facing" character of properties retained, whilst those "lane facing" characters wouldn't be under such strict planning controls	This comment reflects a context led approach that recognises the public and formal front elevations and the more plain rear elevations. This approach is currently used when considering proposals in the conservation area, however in some areas such as Eaton Crescent and the streets behind properties the rear elevations and outbuildings are equally important as highlighted in Recommendation 6 of the management plan.	No change
13	More care is necessary with the spelling of the names. For example, there is no need for the 'e' at the end of 'Bryn-y-môr' and 'Glanmôr', as 'môr' is the last element of these. 'Ffynhonne' and 'Sgeti' are of Welsh origins, and the spelling should respect this.	'Bryn-y-môr' and 'Glanmôr' were erroneously spelled by the consultants in the document and all instances of these have been changed. The spelling of street Sketty and Ffynone reflects the street names and postal addresses.	Corrected the spelling of 'Bryn-y-môr' and 'Glanmôr' throughout the document.
16	Whilst the refurbishment of Cwmdonkin Park can only be applauded, didn't anybody in the planning department foresee the increase in car parking making life difficult for residents	Cwmdonkin park is a long established green space within the city that is easily accessible by foot, cycle and public transport. As an established park, the Council could not require car parking as part of the recent improvements. Furthermore the accommodating of parking within the park would have been harmful to the special character.	No change
19	There is land around Sancta Maria which should be utilised for parking thus avoiding or minimising, at least, parking difficulties. The hospital authorities have no consideration for local residents.	Land at Sancta Maria is used for off street car parking. The potential work needed to accommodate additional off street parking would be harmful to the conservation area character and would not be allowed. Since the consultation it was announced that Sancta Maria Hospital will be relocating away from the conservation area.	Add new text to Character Area 1: Ffynone Road, St James Gardens, and Walter Road as follows: 5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years. Many of the properties facing St James Gardens are in office use..... Also add a new bullet point to the issues for this area:
33	The Sancta Maria Hospital for example has been most diligent in looking after it's estate and the surrounding area, yet has been repeatedly opposed in it's plans for development, such that it is now planning to move to Fabian Way. I doubt very much that whatever replaces it will contribute as much to the environment. Look at what happened when the Tredillion House, a charming small hotel, was sold. The appearance of the building and garden will never recover.	During the consultation, sancta Maria Hospital announced plans to relocate outside the conservation area (to the Felindre Business Park). If this does occur then there will be a significant site up for reuse.	• The relocation of the Sancta Maria Hospital and the potential reuse of the site on Ffynone Road
21	Shame other areas of Swansea of historical interest that have already been demolished	This consultation is about the Ffynone area which has an acknowledged historical interest.	No change
23	Less red tape please	This consultation has demonstrated a strong support for greater controls over changes to details such as front boundary walls. This will need a further consultation process and all properties will	No change

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		be informed.	
28	Although Belgrave Gardens is trying to keep all listed buildings as they should be, the commercial property very near us is an ugly nightmare!	Insufficient detail provided	No change
32	I realise that some of my comments above may be beyond the reach of what is being proposed however I think any conservation plan for the area should consider what sort of place we want Uplands / Ffynone to be. It is a unique and special part of Swansea and enhancing this area through conservation could also be linked to the wider regeneration of Swansea. Please look after our old buildings (Palace, Albert Hall etc.), they aren't many left and they should be a key feature of any regeneration plan for Swansea.	There are no regeneration issues as such in the Ffynone area and the area does not face the challenges experienced elsewhere in Swansea. In the wider city, the intention is to link the reuse of listed buildings at risk in the city centre such as the Palace and Albert Hall to regeneration projects that have wide ranging benefits beyond heritage.	No change
33	Local businesses could play as much part as residents, and should be nurtured and supported. It's not just shops – institutions such as the Sancta Maria Hospital, Ffynone House School, Hillside Nursing Home, the Life Centre and St James' Church are huge assets to the area that should be valued and nurtured by both the Council and local residents.	Planning and conservation legislation can control physical changes and land uses. The mix of uses is a key element of the character and vitality of Ffynone as outlined in the review, but this legislation cannot favour specific businesses or establishments.	No change
33	I urge the Council to make sure we don't also lose other assets such as Ffynone House School, Swansea's only independent but inclusive and academically highly successful school, which maintains an attractive building, contributes much to the locality, and is an essential asset in the City's resurgence as a business, commercial, academic and sporting centre in Wales.	Planning and conservation legislation can control physical changes and land uses. The mix of uses is a key element of the character and vitality of Ffynone as outlined in the review, but this legislation cannot favour specific businesses or establishments.	No change
37	St James Church became a parish church in 1985 and not 1885 as recited in 2.8 of the Character Appraisal. The earliest houses in Eaton Crescent, apart from Bryn y Mor House itself (now the Convent) were at the Western end of Eaton Crescent and not the Eastern end as set out at 2.15 of the Management Plan. See eg the 1877 Tithe Map. Also in 2.15 of the Management Plan the "one off pair of stuccoed houses" at 78 and 80 Eaton Crescent were built in 1882 or 1883. In our possession are documents with the deeds for No 80 which confirm this. These two houses occupy a prominent corner position on the Crescent and (especially NO.78 which has always been in private hands) both retain most of their external original features.	Additional detail noted	Changes made as suggested.
