

APPENDIX 1



DRAFT final

SPG

**BRIDGEND TOWNSCAPE
HERITAGE INITIATIVE**



DOCUMENT STATUS

This document is draft Supplementary Planning Guidance related to the Bridgend Unitary Development Plan.

This issue has the status of

Final Committee Draft

Bridgend County Borough Council approved a draft as the basis for a period of public consultation (10/02/2011, Minute No: 496(2)). The observations of the public were invited over a six-week period ending on 17/06/2011. A description of the consultation measures, a summary of representations received, and comments on those representations are included in Appendix 5.

Following consideration of the views received the supplementary planning guidance has been amended as noted in Appendix 5, and it is intended that it be adopted in this form by the County Borough Council as supplementary planning guidance for the purposes of development control within the Bridgend County Borough Council area

Signed:

Date:

11 August 2011

BRIDGEND TOWNSCAPE HERITAGE INITIATIVE



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What is the Townscape Heritage Initiative?

The Townscape Heritage Initiative (THI) is a building improvements grant scheme under the Heritage Lottery Fund (HLF) programme. Its main objectives are to increase awareness of the qualities of the built heritage in both Maesteg and Bridgend Town Centres. Its purpose is to ensure high quality repair, reinstatement and new work, by encouraging grant applications, to improve the image and character of the architecture and reinforce its local distinctiveness.

Grants can be offered towards:

Building repair

Reinstatement of architectural details

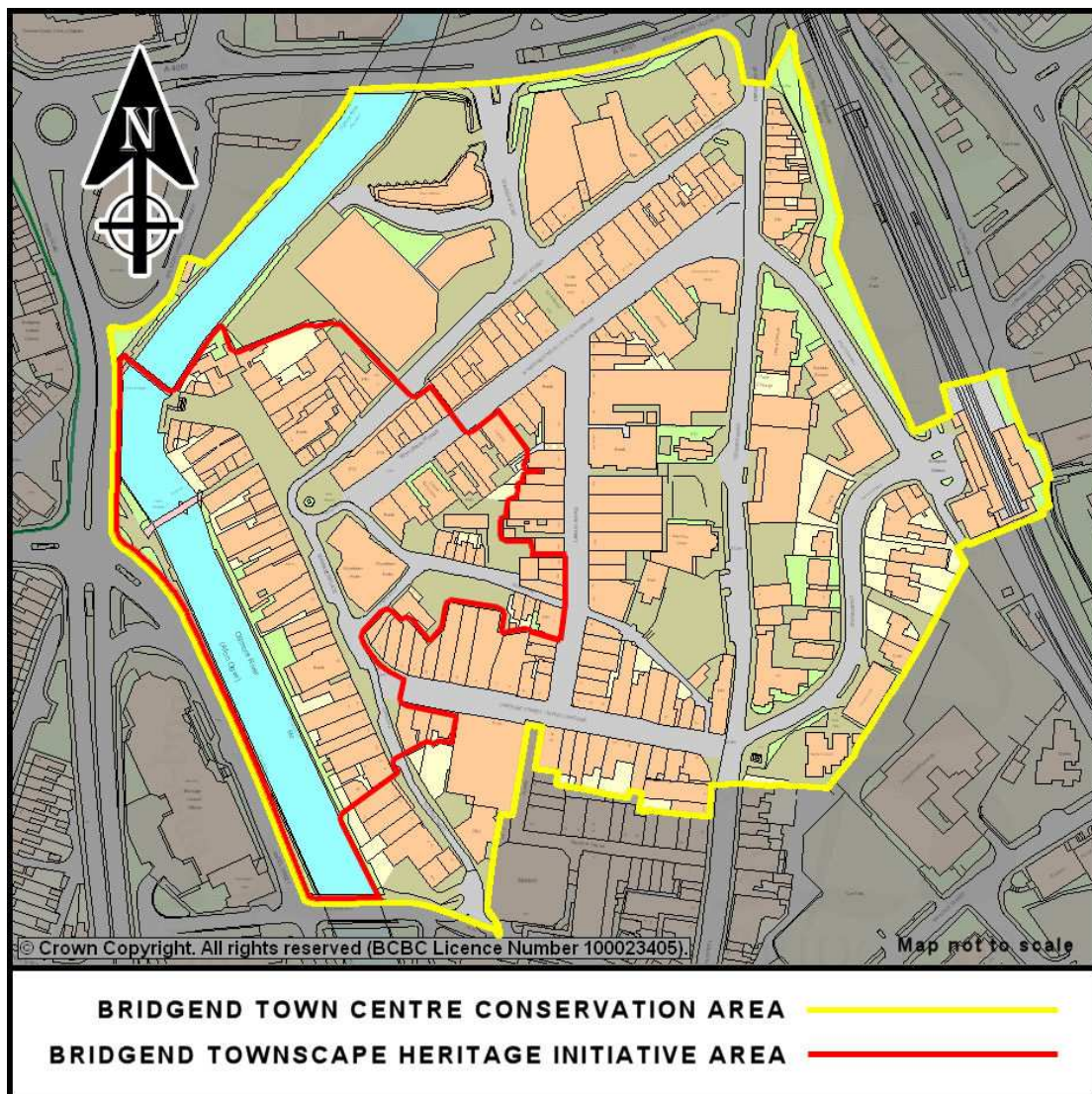
Bringing vacant floor space back into use

The objective of the Townscape Heritage Initiative is to contribute to the economic regeneration and sustainable development of the town as well as restoring and maintaining architectural and historic character of the buildings.

1. INTRODUCTION

1.1 Bridgend Town Centre Conservation Area, designated on 23 June 1999, covers most of the town's commercial core (fig 1). Bridgend County Borough Council has a statutory duty to preserve and enhance the character and appearance of the conservation area in accord with the advice in Circular 61/96. The fulfilment of this duty is greatly assisted by Townscape Heritage Initiative and Town Improvement Grants, which can help owners to restore and strengthen the historical character of their properties.

1.2 This supplementary planning guidance focuses on that part of the Bridgend Town Centre Conservation Area around Dunraven Place and Elder Street, which is the area to which the Bridgend Townscape Heritage Initiative scheme applies (fig 1). The document is required by the Conservation Area Management Plan for Bridgend Town Centre, which has been prepared concurrently. The supplementary planning guidance is brought forward now because of the pressing needs of the Townscape Heritage Initiative project, and because the completion of Angel Gateway (the walkway along the east bank of the river) creates new commercial development opportunities.



1.3 This document is Supplementary Planning Guidance. It develops policies in the adopted Bridgend Unitary Development Plan (as detailed in appendix 1). While it does not form a part of the statutory Development Plan, it does form a material consideration for the purposes of development control.

1.4 Underlying the advice in this document are four objectives:

- Sustainability – to contribute to climate neutrality.
- Community development – to strengthen local pride and identity.
- Heritage protection – to value and enhance the history of the town.
- Regeneration – to promote successful enterprise that secures the future of the town.

1.5 **OBJECTIVE ONE – SUSTAINABILITY:** The aim of sustainability is reflected in the advice to restore, retain and re-use existing buildings. This avoids the waste of embodied energy in their structure, and the energy used in creating the new materials for their replacements. It is also reflected in the advice aimed at enhancing the aesthetic appeal of the buildings, because buildings that are good to look at, attractive, and loved, will be better maintained by the community than those that are ugly and out of place. One of the few occasions when clearance and rebuilding can be considered as preferable in terms of sustainability is where a bad building spreads its malign influence, blighting an area of the town, and where that building is not amenable to visual and functional enhancement measures.

1.6 **OBJECTIVE TWO – COMMUNITY DEVELOPMENT:** Community can be strengthened by local pride, and pride is enhanced by quality and character in the local environment. This document encourages shop keepers and building owners to make something special of their premises, by thinking not just of the one property but of how it will contribute to the character and attractiveness of the town as a whole. Working together, guided by the advice in this document, the town's traders and building owners can help make Bridgend a place to be visited for itself, a town worth the detour from the M4.

1.7 **OBJECTIVE THREE – HERITAGE PROTECTION:** In reinforcing Bridgend as a destination, the town is enormously helped by its heritage. It was fortunate mostly to avoid the damage of insensitive late 20th century development, with only a few intrusive eyesore buildings. It has a very human scale, with shop frontages, for the most part, at the pedestrian scale of 6 metres wide or less, and buildings of two, three and four stories. The area to which this document relates is characterised by 19th century building, mostly in a late Georgian style, including 22 listed buildings.

1.8 **OBJECTIVE FOUR – REGENERATION:** The objective of regeneration is a key reason for this document. Bridgend Town Centre must compete as a trading entity, both with other towns and with out-of-town shopping. The heritage of historic buildings represents an enormous asset to the town, which should be used intelligently to add to the reasons for coming to the town centre. By reinforcing the town's identity as a special place for shopping, for

browsing, and for meeting, conservation-led regeneration can enhance its competitiveness and maximise employment opportunities.

1.9 The following advice shows how the historic buildings can be restored and supplemented by new development so that the special local identity of the town centre is strengthened. There is general advice, in Section 3, and more particular comments related to each character area, set out in Section 4. Section 4 is also illustrated by suggestions for individual buildings, and examples of those already restored.



Dunraven Place, Bridgend – Conservation of the heritage buildings maintains local identity, aids sustainability, enhances the prosperity of the town and engenders local pride.



4-6 Dunraven Place - Imaginative and enriching use of polychrome tile and paintwork

2. GENERAL PRINCIPLES

- 2.1 Always repair, or replace on a like-for-like basis, any remaining original details of those buildings that contribute to the character of the conservation area.
- 2.2 Use photographic records or old drawings to help restore original details where these have been lost from those buildings that either do or can contribute to the character of the conservation area.
- 2.3 Where original records are not available, use designs (e.g. for fenestration, shopfronts, and materials) that reflect the character, detail and interest of similar buildings of the same period as the shop building.
- 2.4 Sensitively modify or redevelop, where possible, recent buildings that damage the sense of place of the area.
- 2.5 Where contemporary design is introduced, ensure that it has enough richness of texture and detail to give interest in close inspection, that it has proportion and scale that relate it to its context, and that it has qualities of form, material or detail that make it specific to Bridgend.
- 2.6 Ensure that shop fronts and shop buildings are designed to make it easy for everyone to have access to the goods and services supplied. Give special consideration to thresholds, door widths and design, colour contrasts, and symbolic signage.
- 2.7 Use traditional building practice, materials, and techniques for the restoration of older properties, as follows:

2.7.1 ROOFS

- a) Repair or reinstate chimneys where possible;
- b) Use natural slate for roofs of listed buildings or buildings where refurbishment is grant supported;
- c) Restore original eaves and verge details, paying attention to the size and character of barge and eaves boards.



Chimneys in Dunraven Place and beyond

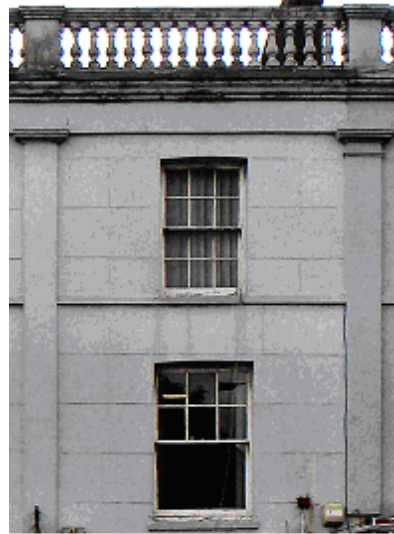
2.7.2 RAINWATER GOODS

- a) Use rainwater goods of cast iron or cast aluminium

- b) Reproduce original guttering sections and hopper heads (lead or glass reinforced plastic may be used for the latter).

2.7.3 WALLS

- a) Use lime mortar for re-pointing brick or stonework on buildings with solid masonry walls;
- b) Use lime plaster for external rendering, and, where appropriate, reinstate scribed ashlar coursing or banded rustication;
- c) Use 'breathable' paint finishes for walls. (See inset 'Colour for Commercial Buildings'.)



*Ashlar coursing on render
Dunraven Place*

2.7.4 WINDOWS

- a) Use timber for window frames and doors, basing the design on photographic evidence wherever possible;
- b) Reinstate upper-floor bay windows where there is evidence of their former existence in the building fabric or in old photographs;
- c) Pay particular attention to glazing bar cross-sections when undertaking a like-for-like replacement of window frames;
- d) Use heritage glass in six-over-six or eight-over-eight pane sliding sash windows;
- e) Always use a painted finish, most usually all in an off-white, or with off-white used for the framing adjacent to glass with colour used on sub-frames.

2.7.5 SHOP WINDOWS



*Console under construction
Old Bridge*

- a) Harmonise the design and character of the shop front with that of the shop building;
- b) Construct shop window frames and surrounds from timber;
- c) Ensure the use of a high-quality paint finish to timber surfaces. . (See inset 'Colour for Commercial Buildings'.);
- d) Keep the scale of the entablature in keeping with that of the shop front;
- e) Ensure the entablature includes a cornice over the fascia, with mouldings appropriate to the style and richness of detail of the shop front;

COLOUR FOR COMMERCIAL BUILDINGS

NOT RECOMMENDED
Bright, saturated, colour.



..... **RECOMMENDED**

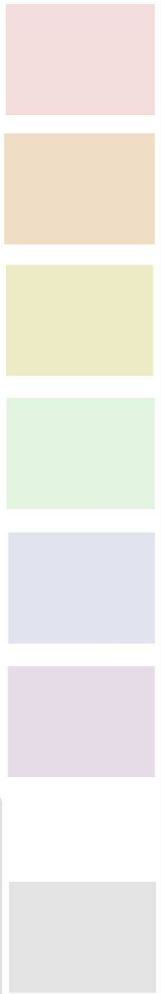
Dark, saturated, colour



Unsaturated, mid tone



Unsaturated, pastel



This colour chart illustrates the principles of colour selection for buildings, shop fronts, and advertising.

To avoid garish clashes of colour, bright saturated tone should be avoided, as should black and white, for large areas. These colours can, however, be appropriate for lettering on signs. Gold or silver is also suited to lettering, but care must be taken to ensure that metallics are non-tarnishing.

Any one of the recommended colours is suitable for use on a shop front. The dark saturated colours have a long history, but if the joinery of the frame and surround is particularly well-detailed, a paler colour can better highlight that work.

The unsaturated mid tones, unsaturated pastels and pale grey (outlined on the chart above) can all be suitable for the walls of rendered buildings.

- f) Consider the use of cast iron or aluminium cresting on the cornice, for richness of decoration and possibly as part of a system of bird deterrence;
- g) Define the extent of the entablature either by returning the cross-sectional moulding into the wall or by the use of consoles;
- h) Provide adequate visual support for the entablature in the form of capitals, brackets or consoles above the pilasters;
- i) Use the pilasters as opportunities for decoration and enrichment, and consider the expression of the proportions of classical columns, with pedestal, base, shaft, and capital;
- j) Ensure that the pedestals for the pilasters are at least 150mm high, and in masonry or render, to preclude wet rot of the pilaster base;
- k) Ensure window frame elements, (the cill, mullions, the transom, spandrel panels, mouldings, and clerestory lights) are detailed for richness and elegance;
- l) Create a stall riser at least 300mm high and no more than 600mm high, finished to match the front wall of the building, or tiled, or in stone, or in painted timber (above a masonry plinth of at least 150mm height) ;
- m) Include ventilation at stall-riser level and above the shop window or clerestory as necessary.



2.7.6 SHOP SECURITY

- a) Use laminated glass as a preferred security device;
- b) Use internal grille shutters if stock value requires extreme protection;
- c) If reconstructing a shop front consider building in anti-ram-raid reinforcement to the stall riser if stock value requires extreme protection;
- d) Use external shutters, in this area of painted timber or removable metal grilles only, if stock value or extreme vandalism justifies such a measure;
- e) Locate burglar alarm boxes and wiring on side walls or, if that is not possible, integrate them with the architectural details of the building façade.

2.7.7 ADVERTISING

- a) Consider advertising as street art, with a premium on imagination of design and skill in execution;
- b) Use signs symbolising the goods or services provided wherever possible, to reach out to those who do not or cannot read written signage;
- c) Modify placeless “corporate image” house styles to accord to the particular local identity of Bridgend;
- d) Provide Welsh alongside the English where possible, to reinforce the regional identity of Bridgend;
- e) Keep the number of advertisements to a minimum;
- f) Use painted sign writing, gold leaf on glass, glass over gilded and carved letters, or traditional three-dimensional metal or timber letters for fascia advertising;
- g) Use secondary colours and less saturated hues for advertising;
- h) Use etched glass (or frosted glass film) for window sign writing;
- i) Use hanging signs on decorative wrought iron brackets for projecting signs above fascia level;
- j) Consider the cill and stall riser as opportunities for decorative advertising;
- k) For businesses at first or second floor level use individual white or gold letters on glass, either in the windows or on the fanlight of the entrance door.
Alternatively use a brass plaque on or adjacent to the entrance;
- l) Always clearly show street numbering, on the fascia, or consoles, or fanlight, or door.



