

# CONSERVATION AREA BOVERTON



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# **Boverton**

## Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Boverton Conservation Area Appraisal and Management Plan, and is a publicly agreed statement on the character and appearance of the Conservation Area and of a publicly agreed set of policies and actions intended to preserve and enhance the special qualities of the Conservation Area.

Following a period of public consultation from 16<sup>th</sup> June 2008 to 25<sup>th</sup> July 2008, this document was submitted on 25<sup>th</sup> March 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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## Introduction

The Boverton Conservation Area was designated in October 1972 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

The Boverton Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Boverton Conservation Area can be assessed.

The document is divided into two parts, Part 1 (Conservation Area Appraisal) and Part 2 (Conservation Area Management Plan).

The Conservation Area Appraisal records and analyses the various features that give the Boverton Conservation Area its special architectural and historic interest. These features are noted, described, and marked on the Conservation Area Appraisal Map along with written commentary on how they contribute to the special interest of the Conservation Area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

The Conservation Area Management Plan is based upon the negative factors and summary of issues identified in Part 1 and sets out proposals and policies which can enhance the character and appearance of the Boverton Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The Management Plan is written in the awareness that in managing the Vale's conservation areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses.

The document is intended for use by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and enhanced through development activity. While the descriptions go into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

The survey work for this appraisal was undertaken during January and February 2008. To be concise and readable, the appraisal does not record all features of interest.

## The Effects of Designation

This Appraisal/Management Plan has been prepared in compliance with Section 69(2) of the Planning (Listed Buildings and Conservation) Areas Act, 1990. The consequences of designation are summarised as follows:

- the Council has a general duty to ensure the preservation and enhancement of the Boverton Conservation Area in the determination of planning applications;
- six weeks notice needs to be given to the Council before works are carried out to certain trees not subject to tree preservation orders (those over 7.5cm in diameter measured 1.5 metres above the ground);
- conservation area consent is needed for the demolition of any unlisted building in the conservation area (subject to certain exemptions in terms of size some very minor buildings may be excluded from this provision);
- the details as to the limits regarding the works (such as extensions) which may be carried out without the benefit of planning permission are stricter;
- extra publicity is given to planning applications.

In practice, the Council's principal involvement in the management of the conservation area is through its duty to advise on, consider and respond to planning applications for new development. These are normally subject to closer scrutiny from a design perspective and may as a result often require a greater level of explanatory information and presentation. Dependent upon size of a proposal, an application may also be referred to the Council's Conservation Area Advisory Group, an independent forum which makes recommendations to the Council's Planning Committee regarding a number of issues regarding the management of conservation areas in the Vale of Glamorgan.

The Council also makes an important contribution to the appearance of the conservation area in the management of the public estate (e.g. parks, open spaces and its own buildings) and in fulfilling its statutory obligations as highway authority (e.g. in the maintenance of highways, verges, ditches, drains, hedges and in the provision of street furniture, signs and lighting).



## Process of the Appraisal

Involving the community (and thereby raising public awareness) has been an integral part of the Appraisal process. This has been beneficial in two respects. Firstly, it has allowed the local community to provide important commentary on both the existing situation and the aspirations for the Conservation Area. In addition, it has raised awareness of the Conservation Area status of the village, and the implications for those living within its boundaries.

The Conservation and Design Team met initially with the local Councillors on 30 January 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is below:

- Two mobile phone masts at top of Boverton Road;
- Dumping of waste affecting the course of the Boverton Brook;
- Telephone pole on Orchard Lodge Green;
- Loss of trees;
- Speed of traffic passing through the area;
- Traffic noise from by-pass;
- Large vehicles causing vibration damage;
- External appearance of the Boverton Castle public house;
- Bus stop on zebra crossing seen as a hazard;
- Scrap yard near Orchard Close;
- Amount and quality of new development.

Following a consultation period of six weeks from 16<sup>th</sup> June 2008 to 25<sup>th</sup> July 2008, which included a surgery held at the Old School on 25<sup>th</sup> June 2008, any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.