37	Information and advice available to property owners. One difficulty facing property owners wishing to conserve their property is finding tradesmen and/or firms (preferably local) who have the ability, knowledge and inclination to carry out suitable good quality repair and restoration work. Decorative masonry, decorative woodwork and decorative stucco/rendering work come to mind. Does the council maintain any list of such people or a list of suitable contacts?	The conservation area designation is not about stopping development or people living in the area, rather the focus is on carefully managing change. There is evidence to suggest that living in a conservation area actually increases property values. Since the consultation on the conservation area review was undertaken, further restrictions on permitted development rights have been introduced by the Welsh Government that for example restricted changes to roofs in all conservation areas. It is agreed that greater awareness of the conservation area designation and resulting restrictions is needed and this has commenced with this consultation.	Add new text to section 8: RECOMMENDED ACTIONS as follows: Awareness Raising <i>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</i>

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44	A practical 'Plan B' as it were for owners is not clear from the documents presented.	The Council cannot recommend builders or contractors, however we can sign post guidance on traditional techniques and questions to ask trades people. Information on looking after buildings in the conservation will be made available to householders and property owners setting out the permitted development rights and guidelines for alterations.	<i>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</i>
44	Property values will decline as people will not wish to purchase houses in an area where they have to get planning permission for basic changes such as house painting, replacing old impractical roofing or 100 year old chimneys, adding satellite dishes etc. These are restrictions on the free and practical enjoyment of property ownership - it is no longer your own property. Many people will have purchased or inherited property in the area without any knowledge of the building restrictions the council and some residents wish to place on the area and without signing up to be part of an architectural preservation society. There is likely to be house price 'deflation'.		
40	<p>The life of Dylan Thomas</p> <p>Hunchback did not refer to the park keeper</p> <p>A.2.3 don't think he failed but was placed on last level for call up</p> <p>5.20 The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941. From 1942 to about 1951 it was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Martin Amis was born there.</p>	Corrections and additional information relating to Dylan Thomas noted	<p>Make changes as suggested</p> <p>Amend paragraph 5.16 (character area 4) as follows:</p> <p><i>5.16 This predominantly residential Character area was built mainly between the 1870s and 1900. It centres on The Grove, with its small area of central green space with its mature trees, which leads up to the entrance to Cwmdonkin Park. Views up The Grove, taking in this entrance and the strong line of trees above, are of special merit The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941. From 1942 to about 1951 it was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Martin Amis was born there. Facing Uplands Crescent, the properties are larger and generally detached, and some are in commercial uses, such as a dog grooming business and a solicitor.</i></p>
41	Recommendation 5 - is too restrictive and will cause significant issues in relation to para. 2.50 "materials"	These recommendations relate to highly visible out buildings due to the significant level differences and control over details and materials is considered necessary	No change
41	Recommendation 6 - will introduce further highway department clutter, enforcement of current controls should be considered first.	Manual for Streets requires a context led approach to any highway works, so any new signage would need to be the minimum necessary and carefully sited.	<p>Add new text to section 8; RECOMMENDED ACTIONS as follows:</p> <p>Traffic and Parking</p> <p><i>"8.42 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010). This encourages a contextual approach and not standardised designs."</i></p> <p>Also amend the text on Branding as follows:</p> <p><i>"8.44 Whilst there is a strong community spirit in the Ffynone Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest.</i></p>

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			With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness and <i>place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010). Measures include:</i> "
41	Recommendation 7 - is unrealistic in terms of stone paving & kerbs an cannot be maintained.	This recommendation relating to the public realm is 'as funds allow' but it also related to the retention in situ of existing historic features such as stone kerbs	No change
44	It is placing an artificial 21st century construct on a Victorian and 20th century townscape	Conservation area designation is a national requirement and there are 31 such areas in the City and County of Swansea that are considered to have special historic and architectural interest. They are living places where change is carefully managed.	No change