2.7.8 SUN PROTECTION

- a) Use internal tinted roller sun shades where some solar protection is needed;
- b) Use only straight retractable awnings, and only at ground floor level where stock requires sun protection, or to cover external café tables;
- c) Ensure that the awning, when retracted, is fully integrated with the shop entablature;
- d) Allow adequate clearance between an awning and the footway and carriageway (2.1 metres vertical and at least 0.4 metres back from the edge of the carriageway);
- e) Use secondary colours and less saturated hues on a canvas-type material for awnings.

2.8 Avoid intrusive or garish modern details, materials and finishes, as follows:

- a) **Do not** use concrete tiles for roofs;
- b) **Do not** use PVCu guttering and down-pipes;
- c) **Do not** use cement renders and non-breathable paint finishes on solid exterior walls (i.e. those which are not of cavity construction);
- d) **Do not** use brick for new buildings – the dominant character of the area is derived from render and dressed stone;
- e) **Do not** design new buildings that jar against their context in terms of scale, form, materials, or details;
- f) **Do not** use modern PVCu framed double-glazed windows in older shop buildings;
- g) **Do not** use modern all-glass shop fronts, which contribute nothing to the interest of the street scene, give no sense of support to the shop building and that jar against older, richer shop buildings;
- h) **Do not** construct shop fronts from modern materials such as anodised aluminium or PVCu;
- i) **Do not** construct shop fronts in stained hardwood;
- j) **Do not** use excessively deep fascias or entablatures;
- k) **Do not** extend new shopfronts across two or more shop buildings without expressing the rhythm of the upper floors in the shop fronts;
- l) **Do not** use external roller shutters;
- m) **Do not** use high gloss Perspex signage;
- n) **Do not** use internally-illuminated signage on heritage buildings;
- o) **Do not** use internally illuminated signs even on new buildings unless only the letters and symbols are illuminated, and the depth of the light box can be integrated into the entablature;
- p) **Do not** use garish or intrusive external illumination of signage;
- q) **Do not** use projecting box signs;
- r) **Do not** apply large areas of primary colours;
- s) **Do not** use Dutch or box-type awnings;
- t) **Do not** use gloss material and garish colours for awnings;
- u) **Do not** use awnings above ground floor level.

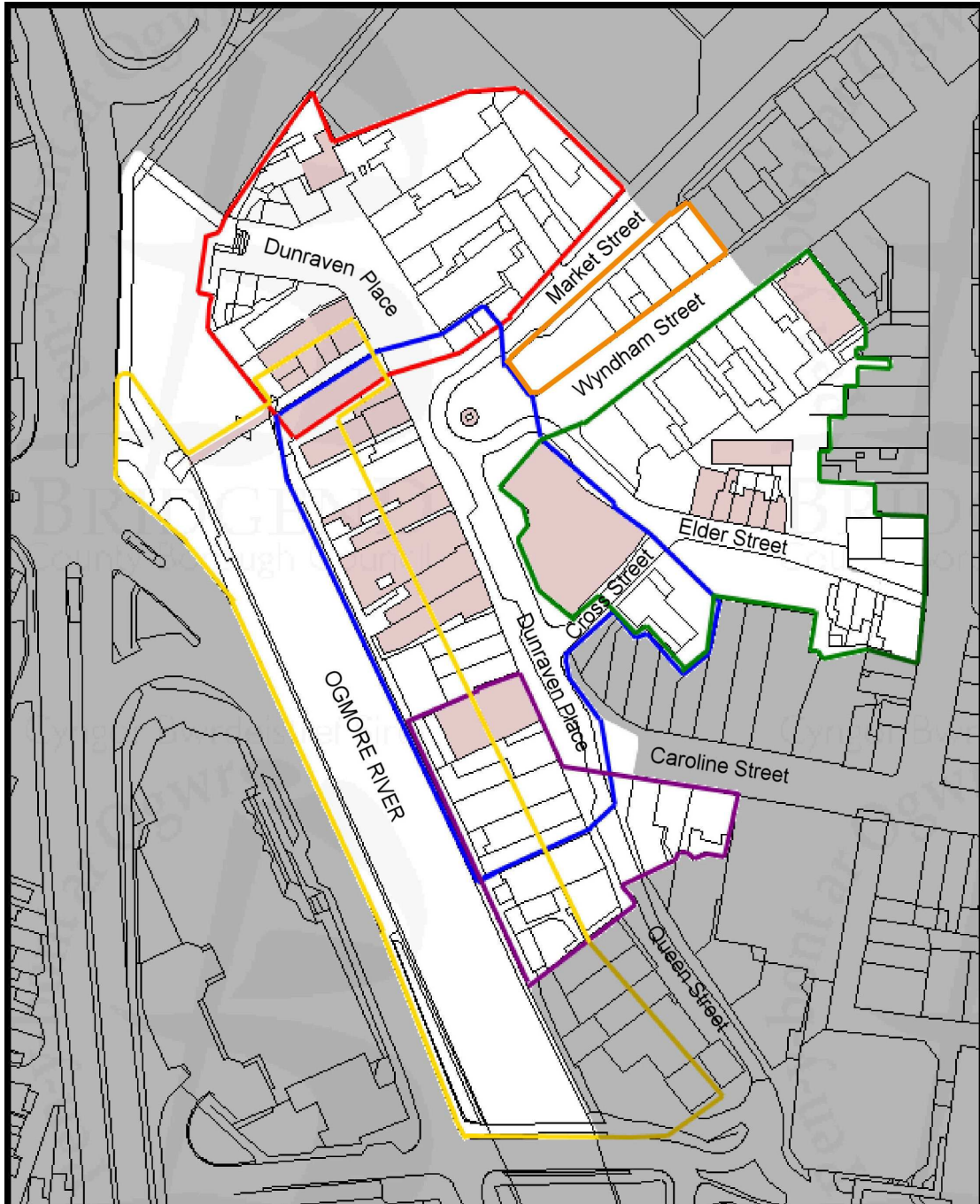
3 THE CHARACTER AREAS

3.1 In order to make sure that the advice is tailored to the particular characteristics of the buildings that make up the Townscape Heritage Initiative area, it has been subdivided into character areas. These are shown on plan 1. The areas are not exclusive. There are overlaps, where individual buildings relate to adjacent areas and may be included in both, and boundaries are soft because any one area will form part of the view from, and setting of, the next. The plan also shows the extent of the existing Townscape Heritage Initiative area.

3.2 The character areas are as follows:

1. **North Dunraven Place and north-west Market Street** – an area of colour and diversity.
2. **Dunraven Place** – dominated by the formal Georgian civility of buildings to the west of Dunraven Place, echoed in the style and proportions of the Wyndham Arms and 3 Cross Street.
3. **Elder Street and south-west Wyndham Street** – an opportunity for major new development, combining refurbishment with new construction.
4. **South Dunraven Place, Caroline Street and Queen Street** – a pivotal space in the town centre with good buildings to the south and west that can be refurbished to compensate for the unfortunate modern intrusion to the north.
5. **Angel Gateway and the river frontage** – a whole new commercial opportunity for new building, refurbishment and conversion, served by the river walkway.
6. **Wyndham House** – one of the few late twentieth-century eyesores in the town centre, unfortunately blighting three character areas. Suggestions for amelioration or removal of the problem would be welcome.

3.3 The advice notes specific to each character area are included in section 4. General notes relevant to all the areas are included in section 2.



BRIDGEND TOWNSCAPE HERITAGE INITIATIVE AREA
Character Areas

	Land outside the Townscape Heritage Initiative area	
	Listed Buildings	
	North Dunraven Place and Market Street	
	Dunraven Place	
	Elder Street	
	The river frontage	
	Wyndham Street and Market Street	Plan not to scale Crown Copyright. All Rights Reserved (BCBC Licence No. 100023405)
	South Dunraven Place, Caroline Street, and Queen Street	

Plan 1

4 DETAILED PRINCIPLES FOR THE CHARACTER AREAS

4.1 North Dunraven Place and north-west Market Street character area.

Description

4.1.1 This is a busy pedestrian area, with routes to Embassy cinema car park to the north, over the old stone bridge to the west side of town, and along Market Street to the bus station. There are important early 19th century listed buildings in the area - 3 and 10-12 Dunraven Place, both recently restored, are listed. The other, mostly 19th century commercial buildings, range from the small scale (2 Dunraven Place) to the imposing (the spectacular, but much damaged, HSBC bank at 13 Dunraven Place). The area includes the access lane to the old stone bridge and 14 Dunraven Place, where there is an overlap with the Dunraven Place and Riverfront character areas.

Completed and approved schemes

4.1.2 The area has been the main focus of initial Townscape Heritage Initiative sponsored activity. The opportunity has been taken to introduce rich colour into the townscape to emphasise the variety of building, to respond to the architectural exuberance of buildings like 10-12 Dunraven Place and 13 Dunraven Place (the HSBC Bank building) and to create a sense of place that contrasts with the more formal classical composition and colours of the Dunraven Place character area.

4.1.3 The Townscape Heritage Initiative has assisted the restoration of 1d, 3, 2-6, 7, 8, and 10-12 Dunraven Place, and 1 Market Street. There is an approved scheme for the restoration of 5 Dunraven Place which is in progress. A scheme for 13 Market Street currently has planning permission.

Suggested schemes

4.1.4 Suggested schemes for 1a-1c, 9, 11, and 13 Dunraven Place, and 3-11 Market Street are shown. The schemes are partly based on photographic evidence and partly on the conjecture of appropriately harmonious details. The schemes are included to indicate possibilities and to express the vision of conservation-led regeneration. **As with all suggested schemes in this document the details will be revised as the result of discussion with property owners and as the result of additional photographic evidence, in accord with the general principles in section 3 above. The suggestions do not represent a commitment to any particular design or detail but are intended to stimulate discussion and imagination by showing what could be possible.**

North Dunraven Place
and North-West Market Street
character area

COMPLETED SCHEMES

(December 2008)



1



5



6



2



4



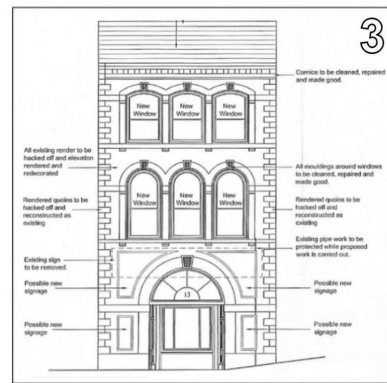
3

North Dunraven Place and North-West Market Street Character Area (1)

- | | | |
|---|----------------------|--|
| 1 | 2 Dunraven Place | (Completed) Design: Brotherhood Lee Architects - Builder: Woodward Construction Ltd. |
| | 4-6 Dunraven Place | (Completed) Design: Nike Design - Builder: Llantwit Major Builders |
| 2 | 7 Dunraven Place | (Completed) Design: Nike Design - Builder: On Cue Builders |
| 3 | 1 Market Street | (Completed) Design: Brotherhood Lee Architects - Builder: Haulfryn Construction |
| 4 | 10-12 Dunraven Place | (Completed) Design: Brotherhood Lee Architects - Builder: Haulfryn Construction |
| 5 | 8 Dunraven Place | (Completed) Design: Brotherhood Lee Architects - Builder: Haulfryn Construction |
| 6 | 1d Dunraven Place | (Completed) Design: Cooke and Arkwright - Builder: On Cue Builders |
| | 3 Dunraven Place | (Completed) Design: Vale Consultancy - Builder: Llantwit Major Builders |

North Dunraven Place
and North-West Market Street
character area

APPROVED & SUGGESTED SCHEMES



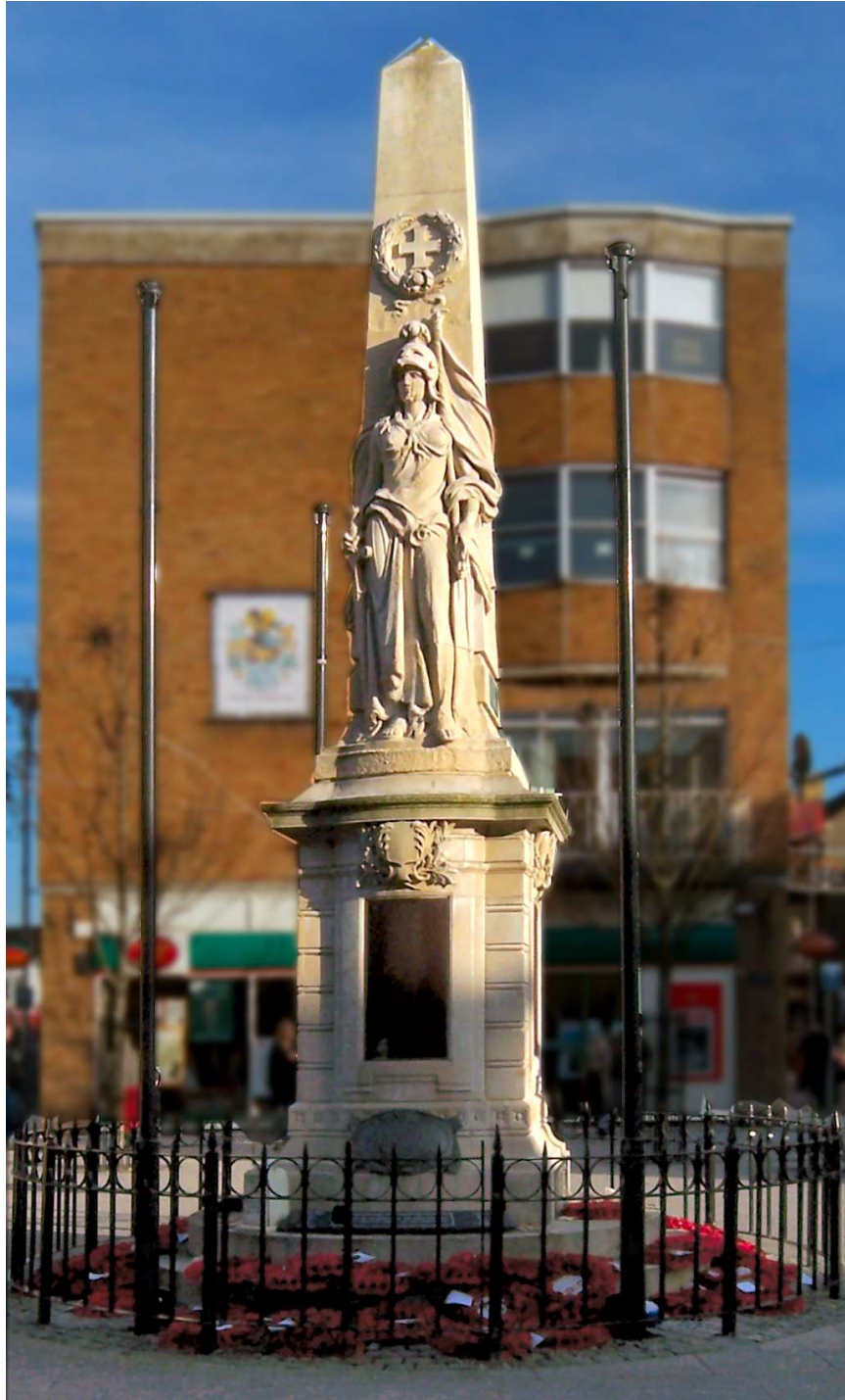
North Dunraven Place and North-West Market Street Character Area (2)

- | | | |
|---|----------------------|--|
| 1 | 5 Dunraven Place | <i>(Work in progress) Design: Nike Design – Builder: On Cue Builders</i> |
| 2 | 1a-1c Dunraven Place | <i>(Suggested scheme) Shop fronts and fenestration restored, colour scheme conjectural (Planning permission granted) Design: Nike Design – Planning permission P/08/19/FUL</i> |
| 3 | 13 Market Street | <i>(Suggested scheme) Based on old photographs, with amendments</i> |
| 4 | 13 Dunraven Place | <i>(Suggested scheme) Bay windows restored, shop fronts and colour scheme conjectural</i> |
| 5 | 3-11 Market Street | <i>(Suggested scheme) Conjectural</i> |
| 6 | 9 Dunraven Place | <i>(Suggested scheme) Conjectural</i> |
| 7 | 11 Dunraven Place | <i>(Suggested scheme) Conjectural</i> |

4.2 Dunraven Place character area

Description

4.2.1 The character area is primarily a linear space with a focus on the war memorial square. (The memorial is a listed building.) The area is Bridgend's premier classic composition, dominated by the regency terrace on the west side of Dunraven Place (all listed, other than 20 and 20a which suffered an insensitive re-fronting in the 1960's). The formal classicism of the listed



buildings is reflected in the Georgian Wyndham Arms hotel (listed grade 2). 3 Cross Street has a regular façade whose proportions and rendered finish relate it to the dominant classic character. Planning permission has been granted for the refurbishment of 3 Cross Street.

