

Mumbles Conservation Area Review Addendum

September 2019

During the summer of 2018 Swansea Council consulted on the review of Mumbles Conservation Area. This included proposals for an enlarged Conservation Area and definition of distinct character areas. The consultation draft document can be found at www.swansea.gov.uk/mumblesconservationarea

During the public and stakeholder consultation there was strong support for the enlargement of the conservation area and many respondents suggested the inclusion of the northern seafront approach along Mumbles Road into the expanded Conservation Area.



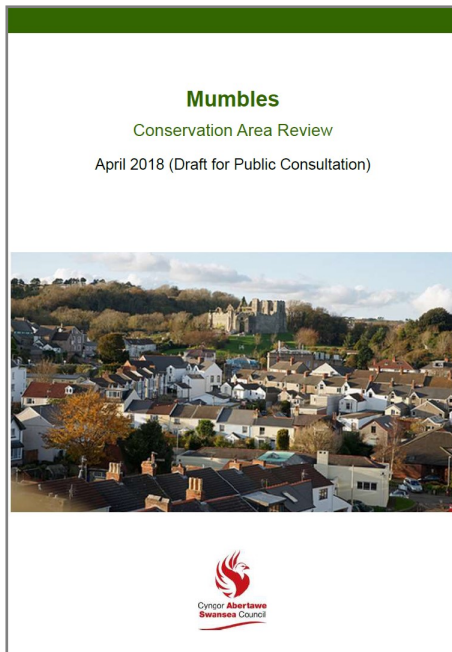
As a result, this short document is being sent to all occupants of properties in the 'Northern Seafront Approach' comprising 420-488 (even numbers) Mumbles Road (see area highlighted in yellow in plan to the left) to consult on the designation of this area as part of the expanded Mumbles Conservation Area.

Northern Seafront Approach

This area is considered to have a character and special interest that meets the test for designation as a conservation area. The traditional buildings that line the west side of Mumbles Road facing Swansea Bay on the approach into Mumbles have a positive character. These linked buildings display

a pleasant variety of scale from low two storey cottages to more grand three storey town houses all joined into a continuous frontage. Whilst many of these buildings have modern windows they retain traditional patterns of fenestration and whilst they have been re-roofed they retain a traditional roofscape punctuated by some remaining chimneys.

This area has many similar characteristics as the adjoining 'Seafront' character defined in the Mumbles Conservation Area Review. Therefore this area comprising 420-488 Mumbles Road (even numbers) is considered to warrant inclusion within the enlarged Mumbles Conservation Area and further focussed consultation will be needed with the occupants of this area.



Proposed amendments to Conservation Area Review Document

The aspects of special character and architectural interest relating to the northern seafront approach will be highlighted as additions to the existing 'seafront' character area as set out on the following pages.

Focussed re-consultation

The additional consultation will last six weeks. This will include a drop in opportunity for occupants to discuss the proposals (in the same manner as the main consultation).

Comments made during summer 2018 on the Mumbles Conservation Area Review will stand.

Following the conclusion of the focussed re-consultation the responses will be reviewed and incorporated into the engagement report for the conservation area review document including the final expanded boundary to be reported to Planning Committee as Supplementary Planning Guidance to the LDP.

You can look at the draft consultation documents online. Paper copies of the amended draft document will be available to view at Oystermouth Library.

If you wish to comment on the proposed expansion of the conservation area boundary, or if you want to look at and comment on any element of the above documents, then please visit:

www.swansea.gov.uk/mumblesconservationarea

or contact:

Placemaking and Heritage Team

Swansea Council

Civic Centre

Oystermouth Road, SA1 3SN

Telephone: 01792 636320

The following pages set out proposed changes (red text) to the Mumbles Conservation Area Review document to incorporate the northern approach (420-488 Mumbles Road, even numbers) into the seafront character area.