45	Concrete roof tiles are too heavy for some of the properties. In wet weather they tend to swell and become even heavier.	The recent changes to permitted development rights now control changes to roof materials within all conservation areas. Therefore further use of concrete tiles on traditional roofs can be controlled, but this cannot be applied retrospectively to past alterations.	<p>8 RECOMMENDED ACTIONS:</p> <p>(para amended)</p> <p>8.4 <u>Permitted development rights for house in conservation areas include:</u></p> <ul style="list-style-type: none"> • The replacement of traditional roof materials with concrete or artificial slate roofing • Removing chimney stacks or adding rooflights • Changing original timber windows and front doors with uPVC or aluminum • Adding front porches • Demolishing front boundaries walls and losing front garden space to create car parking areas • Adding micro-generation features such as solar panels or photo-voltaic cells to the front any roofslope
45	Some of the photographs in the document were disappointing and we support the idea of a high quality photographic record.	No details of which photographs are disappointing has been provided. They are all considered to be necessary to illustrate points and a separate baseline photographic record survey will be undertaken at the point of adoption.	No change
44	<p>Cost of repairs. This is linked to property values, as the cost of maintaining a property in the style allowed by the local authority will be more expensive than other areas where painting or pebble dashing a house or removing an old crumbling chimney, slate roof or wooden windows will be vastly cheaper options than maintaining old architecture.</p> <p>I do not see anywhere any reference to the increased burden on property owners of the difference in cost of repairs, or plans to assist property owners other than a reference in the Management Plan 3.3 (medium to long term) to 'consider a grant scheme'. This is not a commitment to provide financial assistance.</p>	<p>The heritage approach is often to repair rather to replace and this can often cost less. Unfortunately the Council cannot consider a grant scheme due to budget pressures and the relative affluence of the area.</p> <p>The loss of historic details has emerged as an issue from this consultation and it is proposed that some properties will have permitted developments rights removed for alterations to front elevations. Changes to the roofscape are controlled by changes to the national permitted development rights introduced by welsh government in July 2014. There are no restrictions on permitted development rights to rear elevations of ulisted houses.</p>	<p>9 ACTION PLAN</p> <p>Removed reference to 'considering a grant scheme' from Medium term list</p>
40	I think this is a bit like shutting the stable door after the horse has		

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	bolted! Unless you give 100% grants to upgrade windows, doors, shop fronts nothing will be achieved		
44	Properties have an interior structure which may well to have been designed to last 100+ years. If properties start to crumble due to structural defects, it may well be prohibitively expensive for owners to commit to major renovations matching the original style rather than demolishing and rebuilding a modern property.	Much of Swansea is over 100 years and still standing. If a building or structure deteriorates to the point that it is considered to be dangerous then this would be covered by the Building Act 1984 and the Council could take direct action to make safe.	No change
44	<p>Overall the proposal to restrict planning approval for commercial and rental use of property will lead over time to a preponderance of unused properties which will affect the appeal of the area. The Management Plan does not attempt to explain in practical terms what will happen to properties whose owners cannot afford more expensive repairs to maintain old architecture or properties for which planning permission for re-use has been denied e.g. St Andrews House (Eaton Crescent).</p> <p>These properties will either fall into further decline (as with a currently vacant house at the top of Bonville Terrace) or remain empty and prey to squatters and deterioration over time.</p>	<p>The Conservation Area designation doesn't mean no change, it means closer scrutiny of change. The conservation area designation recognises that the area is a vibrant mixed use area with a significant residential population. It does not restrict changes to HMOs but this consultation has indicated them to be a wider issue in the area.</p> <p>Where HMOs may not be permitted due to planning issues, there may be other acceptable uses such as family homes or self-contained flats.</p>	<p>Amend paragraph 2.15 as follows:</p> <p>2 HISTORICAL DEVELOPMENT</p> <p>2.15 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. <i>Over time a number of the large houses in the area have been converted to House of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living. Whilst more mixed uses have developed</i></p> <p>Also amend paragraph 4.1 as follows:</p> <p>4 THE BUILDINGS OF THE CONSERVATION AREA</p> <p>Building types, uses and dates</p> <p>4.1, carefully designed so as not to adversely affect its setting. <i>Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.</i></p>
44	The Management Plan 2.42 says that the council may carry out work and then 'place a charge' on properties which I regard as very unfair	The ability to undertake work under section 215 of the Planning Act and to seek to recover the costs is set out by Westminster and is an options open to all Councils across the UK	No change
44	If the council eventually enacts compulsory purchase orders, what then? The council will not be likely to redevelop these into 'millionaires' family homes (and no millionaire would wish to live in the conservation area, likely preferring a more rural or seaside home) and will be unable to sell or develop as flats or other rentals by the terms of the conservation area. There is mention of 'handing to a new owner' which again I would regard as unfair to the original owner.	The use of CPO powers is set out by Westminster and is an option open to all Councils across the UK. It should be noted that the CPO process is only used in cases of public interest and it is not proposed to use this approach in the Ffynone area at present. However if the Council were to use these powers then they seek to dispose to a new owner for the highest value.	<p>Amend paragraph 8.29 as follows:</p> <p>The former Ffynone Nursing Home and former RAFA Club in Ffynone Road</p> <p>8.29 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. <i>Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development the above course of action is unlikely at present.</i></p>