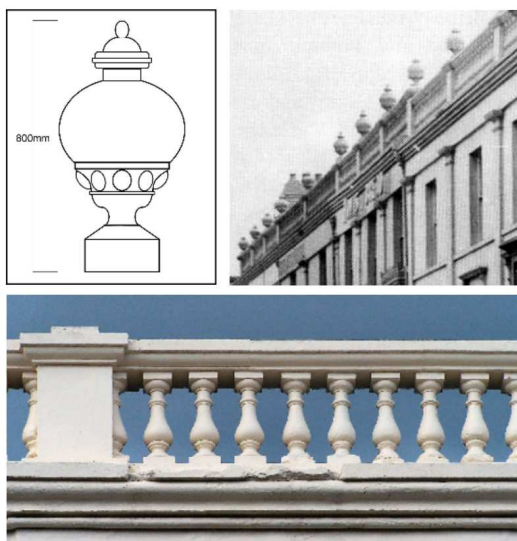
4.2.2 32-34 Dunraven Place is a modern (1980's) structure that replaces a slightly lower building (London House). The new building has an appropriate rhythm of form, but a bland skyline and a very poor rough render finish let it down. The contribution that the building makes to the street scene could be enhanced by a sensitive face-lift.

4.2.3 Barclays Bank (listed grade 2) in the Italianate high renaissance palazzo style retains much of its original character and grandeur and is worthy of careful conservation, with particular attention to ensuring that signage remains sensitive to the character of the building.



4.2.4 The terrace divides into groupings of buildings of similar character, and it is intended that these groups should be respected by future development and restoration. The groups are: 14; 16 and 18; 20 and 20a; 22 and 24; 26; and 28 and 30. 40 and 42, Dunraven Place comprise an outlying group of originally similar style.

4.2.5 With the exception of 28 and 30 the terrace was originally constructed with a balustrade, surmounted by finials, creating a skyline of particular



richness and interest. Although the balustrade, for the most part, survives, the finials have been lost. From the slightly blurred photographs available it has only been possible to estimate the original appearance of those finials. It is hoped that more evidence will be found as a result of the publication of this document.

4.2.6 14 Dunraven Place is an overlap building with the north Dunraven Place and north-west Market Street character area. It also forms one side of the lane leading to the old stone bridge, which is in the

Angel Gateway and river frontage character area. There is good photographic evidence of its appearance at the beginning of the 20th century. The pictures show that its frontage has been rebuilt in line with the adjoining terrace since that time. Then, it was the Bear Hotel, with a projecting porch and two canted bay windows at first floor.

4.2.7 The façade of Wyndham House (the Post Office) is a regrettable substitute for the demolished Doric portico of the old town hall. (See further comments in the section on Wyndham House.)

Completed and Approved Schemes

4.2.8 Two Townscape Heritage Initiative schemes have been completed in the Dunraven Place character area, at 30 Dunraven Place and 42 Dunraven Place. It is hoped that 40 Dunraven Place, attached to 42, will be similarly restored in the near future, with a planning application currently being considered.

4.2.9 A scheme for the restoration of 20 and 20a Dunraven Place has been granted planning permission. Subsequently available photographic evidence has shown that the shop fronts were more ornate than the current proposal. It is hoped that any reconsideration of the scheme may be able to incorporate the better-quality shop fronts, while maintaining the important continuity of the cornice line above the shop fronts.

4.2.9 A scheme for the restoration of 18 Dunraven Place has been approved.

4.2.10 The restoration of 30 Dunraven Place has recently been completed. It is a model for the restoration of the terrace.

4.2.11 A scheme for the restoration of 46 and 48 Dunraven Place has been granted planning permission but appears unlikely to be implemented at the time of writing.

Suggested schemes

4.2.12 Suggested schemes for 14, 16, 20 and 20a, 22, 26, 28, 32-36 are shown. 40 should be a mirror image of the approved scheme for 42.

4.2.13 It is recommended that the proposals for the regency terrace should include the following:

- a) The parapet balustrade should be reinstated at 20 and 20a, and repaired elsewhere.
- b) Old photographs show that the balustrade had urn finials on each pedestal. These too should be reinstated. The design of the urns has been deduced from old photographs, although lack of detail in the pictures available to date means that the indicated design is an approximation.
- c) The entablatures of the shop fronts originally followed approximately the same line, with the exception of a step up between 18 and 20. It is an objective of the restoration of the terrace that the entablatures should once again align with each other as they did.
- d) The entablatures to the first floor windows should be repaired, and restored where missing.
- e) The architectural unity of the terrace should be reinforced by a common colour scheme in muted shades of stone on the first and second floor elevations, although there is scope for 14 to be coloured differently.
- f) The entablatures and pilasters of the shop fronts should also be unified by the use of the stone colour, with individual businesses identified by distinctive sign-written lettering, rather than having each shop front surround in a separate colour (which can lead to awkward junctions of colour where pilasters are shared).
- g)** While it is unlikely that rebuilding the front wall of 14 Dunraven Place forward of its present position will be a viable option, there is a possibility of recapturing some of the original appearance by reconstructing the ground floor porch and windows, and possibly by adding the bay windows at first floor level. A variation of colour could also emphasise the distinction of the building from the rest of the terrace, and relate it to the more colourful north Dunraven Place and north-west Market Street character area.

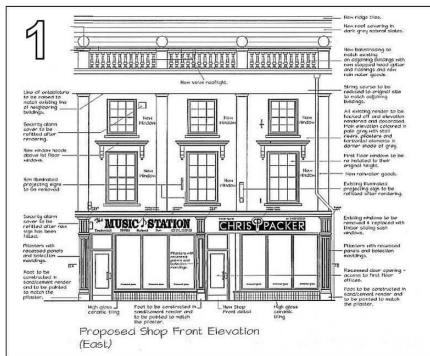
Dunraven Place character area

**COMPLETED,
APPROVED &
SUGGESTED
SCHEMES**



Dunraven Place Character Area (01)

- | | | |
|---|------------------------|--|
| 1 | 3 Cross Street | (Approved scheme) Design: P J Lee Architect - Planning Permission P/10/331/FUL |
| 2 | 32 – 34 Dunraven Place | (Suggested scheme) Conjectural, to echo character of original London House. |
| 3 | 30 Dunraven Place | (Completed) Design: Nike Design - Builder: Haulfryn Construction. |
| 4 | 24 – 30 Dunraven Place | (Suggested scheme) Shop fronts from photographs and conjectural; Colour scheme to unify terrace. |
| 5 | 22 - 24 Dunraven Place | (Suggested scheme) Shop fronts conjectural. |



Dunraven Place Character Area (02)

- 1 20a-20b Dunraven Place (Planning permission granted) Design – Nike Design. Planning consents P/07/473/LIS & P/07/474/FUL
- 2 20a-20b Dunraven Place (Suggested scheme) An alternative to the approved scheme, restoring shop fronts from photographs.
- 3 14 Dunraven Place (Suggested scheme) Minimum change but reflecting original Bear hotel ground floor.
- 4 14-22 Dunraven Place (Suggested scheme) Shop fronts from photographs and conjectural; Colour scheme to unify terrace. Alternative treatment for 14 Dunraven Terrace to recreate original appearance of Bear Hotel.
- 5 18 Dunraven Place (Planning permission granted) Design – Property Tectonics: Consents P/08/915/FUL & P/08/916/LIS
- 6 16 Dunraven Place (Suggested scheme) Conjectural and photographic evidence.

4.3 Elder Street and south-east Wyndham Street character area

Description

4.3.1 The character area includes the south side of Wyndham Street up to the library, the Wyndham Arms and 3 Cross Street (where there is an overlap with the Dunraven Place character area), Elder Yard, and the Victoria Public House and a short balancing frontage to Adare Street to the north of Elder Street.



4.3.2 The library is a grade 2 listed building and has recently been sensitively provided with disabled access facilities in the form of an external ramp and an improved internal lift. It is, uncharacteristically for the Townscape Heritage Initiative area, a brick building with stone dressings, relating more to buildings in Adare Street

4.3.3 The Wyndham Arms is a key building in the town centre, Grade 2 listed, and with important elevations to Dunraven Place, Elder Street, and Cross Street.

4.3.4 The Victoria Inn is also listed. It and the two attached cottages, together with the brick Edwardian buildings to the north (9, 9a, and 9b Adare Street), define the entrance to the character area from Adare Street.

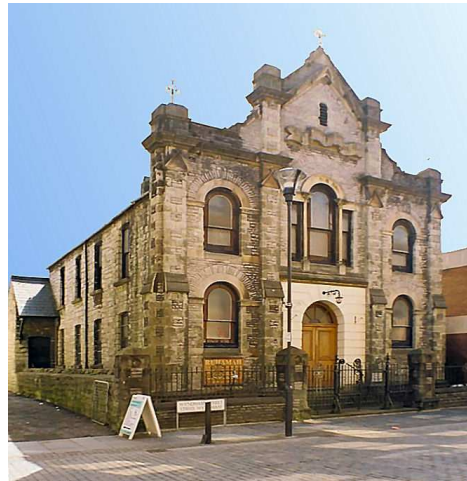


4.3.5 The modern extensions to the rear of 9, 9a, and 9b Adare Street are constructed in an unfortunate red brick, out of place in the primarily render context. The south side of the character area is defined by the similar garish

brickwork of the buildings fronting Caroline Street. These unsightly rear elevations are made worse by the clutter of air conditioning units. Development proposals for the Elder Yard area should include mitigation measures to reduce the impact of this modern work on the character of the area and to reinforce the identity of Bridgend. Buildings to the south of the street will need to pay particular respect to the character of the listed cottages they will face.

4.3.6 The buildings fronting Adare Street are now included in the Townscape Heritage Initiative area after the area was extended as phase 2 of the scheme approved by the Heritage Lottery fund in July 2010. Proposals for the refurbishment of the Victoria public house and its change of use to retail are currently under consideration.

4.3.7 Although not listed, the Ruhamah Chapel is important to the character of the street scene by virtue of its richness and texture, and because it reflects the past social history of the town. The structure should be retained, either in its present use or sensitively converted to a new use.



4.3.8 2 and 4 Wyndham Street are a modern building, not entirely without merit, but out of place due to its small scale and details and finishes that have no relation to the context. The original building that the present structure replaced is well documented in old photographs and was clearly better suited in its massing to complete the enclosure of the space around the war memorial, and in its detail to enriching the street scene. The present building might, with advantage, be extended upwards by a storey, or possibly be redeveloped with a new three storey building. If redeveloped, the new building should demonstrate the general principles set out in section 2 above.

4.3.9 The cottages on Elder Street are listed but had fallen into disrepair. Work commenced on the restoration of the cottages in February 2010, as the first step in creating a new public space in Elder Street at the heart of the town, for which planning permission has now been granted. The form and frontages of the cottages are being carefully restored, while the new restaurant use is to be extended into a glass conservatory at the rear, which will overlook the public space.

Completed and Approved Schemes

4.3.10 There are no completed Townscape Heritage Initiative schemes for the Elder Street and south-east Wyndham Street character area.

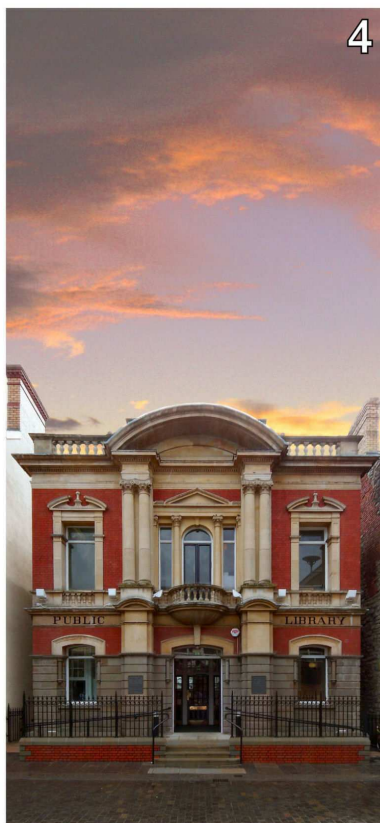
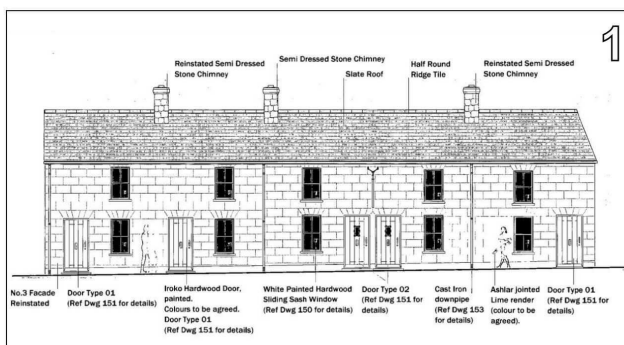
4.3.11 The cottages and much of the character area are subject to a priority restoration and development project for which initial planning and listed building consents have been granted. Work has commenced on the restoration of the cottages. The successful implementation of this scheme is the opportunity to give a new heart to the town.

Suggested schemes

4.3.12 Suggested schemes for 6-12 Dunraven Place, the restoration of 3-11 Elder Street, and the enhancement of the Victoria Inn and 9-11 Adare Street are shown.

Elder Street and South-West
Wyndham Street
character area

**COMPLETED,
APPROVED &
SUGGESTED
SCHEMES**



Elder Street and South-West Wyndham Street Character Area (01)

- 1 3-11 Elder Street *(Approved scheme) Design: Peter Lee Architects. Planning permission P/09/417/FUL; listed building consents P/09/419/LIS, P/09/420/LIS, P/09/421/LIS, P/09/422/LIS, P/09/423/LIS. Conversion to restaurant use.*
- 2 2 Wyndham Street *Image of former building superimposed on present, to illustrate the benefits of a building of greater scale.*
- 3 6 – 12 Wyndham Street *(Suggested scheme) Preservation of shop fronts to 6 & 8 and refurbishment of upper floors; conjectural restoration of shop fronts to 10 & 12.*
- 4 Library, Wyndham Street *(Completed) New disabled access. Design: BCBC Architectural Services – Builder: Stafford Construction.*

Elder Street and South-West
Wyndham Street
character area

SUGGESTED SCHEMES



Peter Lee Architects

Elder Street and South-West Wyndham Street Character Area (02)

- 1 The Victoria Inn *(Suggested scheme) Restoration of the grade 2 listed building, based on old photographs.*
- 2 Redevelopment proposals *(Suggested scheme) An artist's impression of the proposals for CBL by Peter Lee Architects. This scheme is a major part of the regeneration of Bridgend Town Centre and proposes the creation of a new public plaza with the restored Elder Street cottages as a key feature. In addition the scheme proposes new development to the south of Elder Street and in Wyndham Street. It is anticipated that the combination of restored heritage buildings and sensitive, locally relevant, modern architecture will strongly enhance the character of the Bridgend Town Centre conservation area.*

4.4 South Dunraven Place, Caroline Street, and Queen Street character area

Description

4.4.1 This character area overlaps with the Dunraven Place character area, and comprises the buildings that define the space at the junction of the three streets.

4.4.2 The older buildings to the west and south of the space are important in retaining the local identity which is compromised by the unfortunate block from 1 to 13 Caroline Street on the north-east of the space. 1-13 Caroline Street is detrimental because its material – an alien and assertive hard red brick – defines the group of shops as a single building out of scale with the historic context. It also makes the unrelieved gable end fronting cross street shockingly insensitive to the setting of the adjacent listed buildings.