## Planning Policy Framework

### National Advice

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly ‘Planning Policy Wales, which is augmented by Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas’ and Circular 1/98 – ‘Planning and the Historic Environment: Directions by the Secretary of State for Wales’. These documents provide advice on the designation of Conservation Areas, and the importance of assessing the special interest of each one in an appropriate manner.

### Development Plan

The Vale of Glamorgan’s Unitary Development Plan (UDP) was adopted in April 2005. The Plan sets out the Council’s aspirations for protecting and enhancing the historic environment and states how applications affecting Conservation Areas will be assessed. The policies relating directly to the management of Conservation Areas are:

- ENV 17 (Protection of Built and Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 21 (Demolition in Conservation Areas)
- ENV 22 (Advertisements in Conservation Areas)
- ENV 23 (Shopfront Design in Conservation Areas)

Additionally, Policy ENV 24 (Conservation and Enhancement of Open Space) and Policy ENV 27 (Design of New Developments) are important in the assessment of planning applications relating to Conservation Areas.

These policies will be strengthened by this Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new development.

Although the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 places part of the Boverton Conservation Area within a residential settlement boundary where policy HOUS 2 applies, it is however noted that the following are key areas of open space:

- The 'walled garden' to the west of Boverton House;
- Open semi-rural parkland to the south of Boverton House, east of Navron, west of Llys Gwinydd and north of Boverton Park House;
- Land to the south east of and within the curtilage of Boverton Park House and the Old Granary;
- Land within the curtilage and to the south of Orchard House.

These areas are considered to form the essential setting of listed buildings and contribute substantially to the existing special character of the conservation area. The council will therefore in accordance with this appraisal seek to resist proposals for new development in these areas.

### **Local Development Plan**

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and Conservation Areas. Up-to-date information on the progress of the Council's LDP can be found at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk).

## Summary of Special Interest

Although not exhaustive, the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:

- Small historic former agricultural village on the coastal plateau beside the River Hodnant;
- Historic street pattern comprising a network of lanes leading down to a river crossing;
- Historic linear development alongside Boverton Road;
- The picturesque ruins of Boverton Place, a 16<sup>th</sup> century mansion deserted in the late 17<sup>th</sup> century (Scheduled Monument);
- Tranquil atmosphere along Boverton Road east of Boverton House becoming a rural lane at its eastern end;
- The architectural and historic interest of the area's historic buildings and structures, twelve of which are listed and a further two that are locally listed;
- Vernacular 16<sup>th</sup> and 17<sup>th</sup> century cottages constructed of local limestone;
- Rural views over surrounding countryside from the south-west of the conservation area;
- Copse of trees in the south-west of the village and mature trees within the village, especially around Boverton Park House and Orchard House;
- Northern semi-rural approach to the village along narrow road bounded by high hedges and greenery;
- Rural setting of the village especially to the south and east where the village abuts open countryside;
- Grassed amenity spaces beside Trebefard and Gaskell Close;
- North-south green wedge through the centre of the village including the secluded walled garden of Boverton House and the area of semi-parkland north of Boverton Park House (opposite Boverton House);
- The open frontage and landscape setting of Boverton Place which lies to the north west of the Place and Old Granary.
- Stone boundary walls;
- The River Hodnant;
- Bio-diversity and wildlife.



*Open space in front of Trebefard enables long views to Boverton Place behind modern farm buildings.*



*The lane to/from the by-pass is much used.*



*The River Hodnant adds to the local distinctiveness of the area.*



*Roadside stone building.*

## Location and Setting

### Location and Context

Boverton is a village located to the east of Llantwit Major, about 30 kilometres south-west of Cardiff. Though Boverton was once a completely separate settlement to Llantwit, 20<sup>th</sup> century residential expansion of Llantwit has almost made a suburb of Boverton. However, Boverton still retains a village character and distinctive local identity although its historic character is beginning to be eroded by modern infill.

Historically, the main route through the village was Boverton Road but, following the construction of a by-pass around Llantwit Major (B 4265), Boverton Road east of Boverton House has become a cul-de-sac and a quiet backwater. Through traffic from Llantwit turns north just before Boverton House to a traffic-controlled junction on the B 4265 just north of the village.