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44	<p>Parking issue. There is a mixed message here. On the one hand there are several observations regarding parking difficulties. On the other hand, initiatives which would increase parking (e.g. applications for rental developments which include additional parking and removal of gardens to allow off road parking) are objected to (see the Uplands Area Community web site). Either more parking is required and therefore initiatives to increase it are desirable, or it is not in which case references to parking issues should be removed from the Appraisal Report and Management Plan e.g. Management Plan section 2.3.</p> <p>The proposal appears to be at least partly driven by opposition by some residents to further rental properties and commercial use in the area, together with a focus on parking issues (while at the same time objecting to planning proposals which include additional parking - e.g. St Andrews House, 86 and 155 Eaton Crescent, and objections to removing front gardens to create parking by residents). This presents me with a conundrum - either more parking is required and therefore initiatives to increase it are desirable, or it is not in which case references to parking issues should be removed from the Appraisal Report and Management Plan.</p>	<p>The issues with existing car parking are highlighted in the management plan. There is a further issue with the pressure for additional off street parking resulting from changes such as conversions to HMOs. This often requires the removal of front boundary walls which is identified in the review as having a negative impact on the conservation area character. Therefore the proposal is to control the future removal of boundary walls through the imposition of an article 4 designation. These issues are clearly differentiated in the management plan.</p>	No change
44	<p>Management of the conservation area. I note in the Management Plan 2.67 that the possibility of setting up a 'conservation area advisory group' was dismissed by the group of locals engaged in March 2013 - in favour of ability of 'one or two proactive local residents' to influence key planning decisions. This concerns me as however helpful and concerned the volunteers are, they are neither council employees nor elected therefore they are not accountable to the wider community.</p> <p>If the existing Conservation Area is retained or extended, a group should be set up to act as a 'focus group' and should comprise a mix of property owners (private and rental/HMO), commercial property owners and rental tenants together with representatives from the local authority. As an example, the Swansea Landlords' Forum and Steering Group for rental property owners and interested parties worked well.</p>	<p>It is agreed that a representative advisory group should be set up if there is sufficient local interest to comment on planning applications and changes within the conservation area. However the Council cannot insist on this - it needs willing volunteers.</p>	<p>Add new text to section 8: RECOMMENDED ACTIONS with regard to community engagement as follows:</p> <p><i>8.49 Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.</i></p> <p><i>8.50 Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.</i></p>
45	<p>We would like to suggest a meeting between Council officers and residents once or twice a year.</p>		
44	<p>I would like to know how much this exercise has cost the local authority - at a time when Wales is under funding pressure and council tax payers are also suffering from financial pressures I would like to understand the reasons for the approach taken in a wider review of the original conservation area, with no apparent socio-economic benefits for the city. I understand that conservation areas have to be reviewed but this appears to be a much wider ranging exercise involving external consultants than may have been necessary.</p>	<p>The Conservation Area review was funded during the 2013/14 financial year from a salary underspend within the Design and Conservation Team. The consultants were competitively procured for their expertise in reviewing Conservation Areas. The draft report cost £6,090 and the costs of consultation and finalising the report have been met from ongoing Council staff budgets within the Council.</p>	No change

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44	What is the view of the 4 elected council members?	The Ward Members are fully aware of the Conservation Area Review. Two of the Ward Members attended part of the workshops and drop in sessions. They will be able to communicate their views at the committee when the Conservation Area Review is considered for adoption as supplementary planning guidance and the recommendations to impose the article 4 directions are considered.	No change
44	I strongly object to the proposal to extend the existing 'conservation area' and would like to see the whole area removed, on the basis that there is no benefit to residents and Grade II listed status may already be used to protect key buildings. The local authority already has a number of powers to control planning and has asked the Welsh Assembly Government to increase those powers (Management Plan 2.59)	Although there are a significant number of listed buildings in the area, the Ffynone area has an excellent quality of townscape, plus many well detailed unlisted buildings that make up the street scenes. It is one of the best conservation areas in Swansea and this consultation that contacted all properties and registered HMO landlords in the area has indicated support for the expansion of the conservation area	No change