5.0 CHARACTER AREAS

Identification of Character Areas

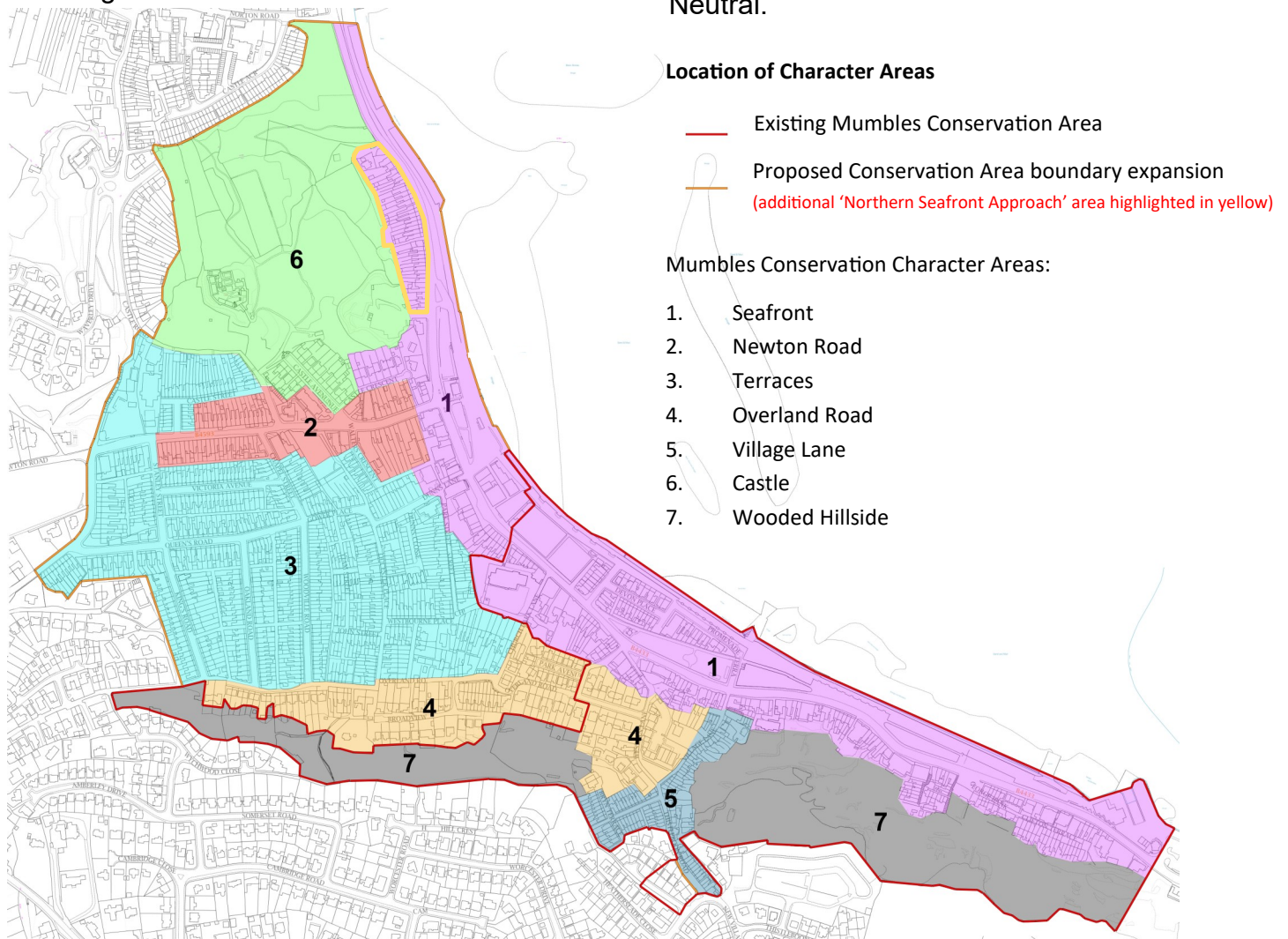
5.1 This appraisal of the Conservation Area identifies several distinctive character areas, including the proposed extension area, that are based on the periods and design of development, the density of development and their use. These Character Areas are indicated and described below.