### General Character and Plan Form

Though Boverton Road has been truncated by the by-pass, the original pattern of linear development alongside this former thoroughfare remains. Generally speaking, historic development in the conservation area faces this highway either directly fronting the road, e.g. Navron and The Causeway, or slightly set back, e.g. Boverton House. The main exception is Boverton Place and Boverton Park House which are set on a slight promontory above the village in large plots of land that provide a spacious setting for these prestigious buildings. Orchard House also has wooded grounds.

In addition to the main east-west thoroughfare of Boverton Road which, historically, led from Llantwit Major to St. Athan, three other roads descend to the bridge over the River Hodnant. These are Eagleswell Road, flanked by The Old Tyle House and the Boverton Castle Public House whose frontages face the valley bottom; the road to the by-pass which narrows to pass between the walled 'garden' of Boverton House and Bramble Cottage; and, southwards, a lane to Trebeferad and eventually to the sea (this lane used to provide the main access to Boverton Place).



*Trees on the edge of the green in front of Trebeferad*



*The stone boundary wall of Boverton House marks the point where the through roads turn towards the by-pass*



*Trees are a special feature of the area. This one is beside Boverton Place.*

In addition to modern housing developments beyond the boundary of the conservation area, there has been a significant amount of late 20<sup>th</sup> century infill along the eastern length of Boverton Road, i.e. Boverton Park, Orchard Lodge, Orchard Close and two dwellings (Carreg Wen, Belvedere House) in the former curtilage of Orchard House. The infill is comprised of detached dwellings set well back from the road but their presence has nevertheless begun to erode the historic character and appearance of the conservation area.

### Landscape Setting

Boverton stands in the coastal plateau above the Bristol Channel about two kilometres from the sea. It stands on the eastern edge of the settlement of Llantwit Major with a suburban setting to the west and a rural outlook to the east. The landscape is domestic in scale and formed by trees and gardens.

To the immediate north and west are modern residential areas: to the west lies Llantwit Major (population c. 14,000), to the north the residential expansion of Llantwit is abruptly curtailed by the B 4265 - after which there is open countryside. Part of the southern boundary of the conservation area is formed by the settlement of Trebeferad, a Welsh Land Settlement Scheme consisting of about 60 homes laid out in the 1930s as a 'garden village' around a green (outside the conservation area). To the south-east a narrow lane leads through a patchwork of fields leads down to the sea at Summerhouse Point.

The River Hodnant (Boverton Brook) passes to the west of the village, meandering around a rough flood plain before flowing beneath Boverton Road below the Old Tyle House and out of the conservation area.

## Historic Development and Archaeology

The area around Llantwit Major and Boverton has been densely settled since the Bronze Age. A large group of burials and Bronze Age implements have been found in the vicinity. Summerhouse Camp below Boverton is an Iron Age hillfort. It has been suggested that the Roman fort of Bovium once stood here. At its height, Llantwit Major was a major centre for education and evangelism in the revived western church initiated by Illtyd, one of the founding saints of the monastic settlements of the 5<sup>th</sup> century in Wales.

However, it was the period following the Norman Conquest that saw the beginning of today's settlement of Boverton. The Norman lord of Llantwit was Robert Fitzhamon. He organised a typical manor whose administrative centre, the manor house, was at Boverton, probably on the site of today's Boverton Place. The demesne of the manor still exists as Boverton Farm.



*Boverton Place, a picturesque ruin above the village centre.*

Boverton Place, located on a promontory above the River Hodnant, was built c. 1587 for Roger Seys. The Seys family was the most powerful family in the district at this period and Roger Seys was Queen's Attorney to the Council of Wales in the 1590s. Evan Seys was a judge in North Wales and a member of the committee appointed by Parliament to rule Glamorgan. He represented the county in Parliament in 1658-9.

The Seys estate passed through several branches of the Seys family in the 18<sup>th</sup> century. The last heiress Jane Seys married Robert Jones of Fonmon at which time fittings and fixtures were stripped out and Jones sold the Boverton estate. The new owners had no need for such a house, it fell into disuse and a new farmhouse (today's Boverton Park House) was built in the 1820s. Boverton Place's last occupants were noted in the 1861 census as having "altogether no bed".