44	Please note that I did attend the open day session on 28th August and took the opportunity to discuss this with the council representatives. I also provided feedback and participated in the group exercises. I did not change my opinions as a result of the open day and I noted that participants in my group exercise also seemed to feel that there were drawbacks to the plans and that this exercise would not address the socio-economic and crime-related issues of the area.	<p>The summary of comments from the workshop and drop in session on 28th August along with the individual responses of respondents will be reported back to Councillors. The consultation which went to all properties and registered HMO landlords has indicated a strong support for the conservation area.</p> <p>The area does not suffer from higher than average levels of reported crime and it is not considered to be a target Ward in terms of deprivation. It is however the finest conservation area in the City and County of Swansea and the Council has a duty to preserve and enhance the area.</p>	No change
44	<p>In summary, the purpose of the 'conservation area' appears to be directed at restricting the ways property owners may choose to manage their own buildings in both appearance and end use, and increasing the cost burden. Many people will have purchased or inherited property in the area without any knowledge of the restrictions the council and some residents wish to place on the area.</p> <p>I would have been more impressed if plans to do more to help the city had been included which would combine a respect for historic architecture with modern reuse to benefit a progressive 21st century city.</p>	<p>The conservation area designation is not about stopping change as explained throughout these consultation responses.</p> <p>It is agreed that a greater awareness of the conservation area status would be beneficial and this has commenced through the consultation mail out that was sent to every property and registered HMO landlord.</p> <p>There is a place for well considered modern architecture along retained historic buildings (see recent glass entrance extension on the side of the former centre Library on Alexandra Road which is a listed building in a conservation area.</p>	No change

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<p>46</p>	<p>Points 2.62 and 2.63 in the Management Plan are not strictly in accordance with the facts. They do not represent an accurate account of the 1939 Restrictive Covenant, Clevedon Court development, or the reasons why the Cwmdonkin Community Conservation Society was initially set up. Suggested revised text was also provided.</p>	<p>The land referred is privately owned and subject to a restrictive covenant. It is identified in the Townscape Analysis Map as ‘important green space’, plus the important views to the south over the space are annotated. Paragraph 2.64 indicates that the open green space contributes to the general interest of the Conservation Area and that any new development should be resisted.</p> <p>The respondent provided suggested rewritten paragraphs and these have been edited to integrate with the level of detail set out in the wider document. The revised text appropriate addresses the issues with the 1939 covenant and the reasons for setting up the community group are now proposed.</p>	<p>Amend section 8: RECOMMENDED ACTIONS as follows</p> <p>The preservation of the open land in front of Cwmdonkin Terrace</p> <p><i>8.58 The open land to the South of Cwmdonkin Terrace is privately owned and is the subject of a Restrictive Covenant dating from 1939. The covenant was imposed by the owner of 24 Cwmdonkin Terrace (H J Hoskins) when the land to the south was sold to the Mayor Alderman and County Borough of Swansea in 1939. The Covenant covers the area south of Cwmdonkin Terrace down to the grounds of Uplands House at the lower level. It is binding irrespective of ownership and states that no new permanent building shall be constructed which injures amenities, and no fences or advertising hoardings can be erected. In 1985, Uplands House was demolished after being severely damaged by a fire and the lower area was redeveloped as Cleveland Court. Although Cwmdonkin Terrace residents were advised that this development was an infringement of the 1939 Restrictive Covenant, they decided not to object because the southern area of the plot did not materially affect their general amenity use or view.</i></p> <p><i>8.59 There have been unsuccessful attempts to develop on the remaining open space and in 2000 the residents of Cwmdonkin Terrace formed themselves into a local action group called the Cwmdonkin Community Conservation Society (or CCCS) and have subsequently thwarted further attempts to develop the land. The CCCS have assembled evidence of continuing general amenity use and social events when they were considering making an application for the land to be granted Village Green status in 2004. They have now assembled written and photographic evidence of these activities spanning a 60 year period and continue to maintain the land and organise regular social events to promote a sense of community spirit. They have also asked whether or not the land can be registered as a “community asset” and open green space under the localism Act 2012 when this comes into force in Wales. Many people who visit Dylan Thomas’ birthplace in Cwmdonkin Drive walk on the land, and take photographs of the historical view.</i></p> <p>Paragraph 8.60 to remain unchanged.</p>
<p>46</p>	<p>Page 19: “The Buildings of the Conservation Area report”: the property in the photograph is in fact 19 Cwmdonkin Terrace, and not No 9.</p>	<p>Amend caption as suggested</p>	<p>Caption amended</p>