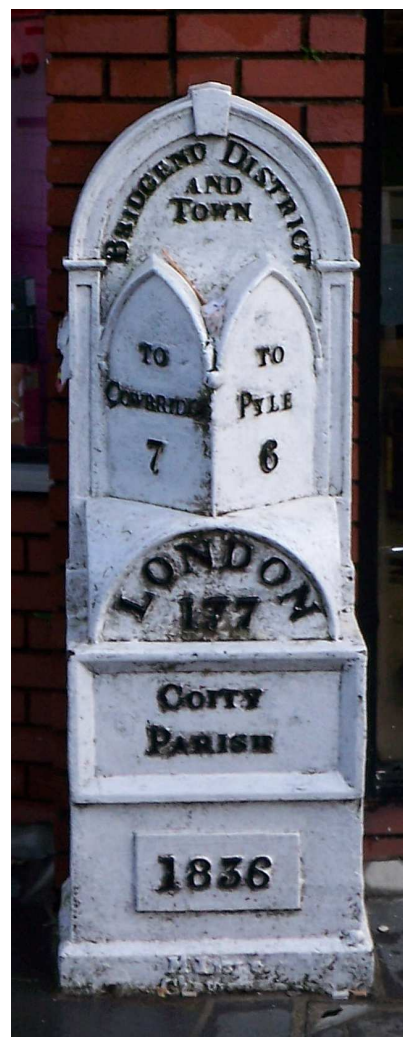
4.4.3 One small element of historic interest on the north side of the character area is the listed (grade 2) milepost between 1a and 3 Caroline Street, which should be conserved.

Completed and Approved Schemes

4.4.4 A scheme for the restoration of 2-4 Queen Street, including the exemplary restoration of old outbuildings on the river frontage, has recently been completed.

4.4.5 The refurbishment of No 42 Dunraven Place has been completed, with the new carved stone Corinthian capitals on the pilasters as a particularly notable feature. It is hoped that the matching adjacent property will shortly be identically refurbished to restore the symmetry of this important building.

4.4.6 Although 1 to 13 Caroline Street are outside the Townscape Heritage Initiative area, the damage that they do to the character of the town could be ameliorated by the addition of external insulation and render, the use of colour to emphasise the



subdivision of the structure into the individual shops, and more thoughtful and imaginative advertising. As a minimum, attention should be paid to the detailing and finish of the gable on Cross Street, with modifications aimed at adding human-scale interest and relieving the bland but intrusive banality of the elevation.



Suggested schemes

4.4.7 Suggested schemes are shown for 2 to 6 Caroline Street and 44 to 48 Dunraven Place.

4.4.8 2 and 4 Caroline Street are a matching pair of stone buildings surviving in largely original form, although the latter has been given an ill-advised coat of orange paint. The removal of the paint should be a priority of any restoration, not only because it is garish and unsightly, but also because it can trap water in the stone, leading to accelerated deterioration of the building fabric.

4.4.9 6 Caroline Street has recently been cleaned and repaired, although the opportunity to provide a shop front in keeping with the impressive architecture of the upper floors has unfortunately been missed. It is hoped that in the future the shop front can be reconsidered.

4.4.10 44 Caroline Street presently suffers from an unfortunate scratched Tyrolean render finish and inappropriate shop and upper floor windows. The underlying proportions, however, remain and restoration of character would be mostly a matter of detail.

4.4.11 46 Caroline Street is a modest building with an unfortunate shop front and inappropriate windows for the conservation area.

4.4.12 The approved scheme for 46 and 48 Dunraven Place included shop fronts, which, while something of a compromise between the existing structure and traditional shop front design, would have significantly enhanced the street scene. If the scheme is revisited, it may be possible to reconsider the treatment of 48 Dunraven Place to bring something of the character of the original chapel to the shop front, and so deepen the historic references in the street frontage. In addition, photographic evidence now to hand suggests that the shop front of 46 could be better finished with multiple panes, rather than being divided by just the two mullions as approved.

South Dunraven Place, Caroline Street and Queen Street character area

COMPLETED, APPROVED & SUGGESTED SCHEMES



- | | |
|---|--|
| <ul style="list-style-type: none"> 1 2-4 Queen Street 2 40 Dunraven Place 42 Dunraven Place 3 42 Dunraven Place 4 2-6 Caroline Street 5 46 – 48 Dunraven Place 6 48 Dunraven Place 7 46 Dunraven Place 8 44 Dunraven Place | <ul style="list-style-type: none"> (Completed) Design: Brotherhood Lee Architects; Builder – Haulfryn construction (Suggested scheme) mirror image of completed scheme for 42 Dunraven Place (Completed) Design: Nike Design - Builder: Llantwit Major Builders (Completed) Stonework carving for pilaster capitals: Corinthian Stone (Suggested scheme) Shopfronts for 2 and 6 conjectural but inspired by photographic record. Shopfront for 4 conjectural (Approved scheme) Design: Cooke and Arkwright. Planning permission P/06/49/FUL (Suggested scheme) Alternative conjectural scheme inspired by photographic record (Suggested scheme) Alternative conjectural scheme utilising existing window openings, shopfront inspired by partial photographic record. (Suggested scheme) Conjectural shopfront |
|---|--|

4.5 Angel Gateway and the river frontage character area

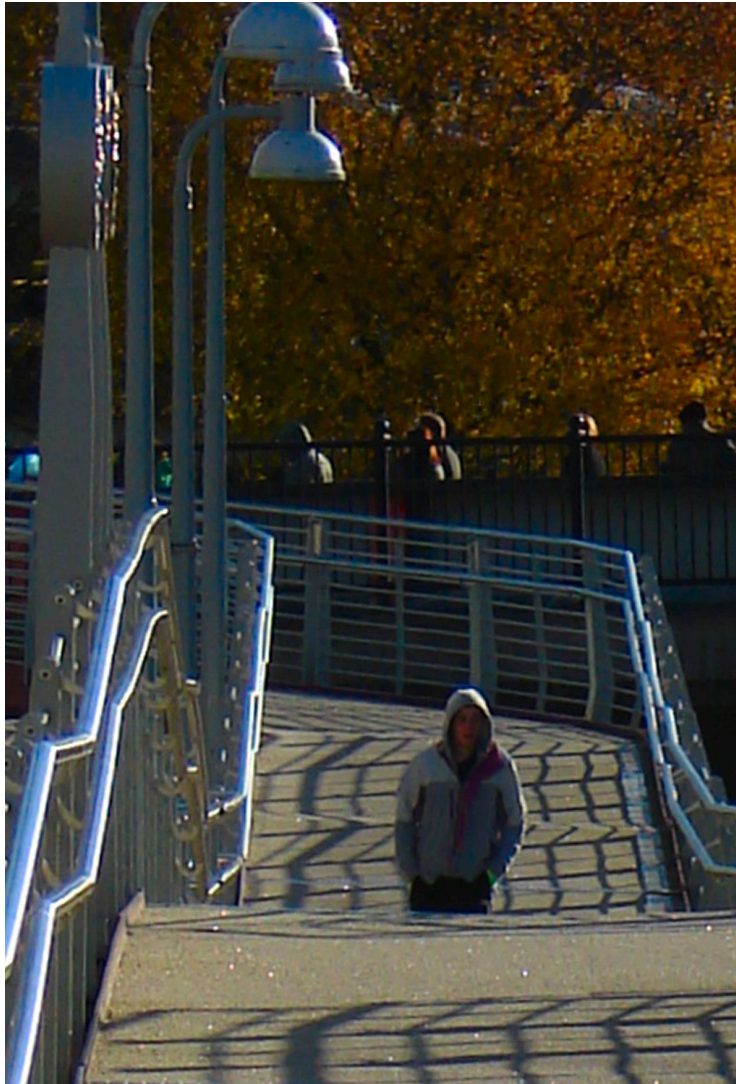
4.5.1 The recently completed river walk, Angel Gateway, opens a new commercial thoroughfare in the town, one with a prime outlook on to the Ogmore River. It is intended that Angel Gateway will stimulate investment in refurbishment and new building to make the most of the opportunity.



4.5.2 The river frontage in Bridgend includes 6 Queen Street, an eyesore of appalling design and condition. Although this building is just outside the Townscape Heritage Initiative area, and would not be eligible for assistance under that scheme, the town would benefit enormously from work to ameliorate its appearance, either through demolition and replacement or substantial alteration and refurbishment. At the time of writing an imaginative scheme for re-facing the building and converting the upper floors for residential use has been granted planning permission. It is hoped that this planning permission may be implemented in the near future.

4.5.3 The necessary flood wall presents a barrier to access to new businesses. Four openings protected by removable flood barriers were provided during the construction of Angel Gateway. Subject to the agreement of the landowners it is hoped that the support structure inland of the flood barrier can be used for access to properties adjacent to the openings. It may also be possible to cut new openings or use steps over the flood wall in some instances.

4.5.4 The river frontage of the buildings on Dunraven Place has not, in the past, been given attention. It is characterised by a miscellany of rear extensions of different scale, form and detail, often in poor condition. Angel



Gateway makes it desirable that the rear of the properties should be given a thorough makeover. The commercial value of the properties will be raised if their river frontages are treated as front elevations. A combination of the river, attractive buildings, and new commercial uses will make Angel Gateway an attraction in its own right, drawing visitors to the town.

4.5.5 One refurbishment to a very high quality has been completed at 2-4 Queen Street, with the opening of the Old Cottage restaurant. At the rear of 34 Dunraven Place, a courtyard dining area has been laid out behind Aromas café fronting Dunraven

Place, with a potential direct access to Angel Gateway. Completion of that access should be seen as a priority.

4.5.6 There are opportunities to establish new shop fronts at first floor level in some of the existing buildings. These should follow the general principles of traditional shop front design (see section 2). Some ingenuity will be required to provide access for all in view of the variation in levels between Angel Gateway and the first floors of the premises.

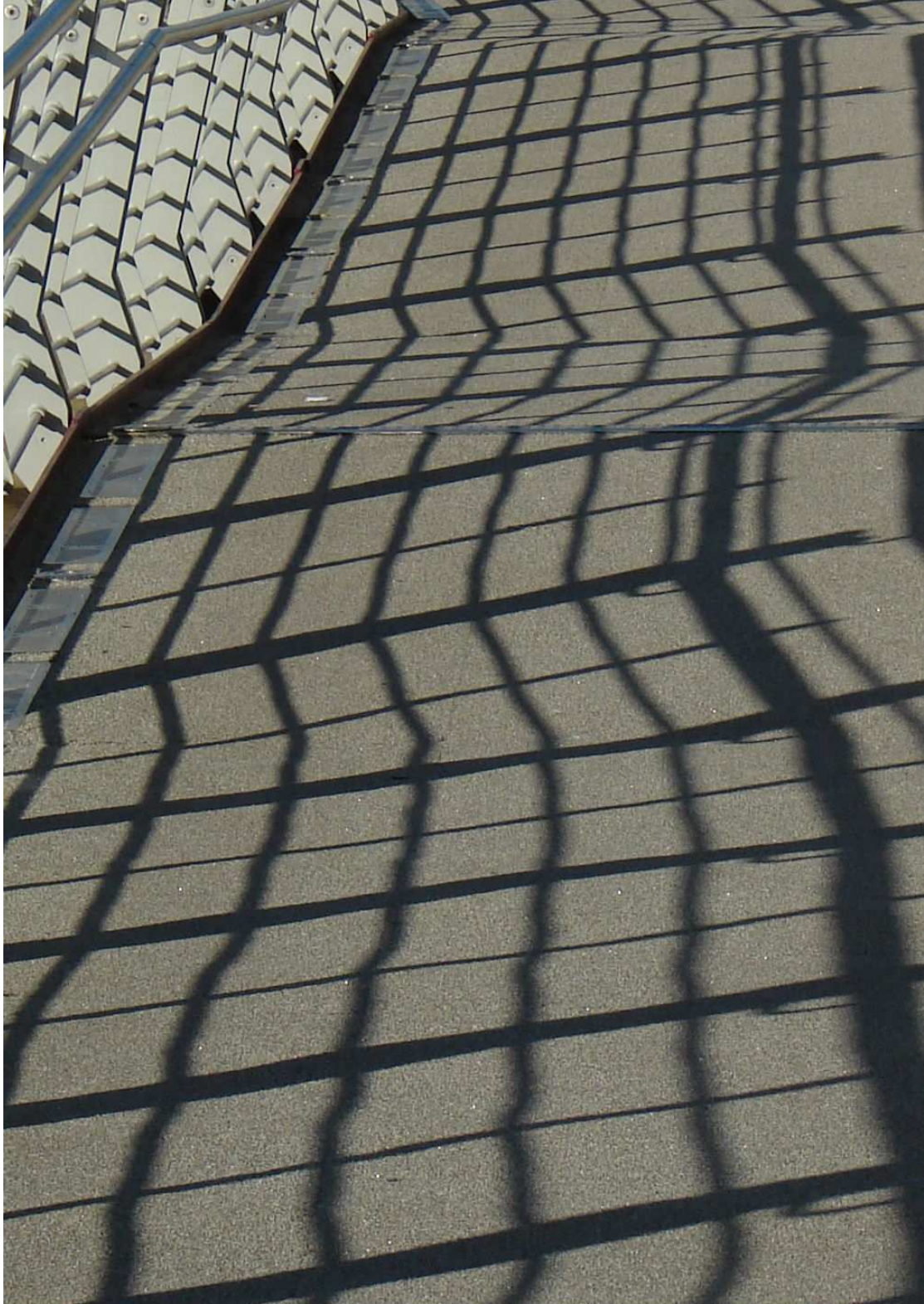
4.5.7 There are opportunities to extend existing buildings to provide shop fronts facing towards Angel Gateway.

4.5.8 There are opportunities to establish new shop fronts at ground floor level in some of the existing buildings, to maximise the retail floorspace. Stepped access down from Angel Gateway will be acceptable for businesses where level access is available from Dunraven Place or Queen Street.

4.5.9 There are opportunities to construct new buildings with floorspace at the level of Angel Gateway in the rear of some of the properties. While traditional form, materials and detailing would not be out of place, there is some scope for modern, imaginative buildings that would act as eye-catchers along the walkway. The scale of any new buildings should remain subservient

to that of the listed buildings of Dunraven Place, so they should have no more than one floor above the walkway level floor.

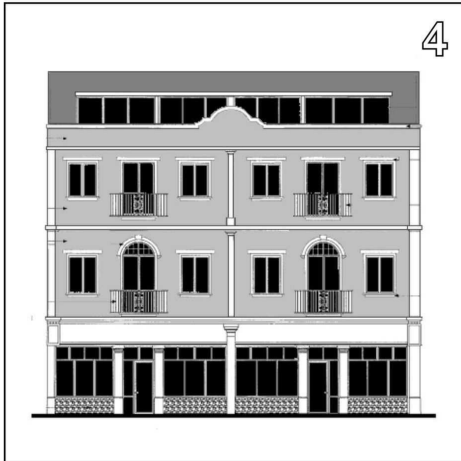
4.5.10 There are opportunities to create decked areas for café or restaurant uses overlooking the river.



ANGEL GATEWAY - Rhythm and pattern expressed in shadow and form

River frontage character area

COMPLETED, APPROVED & SUGGESTED SCHEMES



River Frontage Character Area (01)

- 1 Angel Gateway (River Walkway) *(Completed) Design BCBC & James Brotherhood Associates*
- 4 2 Queen Street *(Completed) Design: Brotherhood Lee Architects – Builder: Haulfryn Construction*
- 3 14 – 20 Dunraven Place *(Suggested scheme) Conjectural examples of new shop units in first floor space*
- 6 6 – 10 Queen Street *(Planning permission granted) Discussions for enhancement in progress*

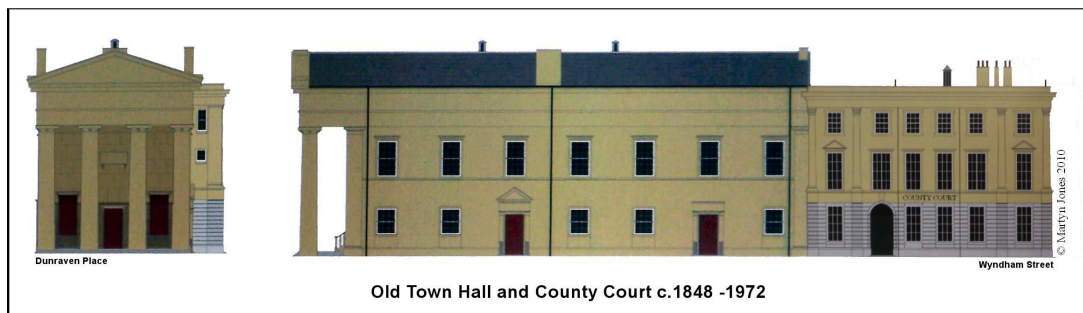


River Frontage Character Area (02)

- | | |
|---|---|
| <p>1 20 – 20b Queen Street</p> <p>2 32 – 34 Dunraven Place</p> <p>3 48 Dunraven Place</p> <p>4 28 Dunraven Place</p> <p>5 Angel Gateway</p> <p>6 46-48 Dunraven Place</p> | <p><i>(Completed)</i> An early Townscape Improvement Grant supported scheme. Design: The Kitchen Design Studio - Builder: A J Banks</p> <p><i>(Work in progress)</i> Aroma's coffee house courtyard, awaiting connection to Angel Gateway.</p> <p><i>(Suggested scheme)</i> New shop front at walkway level in existing building</p> <p><i>(Suggested scheme)</i> New shop unit to rear of existing building</p> <p><i>(Suggested scheme)</i> Extension of café uses on to the walkway</p> <p><i>(Suggested scheme)</i> Alternative retail units to rear of existing properties</p> |
|---|---|

4.6 Wyndham House

4.6.1 Wyndham House is one of the most unfortunate modern intrusions into the Bridgend Town Centre Conservation Area. It is particularly unfortunate in that it replaced the former Town Hall, whose Doric frontage would have been one of the treasures of the town, had it survived. Everything about the design is ill-conceived, including: its bland beige brickwork; its weak and indecisive bay windows and banal shop fronts on to Wyndham Street; its overbearing cantilevered second and third floors on the Market Street frontage; its dull, unrelieved skyline; and its dismal frontage on to the critical Dunraven Place.