The grounds of Boverton House, inhabited by the Seys family in the late 18<sup>th</sup> century, may have included the site of St. Bartolomew's Chapel (1150).

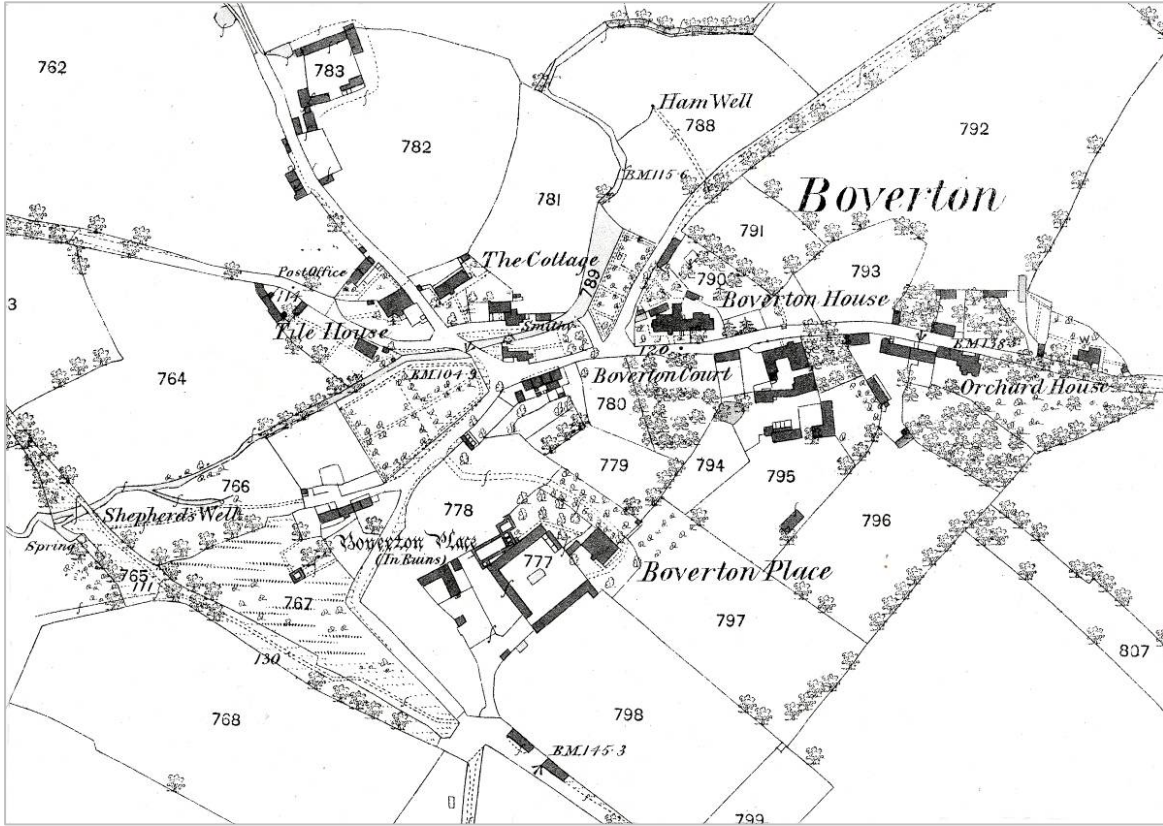


Several surviving 16<sup>th</sup> and 17<sup>th</sup> century dwellings (e.g. parts of Boverton House, Navron, The Causeway, Cherry Tree Cottage) are testament to the prosperity of the settlement from the 17<sup>th</sup> century onwards. During the 19<sup>th</sup> century and the first part of the 20<sup>th</sup> century Boverton continued to be a small, dispersed agricultural settlement markedly separate from Llantwit.

