



Llywodraeth Cymru
Welsh Government

Technical Advice Note 12



Design
March 2016

5.6 The Historic Environment

5.6.1 The general advice on the objectives of good design, the value of context appraisal and achievement of design solutions, is equally applicable to design in the historic environment²⁰. Achieving good design in development also involves making appropriate use of the legislative controls available to raise quality. In areas of special character such as conservation areas or areas recognised for their landscape value, the way in which new development is accommodated and change is managed may need a greater level of direction from the local planning authority. Whilst meeting the objectives of good design should be the starting point, more detailed advice may be required to ensure preservation or enhancement of specific qualities and these should form part of the pre-application discussions. In conservation areas there should be regard to the desirability of preserving or enhancing their character and appearance. Where a design and access statement is required to be submitted with a listed building consent application, the statement must address the specific statutory aspects of the works as a minimum; these differ from those specified for planning applications.

5.6.2 In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites and conservation areas, the objective of sustaining character is particularly important and context appraisals should reflect this²¹. The general aspects of the "character" objective of good design should be pursued but more detailed information may be needed in relation to key issues such as:

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



25 Listed Buildings at Bethel Square, Brecon

Accommodating change in the historic environment and maximising the potential of listed buildings

²⁰ Welsh Office (1996) Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas (www.gov.wales/topics/planning/policy/circulars/welshofficecirculars/circular6196/?lang=en)

²¹ Cadw (2004) Converting Historic Farm Buildings in Wales: A Guide to Good Practice (www.cadw.wales.gov.uk/historicenvironment/help-advice-and-grants/lookingafteryourproperty/bestpractice/%3Flang%3Den)