4.6.2 Demolition and replacement would be a preferred option. The new building should do more to reflect the typical rhythm of 6 metre shop building frontages in the town centre. It should also provide a skyline of interest, and shop fronts that add to the richness of the street scene. The frontage to Dunraven Place should have a quality of colour, detail, and proportion appropriate to the completion of a public space of particular identity.

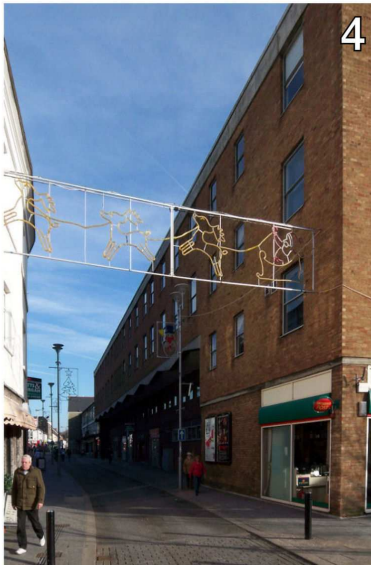
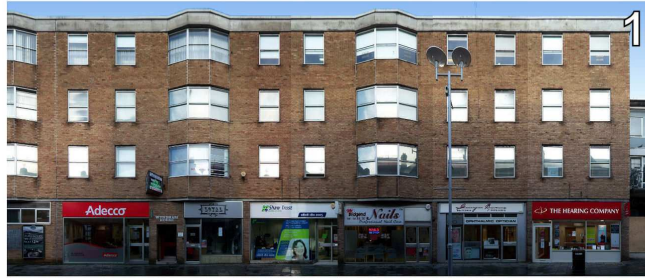
4.6.3 If the building is refurbished, consideration should be given to re-facing the frontage to Dunraven Place to achieve the same objectives. The oppressive cantilever on the Market Street frontage could be alleviated by the introduction of supporting elements, to either create a more human-scale colonnade or to increase the floorspace of the building, with a more commercial frontage to Market Street. On the Wyndham Street frontage, the enhancement of the ground floor would distract attention from the upper floors, but consideration should also be given to reducing the scale of the upper floors.

4.6.4 As part of the public consultation for this Supplementary Planning Guidance Document suggestions will be invited for the improvement of Wyndham House.



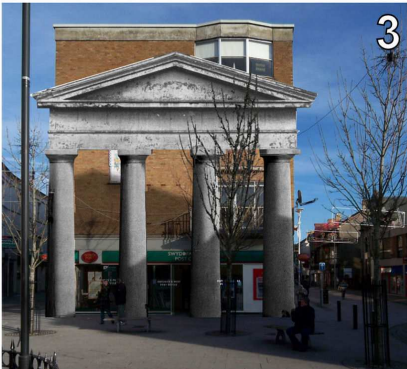
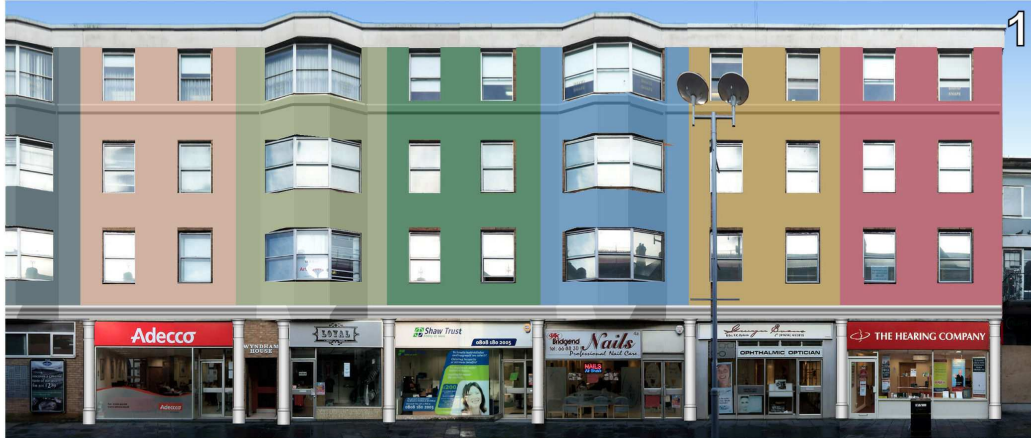
Wyndham House

PROBLEMS & SUGGESTED SCHEMES



Wyndham House (01) - problems

- | | | |
|---|-----------------------------|---|
| 1 | Wyndham Street frontage | <i>Bland, placeless shop fronts, monolithic and out-of-scale upper floors, weak bays, lack of detail, bland skyline.</i> |
| 2 | View from Elder Street | <i>Poor terminal feature of view, jarring character against older buildings</i> |
| 3 | Market Street, looking West | <i>Unrelieved silhouette, overbearing character exacerbated by visually unsupported jetty</i> |
| 4 | Market Street, looking East | <i>Monotony of repetition, dull and dingy material</i> |
| 5 | Frontage to Dunraven Place | <i>Poor silhouette, inappropriately jarring materials, placeless shop front, uncharacteristic asymmetry, lack of detail</i> |
| 6 | Wyndham House in context | <i>The scale, form, materials, and details all stand out from the context; but not in a good way.</i> |



Wyndham House (02) – suggested schemes

- 1 Wyndham Street frontage *(Suggested scheme) Modern cladding to improve insulation and create a vertical rhythm through colour: mouldings introduced at third-floor cill level and above shop fronts; pilasters to emphasise individual shop units and to express support*
- 2 Market Street frontage *(Suggested scheme) Columnar support for overhang, colour, and glazed enclosure to bring life to ground floor, flagpoles to break monotony of skyline*
- 3 Dunraven Place frontage (A) *(Suggested scheme) Free-standing artwork in form of reconstructed Doric portico to distract from Dunraven house façade and recall lost Town Hall.*
- 4 Dunraven Place Frontage (B) *(Suggested scheme) Alternative evocation of Town Hall: new glazed atrium to Post Office, incorporating screen-printed vision of Doric portico on glass.*

5 PROTECTED SPECIES

5.1 Any refurbishment or rebuilding work may affect wildlife using a building. A property owner, or any person, who deliberately captures, injures, kills, or disturbs any wild animal of a protected species, or who damages, destroys or obstructs a breeding site or resting place of such an animal, is guilty of an offence.

5.2 Where protected species are encountered during the course of development the person undertaking works should stop work immediately and seek the advice of the Bridgend County Borough Council ecologist or the Countryside Council for Wales.

5.3 Examples of species protected under European Law include, amongst others, bats, great crested newts and dormice. Further information is in the Conservation (Natural Habitats, &c.) Regulations 1994 which can be viewed on line at www.jncc.gov.uk . Other species, such as barn owls, are given similar protection under Schedules 1 & 9 of the Wildlife & Countryside Act 1981 as amended, which can be viewed at www.opsi.gov.uk/legislation/wales.

5.4 The owner should take professional advice from an experienced and licensed ecological consultant if it is possible that protected species may be present within the site boundary. Where there is uncertainty as to whether a species survey is required, the developer should, at the outset of the project, contact the Bridgend County Borough Council ecologist or planning officer. These officers may be sufficiently familiar with a site to be able to indicate whether a survey will be required and for what species.

5.4 It should be noted that the Countryside and Rights of Way Act 2000 has significantly increased the penalties for wildlife crime. As well as a maximum fine of £5,000 per offence, there is also the threat of imprisonment for up to six months. Police officers are able to obtain search warrants to gather evidence and arrest persons under suspicion of offences involving protected species. These changes are part of a growing Government concern to have wildlife law taken far more seriously than it has been.

5.5 Wildlife issues should be addressed as early as possible in the process of application for planning permission, listed building consent or grant assistance. This is due to the seasonal nature of surveys and the time needed to obtain a license from the Welsh Assembly Government if necessary. Evidence of any surveys undertaken or licenses obtained should be submitted with any application for planning permission, listed building consent or grant aid.

Appendix 1: RELEVANT POLICIES OF THE ADOPTED BRIDGEND UNITARY DEVELOPMENT PLAN

- a) This document is planning guidance issued supplementary to the adopted Bridgend Unitary Development Plan. Attention is drawn to the following particular policies of the Unitary Development Plan that are relevant to the advice in this supplementary planning guidance.
- b) Part 1 Strategic Policies:

ENVIRONMENT POLICY 1

THE ENVIRONMENT OF BRIDGEND COUNTY BOROUGH IS A VARIED AND FINITE RESOURCE. DEVELOPMENT WHICH ENHANCES, PROTECTS OR CONSERVES IT, WILL BE ENCOURAGED; WHEREAS DEVELOPMENT WHICH DIMINISHES, ENDANGERS OR NEGLECTS IT, WILL NOT BE PERMITTED.

ENVIRONMENT POLICY 2

DEVELOPMENT IN THE COUNTY BOROUGH SHOULD SAFEGUARD THE INTEGRITY OF THE COUNTRYSIDE AND THE BUILT ENVIRONMENT. THROUGH CAREFUL SITING, PLANNING AND DESIGN, IT SHOULD PROTECT, CONSERVE AND ENHANCE:

- 1. INTERNATIONAL, NATIONAL, REGIONAL AND LOCAL BIODIVERSITY;**
- 2. SPECIAL LANDSCAPE AREAS;**
- 3. THE HISTORIC BUILT ENVIRONMENT; AND**
- 4. THE COASTAL ZONE.**

ENVIRONMENT POLICY 3

DEVELOPMENT PROPOSALS WILL BE FAVOURED WHERE THEY EMBRACE OR ENCOURAGE:-

- 1. CONSERVATION, REDUCTION, RE-USE AND RECYCLING OF WASTE, POLLUTION CONTROL, AND THE CONSERVATION OF NATURAL RESOURCES;**
- 2. REDUCTION OF TRAVEL BY PRIVATE CAR AND VEHICLE MOVEMENTS, AND THE PROMOTION OF CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT;**
- 3. RECLAMATION OF DERELICT, DEGRADED OR CONTAMINATED LAND, AND ITS REMEDIATION TO BENEFICIAL USES; AND**

4. REGENERATION OF THE URBAN ENVIRONMENT.

RETAILING POLICY 8

THE EXISTING RETAIL HIERARCHY WILL BE PROTECTED AND MAINTAINED AND PARTICULAR ENCOURAGEMENT WILL BE GIVEN TO PROTECTING AND ENHANCING THE VITALITY, VIABILITY AND ATTRACTIVENESS OF EXISTING TOWN AND DISTRICT CENTRES.

TOURISM POLICY 10

PROPOSALS FOR TOURISM DEVELOPMENT WILL BE FAVOURED WHERE:-

- 1. THEY CONTRIBUTE TO THE GROWTH OF THE LOCAL ECONOMY IN TERMS OF NEW EMPLOYMENT OPPORTUNITIES AND BUSINESS CREATION; AND**
- 2. THEY PROTECT AND CONSERVE AREAS OF THE LANDSCAPE, BIODIVERSITY, THE COAST AND HISTORIC ENVIRONMENT WHICH ARE OF SPECIAL INTEREST, AND ARE SO LOCATED AND DESIGNED THAT THEY CONSERVE OR ENHANCE THE QUALITY OF THE LOCAL ENVIRONMENT; AND**
- 3. THEY RESPECT THE NEEDS AND AMENITIES OF LOCAL COMMUNITIES.**

ENERGY AND UTILITIES POLICY 20

ALL DEVELOPMENT PROPOSALS SHOULD SEEK TO MAXIMISE ENERGY EFFICIENCY AND WATER CONSERVATION IN THEIR LAYOUT, DESIGN, MATERIALS AND CONSTRUCTION.

REGENERATION POLICY 21

ANY DEVELOPMENT WHICH IS LIKELY TO PUT A REGENERATION STRATEGY AT RISK WILL NOT BE PERMITTED.

- c) Section 2 of the adopted Bridgend Unitary Development Plan endorses the concept of sustainable development and asserts that it is a primary concern. This supplementary planning guidance is guided by many of the aims and objectives of sustainability set out in section 2.2 of the adopted Bridgend Unitary Development Plan, as follows:

2.2.1. Environment

- ... To promote and conserve the biodiversity of the County Borough and to encourage the management of features of the landscape which are of major importance for wild flora and fauna, in co-ordination with the Council's approved Local Biodiversity Action Plan; ...
- ... To enhance the appearance of the built environment and to improve the quality of new development;
- To define, protect, maintain and enhance the historic built environment, i.e. the ancient monuments, archaeological sites, listed buildings, conservation areas, and historic parks, gardens and landscapes of the County Borough. ...

2.2.3. Employment

- To promote equality and opportunity by providing all residents with the right of access to employment opportunities appropriate to their skills;
- To promote the use and conversion of existing appropriate brownfield sites and redundant or under-utilised buildings for industrial and commercial development; ...
- ... To enrich the economy by safeguarding existing employment in terms of sites and opportunities, and securing new investment;
- To develop the locational advantages of the M4 corridor by reserving sites near the strategic highway network for special employment purposes.

2.2.5. Retailing

- To reduce the high level of leakage of expenditure on comparison goods to centres outside of the County Borough;
- To protect the existing retail hierarchy;
- To protect and enhance the viability, attractiveness and vitality of the town and district centres in the County Borough; ...

2.2.6. Tourism and Leisure

- To balance and integrate the needs of tourism, host communities and the environment, including support for ecotourism, whilst protecting environmentally sensitive areas; ...
- ... To encourage environmentally sustainable tourist and leisure developments in and around Bridgend and in the M4 corridor. This should be linked to improvements in tourism, leisure and cultural facilities and activities in the town centres of the County Borough. This can be realised through the implementation of proposals contained in the various regeneration strategies, particularly the strategies for Bridgend, Maesteg and Porthcawl town centres;

2.2.12. Energy and Utilities

- To increase energy efficiency through appropriate development design, having regard for features such as the layout, orientation, mix of uses, density of development, use of materials and landscaping. ...

2.2.13. Regeneration

- To safeguard past investment particularly in urban areas, provide greater certainty for future investment and support the regeneration sector of the economy;
- To improve the quality of the County Borough's infrastructure, including its buildings and public realm;
- To identify and provide land use framework for addressing and prioritising social needs;
- To support community development, remove social exclusion and reduce crime;
- To make better use of existing resources such as land and buildings, reduce the need to travel, assist in removing urban decay, facilitate energy efficiency, enhance biodiversity and reduce pressure on the countryside;
- To stimulate greater participation in, and public ownership of planning decisions and provide a focus for community activity;
- To assist in the improvement of educational and employment skills.

2.2.14. Implementation, Resources & Monitoring

- To maximise the use of available resources for plan implementation;
- To monitor and evaluate the UDP so as to inform the community, plan users and the planning authority about the effectiveness of the policies and proposals, and to provide an input to review and subsequent alteration.