5.1.2 The purpose of describing the key characteristics of each Character Area is to provide guidance for the consideration of any renovation or redevelopment proposed for that area, and to ensure it is appropriate within its local heritage context and does not damage its historic townscape.

5.1.3 The policy guidance and design principles described in Section 7.0 provide a recommended approach for both owners and local authority officers reviewing proposals for change in the built environment with an emphasis on the protection of the heritage.

5.1.4 The brief appraisals of each Character Area identify the main development forms, their layouts and the principle details that need to be respected. Section 5 provides an overall assessment of the conservation issues and lists the main positive and negative issues with the assets and problems which relate to all Character Areas.

5.1.5 Within each Character Area, notable buildings of historic or architectural interest are identified as Focal Buildings; all other heritage buildings and terraces that contribute to the streetscape are identified as Positive Buildings – though some display significant damage through inappropriate repairs and alterations; and those buildings that are of inappropriate scale, materials or design and damage the historic character of the Conservation Area are shown as Negative Buildings. All others are considered as Neutral.



Seafront Character Area

5.2 Mumbles seafront provides the 'public face' of the town and as such, its townscape qualities and character are particularly important to protect, improve and enhance. The development along much of its length has a long history. The seafront was fully built up by Victorian times when many of the current terraces replaced earlier buildings. Edwardian buildings followed and it was not until the later C20th and early C21st when significant further changes occurred.

5.2.1 Within this Character Area, the long line of sea facing development on the western side of the Mumbles Road – **from the long row of sea facing buildings which form the northern seafront gateway to Mumbles Road, past the Newton Road junction to the narrowing of the developable land past Verdi's restaurant to the south**, presents the main townscape.

5.2.2 Two 'islands' of buildings breaks the almost continuous sea views:

- the commercial group that starts at the Dunns Lane junction with a striking two storey brick corner building with horizontal plaster banding, followed by brick and rendered properties, and ends with the recently built, 'Oyster Wharf' development; and
- a residential area including Cornwall Place, Devon Place and Promenade Terrace opposite the Western Lane junction with Mumbles Road. The late Victorian properties are terraced, mostly three storey and built in brick, with a row of lower two-storey C20th semi-detached houses. A few of the Victorian houses at the Mumbles Road junction have commercial uses.



The Dunns with the Methodist Church and commercial unit opposite on Mumbles Road



Oyster Wharf, Mumbles Road facing elevation (above) and seafront facing elevation (below)



5.2.3 Otherwise, the area between the Mumbles Road and the sea wall is public open space:

- at the northern end, **the area between the Norton Road/Mumbles Road junction running past the sea facing dwellings to the east of the Castle and up to the Mumtaz restaurant comprises of the promenade and buffering areas of grass between this and the highway**. The area opposite the Newton Road junction has proposals for a new development called 'Oystermouth Square' development which is subject to a development brief and is approved as a SPG. Currently used for car parking, this site is screened by a small area of trees and grass. Though the designs are not finalised, they retain the view from Newton Road to the sea.
- between the two built-up areas are tennis courts and bowling greens lined with trees. An attractive small sports pavilion provides a heritage note which should be protected;

- between the Mumbles Road and Devon Place, and to the south is a public park area defined by low railings. The two plots of land with mature trees and grass provide an important public facility and visual interest. A small shelter and store room provides another attractive heritage note;
- to the south of the parks, hard surfaces prevail with car parking areas and a boat park, owned and operated by the Council, that are screened by a low wall; and
- at the end of the Conservation Area is the attractive modern design of the single storey Verdi's restaurant with outside seating and a view over the slipway and across the Bay to Swansea.
- Linking these spaces is the sea wall promenade – a hard surfaced pedestrian and cycling route which follows the line of the historic tramway line.