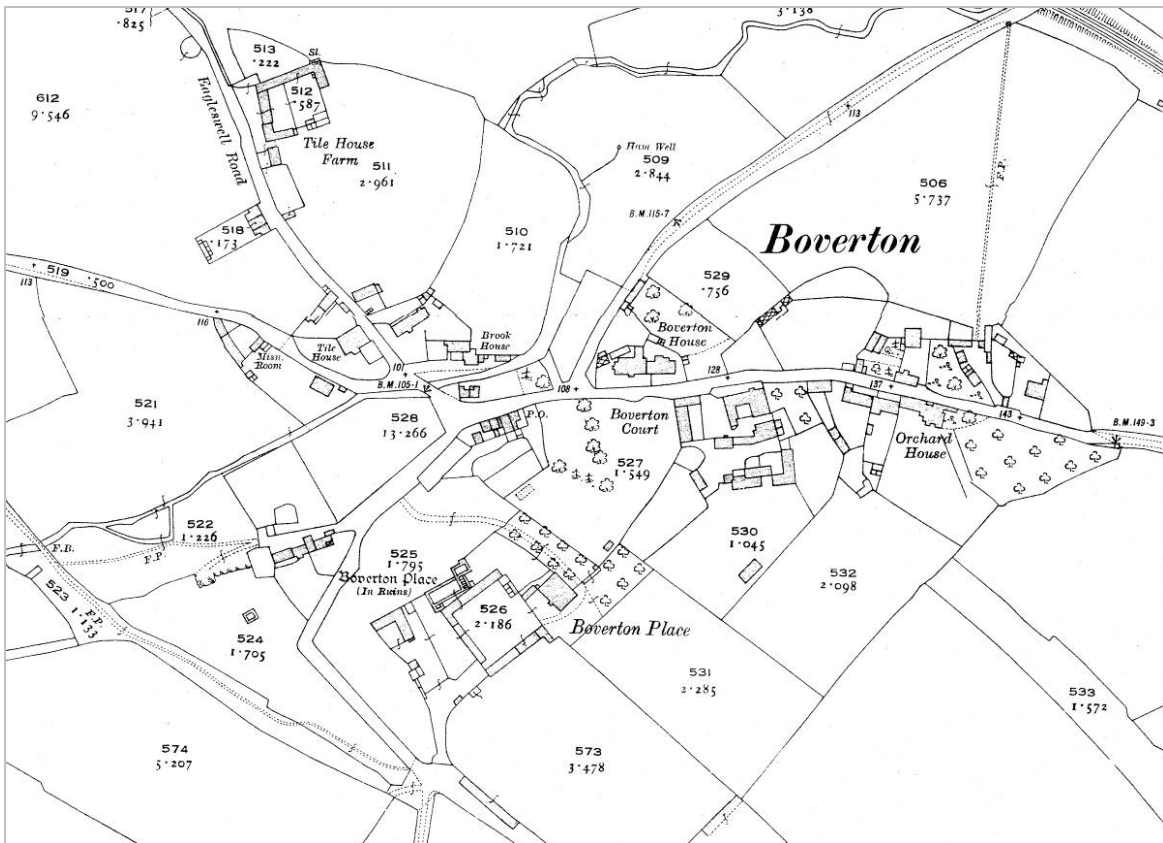
Change began with the taking over of Boverton Place by the Welsh Land Settlement Society and the establishment of a co-operative farm of 650 acres, worked by men who were unemployed from the mining valleys, mainly due to ill health. A new estate of houses were built for them, named Trebeferad, the old Welsh name for the village. A photograph exists of the houses being inspected by King Edward VIII, a week before he abdicated. Further change was brought by the building of the RAF station at St Athan and, more significantly, by the construction of houses to the north-west of the village and infill along Boverton Road – part of the transformation of Llantwit Major from a rural community into a modern dormitory town that has nearly engulfed Boverton.

The conversion of farm buildings has led to a change in character and function as gardens, garages and drives have replaced the paddocks and yards which once supported each farm. The construction of the by-pass has helped to reduce traffic through the area.





First Edition Ordnance Survey Map c. 1880



Ordnance Survey c. 1920

## Spatial Analysis

### Character of Spaces

The conservation area is primarily residential but also includes large modern agricultural buildings of Boverton Place Farm concealed for the most part behind Boverton Place and Boverton Park House. A row of shops, including a post office, is not included within the conservation area boundary but forms the small commercial centre of the village beside bus shelters and opposite the Boverton Castle Public House. Some residences are located in converted historic agricultural buildings.