Relevant Part 2 local policies of the adopted Bridgend Unitary Development Plan that inform and are developed by this supplementary planning guidance are as follows:

POLICY EV20

PROPOSALS FOR DEVELOPMENT OR REDEVELOPMENT WILL BE REQUIRED TO:-

- 1. RETAIN WHEREVER POSSIBLE AND/OR TRANSLOCATE OR REPLACE WHERE APPROPRIATE EXISTING WOODLAND, TREES, HEDGEROWS, WETLANDS,**

WATERCOURSES, PONDS, GREEN LANES, GEOLOGICAL FEATURES AND OTHER NATURAL FEATURES OR HABITATS OF NATURE CONSERVATION INTEREST, AND SAFEGUARD THEM DURING ANY DEVELOPMENT WORKS;

2. CONSERVE THOSE HABITATS LISTED IN (1) ABOVE OR, WHERE NECESSARY, PROVIDE FOR MITIGATION OR COMPENSATORY MEASURES IN ORDER TO SECURE BIODIVERSITY, IN ACCORDANCE WITH ANY APPROPRIATE PLANNING CONDITIONS/OBLIGATIONS REGARDING THEIR FUTURE MANAGEMENT;

3. INCORPORATE APPROPRIATE NATIVE VEGETATION IN ANY LANDSCAPING OR PLANTING SCHEME, EXCEPT WHERE SPECIAL REQUIREMENTS IN TERMS OF THEIR PURPOSE OR LOCATION DICTATE OTHERWISE;

4. MAXIMISE THE POSSIBLE AREA OF PERMEABLE GROUND SURFACE TO ASSIST PROPER SURFACE WATER DRAINAGE, WHILST SUPPORTING THE PLANTING OR REPLACEMENT OF EXISTING HABITATS; AND

5. AVOID OR OVERCOME HARM TO ANY ADJACENT NATURE CONSERVATION RESOURCE, AND/OR SPECIES OF WILDLIFE WHICH MAY BE EITHER RESIDENT IN-SITU OR WHICH CAN BE DEMONSTRATED TO HAVE FREQUENTED HABITATS WITHIN THE SITE ON A MIGRATORY BASIS.

POLICY EV29

EXTERNAL LIGHTING OF NEW DEVELOPMENTS WILL BE PERMITTED ONLY WHERE THE DEVELOPER HAS DEMONSTRATED THAT:-

1. IT IS AN ESSENTIAL REQUIREMENT OF THE DEVELOPMENT;

2. THE PROPOSED SCHEME OF LIGHTING IS THE MINIMUM NEEDED TO SERVE ITS APPROVED PURPOSE;

3. LIGHT SPILLAGE WILL BE MINIMISED THROUGH THE USE OF LIGHTING OF APPROPRIATE DESIGN AT SUITABLE LOCATIONS;

4. IT WILL NOT COMPROMISE PEDESTRIAN/HIGHWAY SAFETY THROUGH DAZZLING EFFECTS OR DISTRACTION TO PEDESTRIANS, CYCLISTS OR DRIVERS USING FOOTPATHS, CYCLEPATHS OR ROADS;

5. THE LOCATION, DIRECTION, AND HOURS OF ILLUMINATION WILL BE APPROPRIATELY CONTROLLED IF THE PROPOSAL IS TO BE SITED WITHIN, OR NEAR TO, EXISTING OR PROPOSED RESIDENTIAL PROPERTIES AND DEVELOPMENT;

6. THERE WILL BE NO UNACCEPTABLE EFFECTS ON THE VISUAL CHARACTER OF EITHER THE URBAN AND RURAL ENVIRONMENT OF THE COUNTY BOROUGH - THIS WILL BE OF PARTICULAR SIGNIFICANCE TO THE ASSESSMENT OF PROPOSALS IN THOSE AREAS WHICH CURRENTLY ENJOY 'DARK SKIES', WHICH WILL BE CONSERVED WHEREVER POSSIBLE;

7. THERE WILL BE NO ADVERSE IMPACT ON SITES OR SPECIES OF ACKNOWLEDGED IMPORTANCE FOR NATURE CONSERVATION; AND

8. IN THE COUNTRYSIDE, AND AT THE EDGE OF SETTLEMENTS, SUITABLE LANDSCAPING MEASURES WILL BE TAKEN TO SCREEN LIGHTING FROM NEIGHBOURING AREAS, DWELLINGS AND AGRICULTURAL BUILDINGS.

POLICY EV31

SCHEMES WHICH CONSERVE, MANAGE AND ENHANCE THE 'LOCAL DISTINCTIVENESS' AND QUALITY OF THE BUILT HERITAGE OF THE COUNTY BOROUGH, WILL BE FAVOURED.

POLICY EV32

DEMOLITION OF A LISTED BUILDING WILL NOT BE PERMITTED UNLESS IT HAS BEEN CLEARLY DEMONSTRATED THAT THE BUILDING IS WHOLLY BEYOND ECONOMIC REPAIR OR RE-USE FOR ANY BENEFICIAL PURPOSE AND UNLESS AND UNTIL APPROPRIATE LEGAL AGREEMENT(S) HAVE BEEN MADE WITH THE COUNCIL, AND IMPLEMENTED, TO SECURE THE PROPER SPECIALIST RECORDING OF THE BUILDING AND ITS FEATURES AND ITS PROVISIONS IMPLEMENTED, PRIOR TO ANY DEMOLITION WORKS TAKING PLACE.

POLICY EV33

DEVELOPMENT PROPOSALS WHICH WOULD EITHER HARM OR ADVERSELY AFFECT THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF A LISTED BUILDING, AND/OR ITS SETTING, WILL NOT BE PERMITTED. THOSE WORKS WHICH ALTER, BUT DO NOT ADVERSELY AFFECT, THE CHARACTER OF THE BUILDING, AND/OR ITS SETTING, MUST BE DEMONSTRATED TO BE DESIRABLE OR NECESSARY TO THE SATISFACTION OF THE COUNCIL/CADW IN ORDER TO BE PERMISSIBLE, AND AN OPPORTUNITY AFFORDED, WHERE THIS IS REQUIRED, FOR THE PROPER SPECIALIST RECORDING OF THE BUILDING AND ITS FEATURES PRIOR TO ANY WORKS BEING COMMENCED, IN ACCORDANCE WITH THE RELEVANT CONSENT(S) SUBJECT OF THE NECESSARY PLANNING CONDITIONS AND/OR PLANNING OBLIGATIONS/AGREEMENTS.

POLICY EV34

DEVELOPMENT WHICH ADVERSELY AFFECTS THE CHARACTER AND SETTING OF BUILDINGS/STRUCTURES/SITES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST WILL NOT BE PERMITTED.

POLICY EV35

SCHEMES WHICH MAINTAIN LISTED BUILDINGS AND BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST IN OPTIMUM USE AND IN GOOD REPAIR WILL BE FAVOURED.

POLICY EV36

SCHEMES FOR THE SUITABLE REUSE OF REDUNDANT HISTORIC BUILDINGS OR VACANT FLOOR SPACE WHICH CONTRIBUTE TO THE REGENERATION OF THE COUNTY BOROUGH WILL BE FAVOURED.

POLICY EV38

PROPOSALS FOR DEVELOPMENT WITHIN CONSERVATION AREAS SHOULD PRESERVE OR ENHANCE THEIR ARCHITECTURAL OR HISTORIC CHARACTER OR APPEARANCE. DEVELOPMENT PROPOSALS WHICH DO NOT:-

- 1. PRESERVE OR ENHANCE VIEWS, VISTAS, CHARACTERISTIC STREET SCENES AND ROOFSCAPES;**
- 2. SHOW SPECIAL REGARD TO AREAS OF SPATIAL IMPORTANCE AND THEIR RELATIONSHIP TO THE LAYOUT AND SCALE OF NEARBY BUILDINGS;**
- 3. USE MATERIALS APPROPRIATE TO THEIR SETTING AND CONTEXT;**
- 4. PAY SPECIAL REGARD TO PROTECT TREES, HEDGES AND OTHER HABITATS OF IMPORTANCE TO BIODIVERSITY AND VISUAL AMENITY; AND**
- 5. RESPECT LOCAL HISTORICAL AND CULTURAL TRADITIONS;**

WILL NOT BE PERMITTED.

POLICY EV39

DEVELOPMENT PROPOSALS INVOLVING THE DEMOLITION OF AN UNLISTED BUILDING WITHIN A CONSERVATION AREA WHICH MEET ALL OF THE FOLLOWING CRITERIA:-

- 1. THE EXISTING BUILDING DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;**
- 2. THERE IS DEMONSTRATED TO BE NEGLIGIBLE SCOPE FOR IMPROVEMENT, ADAPTATION, OR CONVERSION OF THE BUILDING; AND**
- 3. DETAILED PLANS FOR THE REDEVELOPMENT OF THE SITE, WHICH WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, ARE IN PLACE;**

WILL BE PERMITTED. PROVIDED THAT SUBSEQUENT REDEVELOPMENT OF THE SITE IS ALSO IN ACCORDANCE WITH A SITE DEVELOPMENT BRIEF OR OTHER APPROVED PLAN, PLANNING CONSENTS (WHICH MAY BE SUBJECT OF CONDITIONS), AND ANY NECESSARY PLANNING OBLIGATIONS/AGREEMENTS AS REQUIRED BY THE COUNCIL.

POLICY EV41

IMPROVEMENT SCHEMES WITHIN THE PUBLIC REALM OF A CONSERVATION AREA WHICH ENHANCE ITS CHARACTER OR APPEARANCE WILL BE FAVOURED; WHEREAS, THOSE WHICH ADVERSELY AFFECT ITS CHARACTER OR APPEARANCE WILL NOT BE FAVOURED.

POLICY EV43

WHERE DEVELOPMENT AND/OR ANY OPERATION IS LIKELY TO AFFECT A KNOWN, POTENTIAL, OR SUSPECTED SITE OF ARCHAEOLOGICAL SIGNIFICANCE, AN APPROVED ARCHAEOLOGICAL EVALUATION SHALL BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY BEFORE THE PROPOSAL IS DETERMINED, SO THAT THE EFFECT OF THE PROPOSAL ON THE ARCHAEOLOGICAL RESOURCE CAN PROPERLY BE DETERMINED.

POLICY EV44

DEVELOPMENT AND/OR ANY OPERATION WHICH FAILS TO PROTECT, ENHANCE, OR PRESERVE A SITE OF ARCHAEOLOGICAL SIGNIFICANCE WILL NOT BE PERMITTED. WHERE AN ARCHAEOLOGICAL ASSESSMENT HAS BEEN CARRIED OUT AND SUBMITTED TO THE COUNCIL IN ACCORDANCE WITH [POLICY EV43](#), WHICH INDICATES THAT A SITE OF ARCHAEOLOGICAL SIGNIFICANCE WOULD BE AT RISK, DEVELOPMENT WILL NOT BE PERMITTED UNLESS:-

- 1. THERE IS NO ALTERNATIVE AVAILABLE SITE FOR THE DEVELOPMENT/OPERATION; AND**
- 2. IN RESPECT OF NATIONALLY IMPORTANT ANCIENT MONUMENTS, WHETHER SCHEDULED OR NOT, AND THEIR SETTINGS, THE DEVELOPMENT WOULD BE IN THE NATIONAL INTEREST;**
- 3. FOR MOST ARCHAEOLOGICAL SITES, MITIGATION MEASURES CAN BE PUT IN PLACE WHICH WOULD PRESERVE, PROTECT, OR ENHANCE THE ARCHAEOLOGICAL REMAINS AND THEIR SETTING 'IN SITU';**
- 4. WHERE ARCHAEOLOGICAL REMAINS OF LESSER IMPORTANCE ARE INVOLVED, OR THEIR SIGNIFICANCE IS OUTWEIGHED BY ALL OTHER MATERIAL CONSIDERATIONS, MEASURES TO SECURE THE EXCAVATION AND/OR RESCUE AND RECORDING OF THE REMAINS, AND PUBLICATION OF THE RESULTS CAN BE PUT IN PLACE.**

WHERE APPROPRIATE, DEVELOPERS MAY BE REQUIRED TO ACCOMMODATE A WATCHING BRIEF BY AN ARCHAEOLOGIST, OR ARCHAEOLOGICAL ORGANISATION, PRIOR TO, DURING, AND/OR AFTER DEVELOPMENT OPERATIONS BY MEANS OF RELEVANT PLANNING OBLIGATIONS/ AGREEMENTS, AS AGREED WITH THE COUNCIL, AND/OR BY CONDITIONS ATTACHED TO PLANNING CONSENTS.

POLICY EV45

NEW DEVELOPMENT WHICH ACHIEVES A GOOD STANDARD OF DESIGN BY:

- 1. HAVING A CONSISTENT STYLE OR CHARACTER;**
- 2. RESPECTING THE CONTEXT OF THE DEVELOPMENT;**
- 3. BEING APPROPRIATE TO THE SCALE AND PROMINENCE OF THE DEVELOPMENT;**
- 4. INCORPORATING THOSE EXISTING FEATURES OF THE SITE THAT ARE IMPORTANT TO THE LOCAL ENVIRONMENT, INCLUDING ITS TOPOGRAPHY, BIODIVERSITY, AND STRUCTURES OF HISTORIC INTEREST;**
- 5. USING SITING, LAYOUT, FORM, MATERIALS, AND ARCHITECTURAL DETAIL, AND PUBLIC ART, TO CREATE A NEW, OR ENHANCE AN EXISTING, SENSE OF PLACE;**
- 6. REASONABLY PROTECTING THE RESIDENTIAL AMENITY OF NEIGHBOURS, INCLUDING PRIVACY, A QUIET ENVIRONMENT, DAYLIGHTING AND SUNLIGHTING;**
- 7. BEING COMPATIBLE WITH THE ADEQUATE PROVISION OF AMENITIES (INCLUDING OPEN SPACE) FOR RESIDENTS OR USERS OF THE DEVELOPMENT;**
- 8. BEING COMPATIBLE WITH THE CREATION OF AN ENVIRONMENT WHICH IS SAFE, FRIENDLY TO THE DISABLED, SUSTAINABLY ACCESSIBLE, MANAGEABLE, AND POLLUTION-FREE;**
- 9. BEING COMPATIBLE WITH THE USE OF SUSTAINABLE METHODS OF CONSTRUCTION, MATERIALS, ENERGY CONSERVATION, AND WATER MANAGEMENT;**

WILL BE PERMITTED.

POLICY EV46

DESIGN MEASURES WHICH AIM TO REDUCE THE INCIDENCE, OR FEAR OF CRIME WILL BE FAVOURED.

POLICY EV47

PROPOSALS FOR DEVELOPMENT WHICH ARE EXPECTED TO BE USED OR VISITED BY THE GENERAL PUBLIC SHALL MAKE PROVISION FOR PEOPLE WITH SPECIAL ACCESS NEEDS, e.g. THOSE WITH DISABILITIES, PEOPLE WITH YOUNG CHILDREN, AND THE ELDERLY.

POLICY EV48

OUTDOOR ADVERTISEMENTS WHICH WOULD DETRACT FROM VISUAL AMENITY OR

ENDANGER PUBLIC SAFETY WILL NOT BE PERMITTED. PROPOSALS WHICH:-

- 1. RELATE CAREFULLY TO THE CHARACTER, SCALE AND ARCHITECTURAL FEATURES OF THE BUILDING ON WHICH THEY ARE PROPOSED TO BE PLACED;**
- 2. AVOID CREATING A 'CLUTTER' OF ADVERTISEMENTS BY VIRTUE OF THEIR CUMULATIVE IMPACT;**
- 3. IF ILLUMINATED, SATISFY THE REQUIREMENTS OF [POLICY EV29](#) AND THEREFORE LEAD TO AN OVERALL REDUCTION, RATHER THAN AN INCREASE, IN NIGHT TIME LIGHT POLLUTION;**
- 4. BE SITED AND DESIGNED WHERE THEY WILL NOT DISTRACT USERS OF HIGHWAYS, CYCLEWAYS OR FOOTPATHS;**
- 5. ENSURE THE CONTINUED SAFE AND EASY PASSAGE OF PEDESTRIANS, AND ESPECIALLY NOT HINDER THE MOVEMENT OF THE DISABLED, THE ELDERLY, AND PEOPLE WITH YOUNG CHILDREN; AND**
- 6. IN ALL OTHER RESPECTS, CONFORM WITH ACCEPTABLE AMENITY AND SAFETY STANDARDS;**

WILL BE PERMITTED.

POLICY E9

THE REDEVELOPMENT OF DERELICT, UNDER-UTILISED, OBSOLETE OR VACANT LAND AND BUILDINGS IN URBAN AREAS FOR EMPLOYMENT PURPOSES WILL BE PERMITTED, PROVIDED THAT:-

- 1. THE PROPOSED USE IS COMPATIBLE WITH ADJOINING LAND USES;**
- 2. THE DEVELOPMENT DOES NOT INVOLVE THE LOSS OF A PRIMARY SHOPPING STREET FRONTAGE OR AN EXISTING RETAIL PREMISES AT GROUND FLOOR LEVEL WITHIN AN ESTABLISHED COMMERCIAL AREA;**
- 3. THE PROPOSED DEVELOPMENT ENHANCES LOCAL ENVIRONMENTAL AMENITY;**
- 4. THE HIGHWAY NETWORK IS CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE PROPOSAL WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS.**

POLICY R1

NEW RETAIL DEVELOPMENT SHOULD BE CONCENTRATED IN ESTABLISHED COMMERCIAL CENTRES NAMELY:- 1. THE SUB-REGIONAL TOWN CENTRE OF : BRIDGEND...