5.2.4 Behind the line of the sea facing terraces on the west side of Mumbles Road, and on higher land, is the parish church. All Saint's Church is Listed Grade II and is notable for its medieval fabric and interior detail. The higher position, within its churchyard, provides views of its stumpy castellated tower from the sea.

5.2.5 The significant townscape characteristics of this Character Area are created by the lengths of three storey terraces interposed by a variety of buildings on the west side of Mumbles Road. Though they maintain common qualities, the different designs and mixture of commercial and residential uses introduce variety and visual interest.

5.2.6 Key townscape characteristics to be respected include:

- The mix of two and mainly three storey Victorian and Edwardian terraces that provide a consistent visual theme to the continuous frontage.
- Within this format, although there is a variety of design, most buildings are rendered with light or pastel colours and slate or slate effect roofing. Other materials are occasionally used, with the

later properties tending to have more gable-ends facing the road.

- The fenestration mainly follows a vertical C19th pattern which adds to the rhythm and qualities of the heritage streetscape.
- The numerous public houses scattered along the Mumbles Road create important focal points for the local economy and visual qualities of the continuous frontage. Most are notable buildings – eg. The George, the Village Inn and the Antelope (though now empty and in need of renovation), and provide variety and interest to the streetscape.
- Further north from All Saint's, nearer to the Newton Road junction, the mix of uses becomes more commercial and introduces public buildings. Other than an inappropriate late C20th brick development with ground floor shopping, the buildings are of historic interest. The old Post Office is next to the Methodist Church Listed Grade II, and after Dunn Street are a mixture of two storey buildings including a corner Edwardian shop, Mount Zion Hall, a group of shops with a variety of heritage designs, and older, lower buildings leading up to the Newton Road corner three storey White Rose inn and a late Victorian group of two storey brick shops on the facing corner. **To the north of this lies a long row of 2 & 3 storey buildings which define the seafront approach to Mumbles from the north.** **These frontages** present an important heritage streetscape that is a gateway on arrival in Mumbles.

5.2.7 Throughout the length of the seafront there are notable buildings that have qualities or characteristics that make them **focal points** and important heritage features in the streetscape. On the Mumbles Road these include:

- The White Rose Inn; the Methodist Church; the former Post Office; the Village Inn; the recently converted Conservative Club, The George Inn; 722 Mumbles Road; and the Bristol Channel Yacht Club building.



The White Rose Inn on the junction of Mumbles Road &



Recently converted and extended Conservative Club, 672



Bristol Channel Yacht Club (grade II listed building)



Northern approach buildings into the seafront character area with differing scale and linked frontage overlooking Swansea Bay

5.2.8 There are few **negative** buildings which are of inappropriate scale, materials, design or massing and create a negative effect on the historic character of the Conservation Area. The outstanding examples are:

- the late C20th row of six shops to the south of the Post Office built in brick with unsympathetic fenestration and flat roofs;
- 664 – 668 Mumbles Road, a two-storey terrace which introduces new materials, fenestration and roof lines which do not accord with their neighbours;

5.2.9 Neutral buildings are mainly C20th and are unobtrusive because they respect the scale, materials and detail of surrounding properties, though some are older properties that have been heavily altered and no longer preserve the character of the Conservation Area. There are a number of examples on the Mumbles Road where improved attention to design using heritage forms and details would improve their appearance in the townscape.

5.2.10 The major concerns along the Mumbles Road are the gradual replacement of heritage details with inappropriate designs and materials, and examples of poor maintenance. Many of the historic terraces display examples of these issues that are changing their historic character and altering the townscape.

5.2.11 The protection, improvement and enhancement of the long Mumbles Road frontage should follow the guidance set out in section 7 – Policy Guidance and Design Principles. Of particular importance will be the need to recognise that the scale, height and massing of any development accords with the historic characteristics of the area.

For full details of the Mumbles Conservation Area review document please see www.swansea.gov.uk/mumblesconservationarea