The boundary of the conservation area has been drawn widely to include open space that is important to the area's rural setting, especially to the south and east of the conservation area where open countryside extends almost into the heart of the village. Fields that create a similar buffer of rural setting are included between Boverton Road and the B 4265 by-pass.

As noted, the conservation area takes a linear form beside Boverton Road and also contains a cluster of buildings, old, restored and modern, around the ruins of Boverton Place. The grassy slope in front (north) of Boverton Place is vital to its setting, the uninterrupted and upward view of the building with its jagged outline on the skyline is one of the defining features of Boverton.

An open space of equal importance to the area's special interest is semi-rural parkland containing trees which is bounded by a stone wall opposite Boverton House. This area adds a sylvan quality to the village and provides an important view on the northern approach to the village.

The secluded and enclosed garden to the west of Boverton House forms part of a 'green wedge' that bisects the village comprising the floodplain of the Hodnant by the by-pass, the walled garden, the lawned garden opposite Boverton House and open fields beside Boverton Nurseries.



*The small green at Orchard Close is an important open space.*



*Riverside area between modern houses and the Hodnant*



*A view of the parkland of Boverton Park House from the northern approach to the area.*



*The outline of Boverton Place rises above the village centre.*



*Porch and historic railings at Boverton House.*



*Slate hanging on the western gable of Boverton House*

Public open space within the area includes the widened pavements and forecourt at the centre of the village by the post office and three significant green spaces. To the north there is a bank of grass beside the Hodnant which is an amenity for the modern housing development (e.g. Percy Smith Road, Harding Close).

To the south there is a similar wedge of amenity space including a small playground that was part of the formal 'garden city' concept of Trebeferad. Both spaces add to the spaciousness of the conservation and complement the private open spaces mentioned above.

A third area of note is the 'green' at Orchard Lodge which, though small, helps to preserve the semi-rural ambience of this tranquil length of Boverton Road.

## Character Analysis

### Buildings in the Conservation Area

Almost all of the buildings identified on the First Edition Ordnance Survey map of 1884 are still standing and it is these that give the area its special historic interest. Twelve are statutorily listed and many other unlisted buildings make a positive contribution to the character and appearance of the area. Building types include Boverton Place, a ruined 16<sup>th</sup> century mansion, Boverton House, a fine rendered and stuccoed house of the late 16<sup>th</sup> century, Boverton Park House, a prestigious early 19<sup>th</sup> century farmhouse and 16<sup>th</sup>/17<sup>th</sup> century stone cottages such as The Causeway, Navron, Tudor Cottage and Cherry Tree Cottage. The vernacular cottages in the village, despite changes, retain both character and features of special interest. Other buildings reflect the agricultural origins of the village. The conservation area also contains a significant proportion of late 20<sup>th</sup> century detached dwellings.

### Scheduled Monument

Boverton Place is a Scheduled Monument. It is described as “ruins of a late C16 mansion, rubble-built of three-four storeys, roughly Z planned, with traces of external rendering. Occupied to c.1750, thereafter deteriorated, with much architectural detail removed to Boverton House”.

### Listed Buildings

#### Boverton Place - Grade II\*

A mansion built to the order of Roger Seys (attorney General for Wales in 1592). The family moved to Boverton House in the late 17<sup>th</sup> century and Boverton Place fell into disuse and decay in the 18<sup>th</sup> century.

The house, which was built of local limestone with most of the dressed stone robbed, some can be seen in surrounding buildings. Originally the house had a seven bay frontage with projecting tower with square staircase turret at north-east and south-east elevation.





*Boverton Park House*

### **Boverton Park House – Grade II**

Although this house is said to be a 19<sup>th</sup> century remodelling of an earlier 16<sup>th</sup> century building, externally the house shows no sign of being older than 1830-40 and, significantly, is not shown on the 1840 Tithe map



*Boverton House*

### **Boverton House and Attached Stable Block – Grade II**

The south-east part of the house is of late C16 or early C17 origin, extended probably in the C18 and remodelled and refeatured in the later C19.