POLICY R2

NEW RETAIL DEVELOPMENT WITHIN ESTABLISHED COMMERCIAL CENTRES, AS DEFINED IN [POLICY R1](#), WILL BE PERMITTED IF IT WOULD:-

- 1. SUSTAIN OR ENHANCE THE RANGE AND QUALITY OF SHOPPING PROVISION AND THE VITALITY, VIABILITY AND ATTRACTIVENESS OF THESE CENTRES; AND,**
- 2. BE IN KEEPING WITH THE SCALE AND CHARACTER OF THE CENTRE.**

POLICY R3

PROPOSALS FOR THE DEVELOPMENT, REDEVELOPMENT OR CHANGE OF USE FOR NON-RETAIL* USES WILL BE PERMITTED AT GROUND FLOOR LEVEL IN PRIMARY SHOPPING AREAS, ONLY WHERE ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:-

- 1. THE DEVELOPMENT WOULD NOT, BY VIRTUE OF ITS NATURE, DESIGN AND SCALE, MATERIALLY DILUTE THE CONTINUITY OF THE PRIMARY SHOPPING FRONTAGE;**
- 2. THE DEVELOPMENT WOULD NOT EXACERBATE AN EXISTING, NOR CREATE A NEW, UNDUE CONCENTRATION OF NON-RETAIL* USES, EITHER IN THE IMMEDIATE LOCALITY OR IN THE GENERAL STREET SCENE;**
- 3. THE DEVELOPMENT WOULD NOT CREATE A DEAD WINDOW FRONTAGE, BUT RATHER BE OF A NATURE WHICH STIMULATES PASSING TRADE AND MAINTAINS THE GENERAL INTEREST OF THE SHOPPING PUBLIC;**
- 4. THE DEVELOPMENT WOULD NOT GIVE RISE TO NEW, NOR MATERIALLY EXACERBATE EXISTING, LOCAL PROBLEMS DUE TO TRAFFIC GENERATION, CONGESTION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS;**

FOR THE PURPOSES OF THIS POLICY, THE PRIMARY SHOPPING AREAS ARE DEFINED AS FOLLOWS:-

BRIDGEND

ADARE STREET)

CAROLINE STREET)

THE RHIW CENTRE,

WYNDHAM STREET

NOLTON STREET [NOS 4-24 EVEN Nos. ONLY AND NOLTON HOUSE]

THE BRACKLA STREET CENTRE [Nos. 3-15 AND SUPERSTORE] ...

(Non-Retail Uses are defined as any use other than those falling under Class A1 of the Town & Country Planning (Use Classes) Order 1987)

POLICY R4

PROPOSALS FOR THE DEVELOPMENT, REDEVELOPMENT OR CHANGE OF USE FOR NON-RETAIL* USES ON GROUND FLOORS OUTSIDE OF THE PRIMARY SHOPPING

AREAS IN ESTABLISHED COMMERCIAL CENTRES, AS DEFINED IN POLICIES [R1](#) AND [R3](#), WILL BE PERMITTED PROVIDED:-

- 1. THE PROPOSAL HAS NO UNACCEPTABLE EFFECTS ON THE ENVIRONMENT AND AMENITY OF THE LOCALITY;**
- 2. THE DEVELOPMENT WOULD NOT GIVE RISE TO NEW, NOR MATERIALLY EXACERBATE EXISTING, LOCAL PROBLEMS DUE TO TRAFFIC GENERATION, CONGESTION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS.**

(* Non-Retail Uses are defined as any use other than those falling under Class A1 of the Town & Country Planning (Use Classes) Order 1987).

POLICY R6

USES FALLING WITHIN CLASS B1 OF THE TOWN AND COUNTRY PLANNING [USE CLASSES] ORDER 1987, WILL NOT BE PERMITTED AT GROUND FLOOR LEVEL IN THE PRIMARY SHOPPING AREAS, AS DEFINED IN [POLICY R3](#). ELSEWHERE, IN ESTABLISHED COMMERCIAL CENTRES, AS DEFINED IN [POLICY R1](#), SUCH USES MAY BE PERMITTED AT GROUND FLOOR LEVEL PROVIDED THEY DO NOT RESULT IN THE LOSS OF EXISTING RETAIL FLOORSPACE.

POLICY R8

THE REGENERATION OF ESTABLISHED COMMERCIAL CENTRES THROUGH THE REFURBISHMENT OR REDEVELOPMENT OF KEY SITES AND BUILDINGS FOR RETAIL, OTHER COMMERCIAL AND COMPLEMENTARY LEISURE USES WILL BE FAVOURED, PROVIDED THAT THE DEVELOPMENT IS IN KEEPING WITH THE SCALE AND CHARACTER OF THE CENTRE. THE FOLLOWING ARE IDENTIFIED AS KEY SITES:-

R8(2) ELDER YARD, BRIDGEND; ...

POLICY TM1

NEW OR EXTENDED TOURIST AND LEISURE FACILITIES AND ATTRACTIONS WILL BE PERMITTED IN URBAN AREAS WHERE ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:-

- 1. IT WILL CONTRIBUTE TO THE REGENERATION OF TOWN CENTRES BY IMPROVING THEIR VITALITY, VIABILITY AND ATTRACTIVENESS TO VISITORS, AND ENHANCE THEIR LEISURE ROLE IN THE EVENING ECONOMY AND AT WEEKENDS;**
- 2. THE DEVELOPMENT WILL BE COMPATIBLE WITH, AND SYMPATHETIC TO ITS SURROUNDINGS IN TERMS OF SITING, SCALE, DESIGN, EXTERNAL APPEARANCE, MATERIALS AND LANDSCAPING;**
- 3. THE DEVELOPMENT IS WELL LOCATED TO PUBLIC TRANSPORT, THE NEEDS OF**

THE NON CAR TRAVELLER, AND THE MAIN ROAD NETWORK, AND WOULD HAVE SATISFACTORY CAR PARKING;

4. THE HIGHWAY NETWORK IS CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE DEVELOPMENT WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS.

5. THE SITE IS NOT WITHIN AN AREA OF FLOOD RISK.

NEW OR EXTENDED TOURIST AND LEISURE FACILITIES AND ATTRACTIONS IN THE COUNTRYSIDE WILL ONLY BE PERMITTED IF THE ACTIVITY BY ITS NATURE REQUIRES A COUNTRYSIDE LOCATION, AND/OR THE PROPOSED DEVELOPMENT IS PART OF A RURAL DIVERSIFICATION SCHEME. DEVELOPMENT PROPOSALS SHOULD SATISFY ALL THE FOLLOWING CRITERIA:-

1. THE DEVELOPMENT WILL NOT HARM OR ADVERSELY AFFECT THE FOLLOWING AREAS AND THEIR SETTINGS:-

A) THE GLAMORGAN HERITAGE COAST;

B) THE KENFIG cSAC;

C) THE STRATEGIC COALFIELD PLATEAU AND ASSOCIATED VALLEY SIDES;

D) SSSI's AND OTHER ENVIRONMENTALLY SENSITIVE AREAS;

2. THE DEVELOPMENT WILL BE COMPATIBLE WITH, AND SYMPATHETIC TO ITS SURROUNDINGS IN TERMS OF SITING, SCALE, DESIGN, EXTERNAL APPEARANCE, MATERIALS AND LANDSCAPING;

3. THE HIGHWAY NETWORK IS CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE DEVELOPMENT WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS.

4. THE DEVELOPMENT IS ACCESSIBLE BY A CHOICE OF TRANSPORT MODES AND WELL RELATED TO THE NEEDS OF THE NON-MOTORISED TRAVELLER.

5. THE SITE IS NOT WITHIN AN AREA OF FLOOD RISK.

POLICY TM2

THE ESTABLISHMENT OF NEW SERVICED AND SELF-CATERING ACCOMMODATION, AS WELL AS THE EXTENSION, UPGRADING OR CHANGE OF USE OF BUILDINGS TO PROVIDE SUCH ACCOMMODATION, WITHIN EXISTING SETTLEMENTS WILL BE PERMITTED PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE COMPLIED WITH:-

1. THE DEVELOPMENT IS COMPATIBLE WITH ITS SURROUNDINGS IN TERMS OF SITING, SCALE, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING;

2. BUILDINGS OR AREAS OF HISTORIC OR ARCHITECTURAL INTEREST ARE NOT HARMED;

3. IT WILL HAVE SATISFACTORY CAR PARKING;

4. THE DEVELOPMENT IS WELL LOCATED TO PUBLIC TRANSPORT, THE NEEDS OF

THE NON CAR TRAVELLER AND THE MAIN ROAD NETWORK;

5. THE HIGHWAY NETWORK IS CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE DEVELOPMENT WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS.

POLICY TM6

DEVELOPMENT FOR EDUCATIONAL, ARTS, CULTURAL AND ENTERTAINMENT FACILITIES, INCLUDING RESTAURANTS, PUBLIC HOUSES AND CAFES WILL BE PERMITTED WHERE EITHER:-

A) IT WILL CONTRIBUTE TO THE REGENERATION OF TOWN CENTRES BY IMPROVING THEIR VITALITY, VIABILITY AND ATTRACTIVENESS TO VISITORS, AND ENHANCE THEIR LEISURE ROLE IN THE EVENING ECONOMY AND AT WEEKENDS; OR

B) IT WILL INVOLVE THE RE-USE OR ADAPTATION OF REDUNDANT AND DISUSED BUILDINGS IN URBAN OR RURAL AREAS.

IN ADDITION, PROPOSED DEVELOPMENT SHOULD MEET THE FOLLOWING CRITERIA:-

1. IT WOULD NOT ADVERSELY AFFECT THE AMENITIES OF PEOPLE LIVING IN THE AREA BY MEANS OF NOISE AND SMELLS, OR GENERAL USAGE DURING UNSOCIABLE HOURS;

2. IT WOULD BE ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT AND BE WELL RELATED TO THE NEEDS OF THE NON-MOTORISED TRAVELLER.

3. THE HIGHWAY NETWORK WOULD BE CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE DEVELOPMENT WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE, OR OTHER EMISSIONS.

4. IT WOULD HAVE SATISFACTORY CAR PARKING.

5. THE SITE IS NOT WITHIN AN AREA OF FLOOD RISK.

6. THE PROPOSAL CAN BE SYMPATHETICALLY ASSIMILATED INTO ITS SURROUNDINGS IN TERMS OF ITS SITING, SCALE, DESIGN AND LANDSCAPING.

POLICY REG1

DEVELOPMENT WHICH ASSISTS IN THE IMPLEMENTATION OF REGENERATION AND ENVIRONMENTAL IMPROVEMENT SCHEMES WILL BE PERMITTED PARTICULARLY WHERE IT WILL RESULT IN:-

1. THE RE-USE AND REHABILITATION OF VACANT, UNDERUSED AND DERELICT 'BROWNFIELD' LAND AND BUILDINGS;

2. IMPROVEMENT TO THE QUALITY OF THE URBAN ENVIRONMENT, PARTICULARLY THE VITALITY, VIABILITY AND ATTRACTIVENESS OF BRIDGEND, PORTHCAWL AND MAESTEG TOWN CENTRES;

3. IMPROVEMENT TO THE PROVISION OF RESIDENTIAL, COMMERCIAL, LEISURE AND TOURISM FACILITIES;

4. A MORE EFFECTIVE AND EFFICIENT USE OF THE EXISTING HIGHWAY AND PUBLIC TRANSPORT NETWORKS.

POLICY REG2

DEVELOPMENT LIKELY TO HAVE AN UNACCEPTABLE OR DETRIMENTAL IMPACT ON THE IMPLEMENTATION OF A REGENERATION STRATEGY PROGRAMME WILL NOT BE PERMITTED.



10-12 Dunraven Place – Listed Grade 2

Appendix 2: LISTED BUILDING DESCRIPTIONS

The following descriptions are from the statutory list of buildings of special architectural and historic interest. Because they are taken from the statutory list the descriptions relate to the buildings at the time the list was last reviewed, which for Bridgend Town Centre was 1986.

3 DUNRAVEN PLACE - Grade 2

Location: Set back from street frontages, facing up Dunraven Place towards the Wyndham Hotel; River Ogwr to rear.

History: Early C19 (on map of 1830/2).

Description - Exterior: Late Georgian 3-storey, 3-window stucco front with later glazing. High parapet (pediment shown in early C20 view), cornice, cill bands and rusticated ground floor; modern corrugated roof and cement render chimney stack. Sash windows without glazing bars, tripartite window to ground floor right. Off centre bracket pedimented doorcase and architrave within to 4-panel door and fanlight.

Cement render left side leading to lower property extending towards the bridge.

Reason for listing: Group value.

10 & 12 DUNRAVEN PLACE - Grade 2

Location: Detached at the N end with River Ogwr to rear; Old Bridge to left.

History: Building in existence 1830/2; later alterations.

Description – Exterior: Classical 3-storey, 4-window scribed stucco front with plain high parapet and bracket cornice; advanced end pilaster strips and cornice band emphasise the facade; cill bands. Hipped slate roof; 16-pane sash windows, 1st floor without lower sash glazing bars and with bracketed semicircular and triangular pedimented lintels. Modern shop fronts.

Cement render side elevations with wraparound parapet and cornice. Modern windows in cross range at rear, incorporating 'Siop yr hen Bont' and 'Leon Loosmore', into which the Old Bridge is built.

Property adjoining to right is not of special interest.

Reason for listing: Group value.

14 DUNRAVEN PLACE - Grade 2

Location: At the end of a continuous row of frontages beside Old Bridge.

History : Formerly the Bear Hotel (cf view of 1897).

Description – Exterior: Early C19; extensively altered. 3-storey, 2-window, scribed stucco pedimented front; moulded cornice continuous with No's 16 and 18, plain entablature, broad end pilaster strips and cill band. Slate roof and rubble chimney stack. Sash windows to 2nd floor, modern full width 1st floor window and modern shop front. Rough cast cross range to right including the Apollo Steak House.

Reason for listing: Group value.

References: D Glyn Williams, Old Bridgend in Photographs, (1978).

16 & 18 DUNRAVEN PLACE - Grade 2

Location: Facing up Market Street.

History: Early C19 with later alterations.

Description – Exterior : Terraced pair of classical 3-storey, 2-window scribed stucco frontages, broader to left. Overall balustraded parapet, moulded cornice and plain entablature; slate roofs, roughcast and brick chimney stacks. Bays divided by pilaster strips (altered bases); 12-pane sash windows with 2nd floor cill band. Modern shop fronts.

Reason for listing: Group value.

22 - 30 DUNRAVEN PLACE - Grade 2

Location: Opposite the SW side of the Wyndham Hotel, continuing the row of frontages broken by No 20.

History: Early C19 and later alterations.

Description – Exterior: terraced group of 3-storey classical scribed and plain stucco frontages with overall moulded cornice and plain entablature; Nos 22 to 26 also have balustraded parapets. Pilaster strips to ends and to each bay of Dunraven Arcade, Grecian capitals to the latter; overall cill band to 2nd floor, also to 1st floor of Nos 26 and 30. Slate roofs, steeper pitched to Nos 22 to 26 and with attic storey to No 28; rubble and brick chimney stacks. 3-window fronts to Nos 26 and 30, 2-window front to No 28 and 1-window fronts to Nos 22 and 24.

Bracketed lintels to 1st floor windows except No 28 which has architraves to both floors; pedimented bracket lintels to outer bays of No 26. No 28 retains small-pane sash glazing, sash windows also to Nos 22 and 24,; mixed sash and modern windows to Nos 26 and 30. Modern shop fronts throughout; drum clock projected from No 28 on ornate iron brackets.

Exposed left following demolition of London house.

Reason for listing: Group value.

BRIDGEND PUBLIC LIBRARY, Wyndham Street - Grade 2

Location: Set back and detached in the street frontage with iron railings to the front.

History: Built 1907 by £2,000 Carnegie grant on land given by Earl of Dunraven.

Description – Exterior; Mannerist 2-storey, 3-bay front; Bath freestone detailing with red brick facing to 1st floor and channelled grey local stone to ground floor. Balustraded parapet, modillion cornice, plain entablature and advanced central segmental pediment carried on paired composite columns to pedimented tripartite 1st floor window with lobed balustraded balcony. Flanked by deeply recessed windows with broken pedimented architraves and blind balustraded aprons. Cornice and lettered entablature to 1st floor; advanced wave capped pillars, below 1st floor columns, flank panelled double door entrance; stilted segmental arched openings with truncated nook shafts, keystone to centre.

THE VICTORIA PUBLIC HOUSE, Adare Street – Grade 2

Location: On the corner with Elder Street.

Description – Exterior: Late Georgian, 3-storey, 4-window scribed render front with plinth. Slate roof and stock brick end chimney stacks. Recessed sash glazing, small pane to 1st floor; 1 bay window to ground floor beside double door entrance with label as on outer sash windows. Roughcast right end wall with sash glazed cross range extending to rear. No 14 Elder Street adjoining at rear is not of special interest.

Reason for listing: Group value.

THE WYNDHAM ARMS Dunraven Place – Grade 2

Location: On an island site with side and rear elevations to Cross Street and Elder Street.

History: Said to be a coaching inn dating back to the C17 and once to have housed the Court House and Prison.

Description – Exterior: Earlier C19 (shown on 1830/2 map); Georgian 3-storey stucco main elevations with plinths, to NW and SW; slate roofs, rendered chimney stacks, bracket boxed eaves. 3-window NW front facing up Dunraven Place; 3-window SW side opposite No 26 and 2-window NW facing elevation forming a set back angle for the main entrance; 1-window rounded corner leading to further 3-window front opposite No 22, pilaster strip to right end; lower 3-window front to right. Mainly 12-pane sash windows; some modern small-pane windows. Classical entrance on main front with console bracketed cornice and modern doors; similar shop front to left. Some blocked windows to northern elevation of right side; Edwardian quarter round Tuscan porch with balustraded parapet; classical doorcase opposite No 22. Stucco, scribed to ground floor, Cross Street SW gable end linked by 1-storey and attic service wing with flat roof dormers and broad classical entrance to 2-storey whitewashed coursed rubble gable end on corner with Elder Street: blocked segmented arched openings, one with modern window.

Corbelled chimney breast, to 2-storey Elder Street SE end, flanked by tall small-pane sash windows with raised segmental heads. Set back and slightly lower stuccoed 2-window front with similar glazing lighting main function room (Empress Suite). Lean-to side entrance, front stepped forward and up to adjoin the 3-storey gable end of the main front.

Description – Interior: Interior retains Art Nouveau detail to the bar and late Georgian / Regency Empress Suite to 1st floor; reeded architraves, high ribbed ceiling with gilded roundels and raised blocked lantern to SE bay. Also said to retain early C17 arches to one bedroom.

Reason for listing: Group value.

1 – 11 ELDER STREET - Grade 2

Location: Forward to the street at the rear of the Wyndham Hotel; adjacent to former stable courtyard of Wyndham Hotel.

History: Early C19 varied short 2-storey terrace;

Description – Exterior: scribed stucco except No 1 which is roughcast, frontages with plinths, slate roofs and brick capped rubble chimney stacks. 3+1 windows to No 1 (formerly the Red Lion PH), 1 window to Nos 3 to 11. Recessed sash glazing, mostly 12-pane retained; architraves to No 1, some voussoir lintels. Canted angle to left end of No 1 with 12 pane sash over boarded door entrance. Various front doors with small pane fanlights to Nos 5, 7 and 9.

Whitewashed rubble right end wall. Rubble rear with brick segmental headed lintels to casement windows; slate roof lean-tos and one with cross range.

No 1 in poor condition at time of inspection (April 1986) [*since demolished*]; ground floor of No 3 considerably altered in making of Chinese restaurant; No 5 boarded up.

Reason for listing: Group value.

MILEPOST OUTSIDE 4 AND 6 CAROLINE STREET - Grade 2

Location: Free-standing on the corner of Dunraven Place and Caroline Street, formerly attached to the Ship Hotel.

History: Dated 1836. Gothick cast-iron milepost, one of a series on A48, raised lettering.

Description – Exterior: Pointed arched head with keystone above inscription "Bridgend District and Town". Triangular projection below with two pointed arched panels reading "To Cowbridge 7" and "To Pyle 6", resting on 'cushion' with semicircular panel reading "London 177". Base formed of square panel reading "Coity Parish" above date plaque "1836".

Reason for listing: Group value.

Appendix 3: PHOTOGRAPHIC REFERENCES

The buildings of the Townscape Heritage Initiative area have been recorded in a number of books of old photographs in Bridgend. Those photographs can provide valuable information about the buildings prior to modern alterations. The following is a selection.

Number	Street	Approx. Date	Book (short title)	Page/Pic No.
New Bridge	Bridgend	1912	Old Bridgend in photographs	21
Old Bridge	Bridgend	1912	Old Bridgend in photographs	2
Old Town Hall	Bridgend	1900	Old Bridgend in photographs	18
1a - 1d	Dunraven Place	1890	Around Bridgend	21
2	Dunraven Place	1952	Around Bridgend	116
46	Dunraven Place	1962	Around Bridgend	63
14	Dunraven Place	1900		
General View	Dunraven Place	1920	Old Bridgend in photographs	16/17
General View	Dunraven Place	1912	Bridgend Coity Higher and Lower	102
General view	Dunraven Place	1964	Around Bridgend	91
General view (flood)	Dunraven Place	1960	Around Bridgend	106
L. Beha Watch & Clock & Jewellers	Dunraven Place	1890	Bridgend Coity Higher and Lower	104
London House	Dunraven Place	1952	Around Bridgend	30
Midland Bank	Dunraven Place	1960	Around Bridgend	108
Snow	Dunraven Place	1978	Around Bridgend	109
The Ship Hotel	Dunraven Place	1979	Around Bridgend	70
Town Hall	Dunraven Place	1960	Around Bridgend	92
Town hall	Dunraven Place	1920	Around Bridgend	100
Two thatched cottages now demolished	Dunraven Place	Poss. 1900	Bridgend Coity Higher and Lower	106
War Memorial	Dunraven Place	1921	Old Bridgend in photographs	88
London House	Dunraven Place	1904	Old Bridgend in photographs	130
Barclays and general view	Dunraven Place	1910?	Central Bridgend	47
Ship Hotel	Dunraven Place	1955	Central Bridgend	49
Wyndham Arms	Dunraven Place	1906	Central Bridgend	51
Wyndham Hotel	Dunraven Place	1935	Central Bridgend	52
Wyndham Hotel	Dunraven Place	1977	Central Bridgend	53
Wyndham Hotel	Dunraven Place	1980	Central Bridgend	54
War Memorial	Dunraven Place	1980	Central Bridgend	54
London House and general view	Dunraven Place	1950	Central Bridgend	54
40	Dunraven Place	1960	Central Bridgend	55
War Memorial	Dunraven Place	1920's	Central Bridgend	56
Town Hall	Dunraven Place	1950?	Central Bridgend	58
10-12 and general view	Dunraven Place	1920's	Central Bridgend	59
Town Hall demolition	Dunraven Place	1970's	Central Bridgend	60
New Bridge general view	Dunraven Place	1962	Central Bridgend	62
Old Bridge floodlighting	Dunraven Place	1937	Central Bridgend	62
Old Bridge	Dunraven Place	1970	Central Bridgend	63
General view (flood)	Dunraven Place	1960	Central Bridgend	114
General view (flood)	Dunraven Place	1960	Central Bridgend	115

General view (flood)	Dunraven Place	1960	Central Bridgend	116
Sankey's Bridge	Dunraven Place	1950's?	Bridgend Oldcastle & Newcastle	46
48, Hope Chapel	Dunraven Place	1910	Bridgend Oldcastle & Newcastle	110
14	Dunraven Place – The Bear Hotel	1900	Bridgend Coity Higher and Lower	106
Wyndham Hotel	Dunraven Place (advert)	1910	Central Bridgend	52
46	Dunraven Place (Austin & Son)	1932	Bridgend Coity Higher and Lower	103
Aerial view	Dunraven Place and town	1950's	Central Bridgend	64-5
Aerial view	Dunraven Place and town	1950's	Central Bridgend	66
Old Town Hall	Dunraven Square	1844	Bridgend Coity Higher and Lower	107
War Memorial – Artist's impression	Dunraven Square	1921	Bridgend Coity Higher and Lower	108
Tabernacle Hall	Elder St	1977	Central Bridgend	80
1, Wyndham Arms, Cinema	Elder St/Cross St	1970's	Central Bridgend	40
Tabernacle Hall	Elder Street	1977	Around Bridgend	17
General view	Elder Street	1980	Central Bridgend	8
Adjacent to 11	Elder Street	1977	Central Bridgend	28
Cinema	Elder Street	1955	Central Bridgend	43
Cinema	Elder Street	1955	Central Bridgend	45
1-11 & general view	Elder Street	1956	Central Bridgend	93
1-11	Elder Street	1977	Central Bridgend	127
1 to 11	Elder Street (sketch)	1900?	Central Bridgend	6
General View	Junction of Caroline St & Queen Street	1900	Old Bridgend in photographs	12
Cambrian Hotel	Market Street	1913	Around Bridgend	60
General view	Market Street	1960	Around Bridgend	33
General view	Market Street	1960	Around Bridgend	34
General view	Market Street	1960	Around Bridgend	33
1 and general view	Market Street	1920's	Central Bridgend	59
1-9 and general view	Market Street	1956	Central Bridgend	59
General view	Old stone bridge	1965	Around Bridgend	32
River frontage	Queen St/Dunraven Place	1950	Central Bridgend	46
General view	Queen Street	1960	Around Bridgend	2
Market Hall	Queen Street	1960	Around Bridgend	67
General view	Queen Street	1956	Bridgend Oldcastle & Newcastle	107
2-4 & general view	Queen Street	1910	Bridgend Oldcastle & Newcastle	109
General view	The Rhiw	1960	Around Bridgend	35
Dunraven Yard	The Rhiw	1957	Bridgend Oldcastle & Newcastle	106
Flood	The Rhiw	1960	Bridgend Oldcastle & Newcastle	106
General view	The Rhiw	1966	Bridgend Oldcastle & Newcastle	108
General view (car park construction)	The Rhiw	1973	Bridgend Oldcastle & Newcastle	108
Old Cottages	The Rhiw prior to demolition	1960	Old Bridgend in photographs	7/8
2	Wyndham St	1910	Central Bridgend	57
General view	Wyndham St/Derwen Rd	1961	Central Bridgend	73
2	Wyndham Street	1955	Around Bridgend	30
2	Wyndham Street	1921	Around Bridgend	83
General view	Wyndham Street	1948	Around Bridgend	113
Library	Wyndham Street	1908	Around Bridgend	84
Rhys Williams Grocers	Wyndham Street	1900	Old Bridgend in photographs	101

4	Wyndham Street	1960	Central Bridgend	67
Ruhamah Chapel	Wyndham Street	1960	Central Bridgend	67
2	Wyndham Street	1913	Central Bridgend	68
2 (demolition)	Wyndham Street	1966-7	Central Bridgend	69
10	Wyndham Street	1930's	Central Bridgend	70
21a	Wyndham Street	1930's	Central Bridgend	71
General view (flood)	Wyndham Street	1960	Central Bridgend	114
Sutton & Davies	Wyndham Street	1949	Central Bridgend	120

The books referred to in the table above are, in full, as follows:

Short title	Title	Author	Publisher	Date
Old Bridgend in photographs	Old Bridgend in Photographs	D. Glyn Williams	Stewart Williams, Barry	1978
Around Bridgend	The Archive Photographs series – Around Bridgend	Simon Eckley	Chalford	1995
Central Bridgend	The Archive Photographs series – Central Bridgend around Elder Street	Natalie Murphy	Chalford	1996
Bridgend Oldcastle & Newcastle	Images of Wales – Bridgend Oldcastle & Newcastle	Natalie Murphy	Tempus	2000
Bridgend Coity Higher and Lower	Images of Wales - Bridgend Coity Higher and Lower	Natalie Murphy	Tempus	2002

Appendix 4: CREDITED DESIGNERS AND BUILDERS

The following architects, designers, and builders are credited with the completed and approved schemes as a matter of record only. No endorsement of the work is or can be made on behalf of Bridgend County Borough Council.

Architects/designers

Name/Company	Address
Bridgend County Borough Council Architectural Services	Civic Offices, Angel Street, Bridgend, CF31 4WB
Brotherhood Lee associates	P J Lee Architect, Office Suite 7 & 8, 5-7 Court Road, Bridgend, CF31 1BE
Nike Design	5 Oldfield Road, Bocam Park, Pencoed, Bridgend, CF31 5LJ
Peter Lee Architects	P J Lee Architect, Office Suite 7 & 8, 5-7 Court Road, Bridgend, CF31 1BE
Property Tectonics	58/62 Holywell Hill, St Albans, Herts, AL1 1BX
The Kitchen Design Studio	20 Queen Street, Bridgend

Builders

Name/Company	Address
A. J. Banks	23 Honeysuckle Way, Brackla Bridgend CF31 2NT
Corinthian Stone	The Stoneyard, Atlantic Crescent, No. 2 Dock, Barry, Vale of Glamorgan CF63 3RA
Haulfryn Construction	Haulfryn, St. Mary Hill, Vale of Glamorgan CF35 5DU
Llantwit Major Builders	Ashfield House, Merthyr Road, Bridgend CF31 3NN
On Cue Builders	225 Oxford Street Pontycymer, Bridgend, CF32 8DG
Stafford Construction	107 Bethania Street, Maesteg, Bridgend CF34 9EX
Woodward Construction	Litchard Industrial Estate, Bridgend, CF31 2AL

Appendix 5: CONSULTATION, REPRESENTATIONS AND RESPONSE

CONSULTATION

A 6 week period of public consultation was held between 5th May 2010 and 17th June 2011. It consisted of:

- Statutory notices in the Glamorgan Gazette on 5th May 2011;
- A press release at the start of the consultation;
- The deposit of consultation documents and representation forms at every library in the County Borough and at the Planning Department, Civic Offices, Angel Street;
- The publication on the Council's website of all relevant documentation, with the facility to make representations electronically
- Notifications, with details on how to respond, sent to targeted consultees, including the owners/occupiers of all properties within the Bridgend Townscape Heritage Initiative area directly affected by the guidance; and
- The display of exhibition panels, in the Civic Offices reception area from 9th May to 31st May, and then in the Bridgend Town Centre Library between 31st May and 17th June.

REPRESENTATIONS

The only representation received was from the Countryside Council for Wales. In their comments they made the following comments:

(A) General representation:

We consider that the Bridgend Townscape Heritage Initiative SPG meets the screening criteria laid down in Articles 2 and 3 of the SEA Directive (2001/42/EC), and Sections 2(1) and 5(1) and 5(2) of the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. If it is not intended to undertake a Strategic Environmental Assessment of these SPGs as part of the Bridgend CBC LDP process, we recommend that the local planning authority should satisfy itself that the SPGs meet the requirements of the SEA Regulations

(B) Detailed comments:

The Countryside Council for Wales welcomes and supports the recognition of the potential impact from refurbishment and rebuilding works on any protected species in the vicinity, but the Council recommends the following alterations to paragraphs 5.1 and 5.3 in the interests of clarity.

Paragraph 5.1 – We recommend that the paragraph is amended to clarify, in addition of the responsibilities of the property owner, any person who deliberately captures, injures, kills, disturbs any wild animal of a protected species or damages, destroys or obstructs a breeding site or resting place of such an animal is guilty of an offence.

Where protected species are encountered during the course of development, including when surveys undertaken before the commencement have found any evidence of their presence, the person undertaking works should stop work immediately and seek the advice of the local authority ecologist or the Countryside Council for Wales.

Paragraph 5.3 – Where there is uncertainty as to whether a species survey is required, the developer should, at the outset of the project, contact the local authority ecologist or a local authority planning officer who may be sufficiently familiar with a proposed development site to indicate whether a survey will be required and the species for which a specific survey will be required.

BRIDGEND COUNTY BOROUGH COUNCIL RESPONSE

(A) It is not deemed necessary to undertake a Strategic Environmental Assessment of these SPGs as the local planning authority is satisfied that the SPG meets the requirements of Articles 2 and 3 of the SEA Directive (2001/42/EC), and Sections 2(1) and 5(1) and 5(2) of the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. This Supplementary Planning Guidance relates to the detailed consideration of small areas and environmental improvements and will entail only minor modifications to plans and proposals within the Townscape Heritage Initiative Area of Bridgend. It can have no significant environmental effects. In addition, although the guidance is supplementary to the adopted Bridgend Unitary Development Plan (which has been the subject of a sustainability appraisal) it is fully in accord with the emerging Local Development Plan which has also been the subject of Strategic Environmental Assessment has been undertaken. Accordingly it is determined, in accord with paragraph 3 of Directive 2001/42/EC that this supplementary planning guidance document does not require an assessment under the European directive 2001/42/EC.

(B) The support for the section on protected species is welcomed, and the section has been amended to take account of the recommended revised wording, in the interests of clarity.

Cyngor Bwrdeistref Sirol



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