It has a five bay front elevation with pebbledash cladding, stuccoed end strip pilasters and storey bands. Attached to the east end of the house is a single storey outbuilding range with whitewashed stone front wall and slate roof. Listed as a late 16<sup>th</sup> century house which, despite changes, retains both character and features of special interest.

### **Garden Walls and Railings of Boverton House – Grade II**

The present appearance is probably from the later 19<sup>th</sup> century when the house was refurbished, but some of the walling is probably 18<sup>th</sup> century. Iron railings and gate separate the garden from the outbuilding forecourt. Front garden enclosed from road by limestone rubble walls; centre gate piers with iron overthrow; to east of gate piers, garden wall surmounted by C19 iron railings with finials which rise alternately above top and middle.



*Garden Walls and Railings of Boverton House*

### **Walls Surrounding Garden West of Boverton House – Grade II**

Probably late C16 or early C17 in origin and contemporary with Boverton House (qv). The enclosure walls are probably 16<sup>th</sup> or 17<sup>th</sup> century in origin built presumably as a sheltered vegetable or fruit garden. An unusual and attractive feature of uncertain purpose, especially as it has only one narrow entrance.



*Walls Surrounding Garden West of Boverton House*

### **Walls and Gateway Opposite Boverton House – Grade II**

A 19<sup>th</sup> century enclosure that may contain earlier parts.



*The Causeway*



*Navron*



*Cherry Tree Cottage and Tudor Cottage*



*Tyle House*

### **The Causeway – Grade II**

The Causeway comprises a house of probably late C16 origin until recently in use as three cottages.

It began as a two room end entry house and was converted to a cross-passage house by the addition of an east wing in the C17. It was converted into three at a time unknown and back to one in the mid 20<sup>th</sup> century when it was extensively altered.

### **Navron – Grade II**

A late 18<sup>th</sup> century addition to the The Causeway. Although the features have been replaced the house has not really been changed in appearance. This house appears to be shown on the 1840 Tithe map.

### **Cherry Tree Cottage and Tudor Cottage – Grade II**

These two properties were part of a late 16<sup>th</sup> century two storey and attic house, now with contemporary storeyed rectangular bay window and 18<sup>th</sup> century rear wing.

This house is shown on the 1840 Tithe map and was a major late house with four heated rooms, one of them an upper chamber. Cherry Tree Cottage forms the right hand half of the 16<sup>th</sup> century house and includes its former hall and parlour. Tudor Cottage comprises the kitchen of the c.1600 house and the probably 19<sup>th</sup> century in-line addition of a second room with staircase.

### **Tyle House – Grade II**

This is a late 16<sup>th</sup> or 17<sup>th</sup> century three-unit lobby-entry house with hall between heated outer room and small inner room. However, 'An inventory of the property the owner, Rees Portrey, in 1651, indicates that the house at the time of his death consisted of a hall and parlour with a chamber over. The 'R.P.' of 1658 (inscribed on the central beam of the hall) is therefore his son who appears to have enlarged and refurbished the house.'





*Orchard House*



*Orchard House Folly*



*Orchard Lodge*



*Stone walls are a feature of the area, here with a grass verge.*

### **Orchard House – Grade II**

The first historic house at the eastern entry to Boverton. The house appears to originate in the 17<sup>th</sup> century but was substantially rebuilt in the 19<sup>th</sup> century

### **Locally Listed County Treasures**

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'. In addition to the listed buildings identified above there are two locally listed County Treasures in the conservation area:

### **Orchard House Folly**

This stone folly was built originally as a "smoking house" for the Redwood family in the 19<sup>th</sup> century.

### **Orchard Lodge**

An attractive 19<sup>th</sup> century stone cottage that with Orchard House and Orchard Farm House forms part of a good group of historic stone buildings.

### **Positive Buildings - The Contribution of Key Unlisted Buildings**

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection are given in Appendix 1.

### **Local Details**

Stone boundary walls are a distinctive feature of the area. They play an important role in unifying the historic character and appearance of the area which is in danger of being eroded by modern infill.

The high limestone walls around the wedge shaped enclosed garden of Boverton House are listed grade II. A particular feature of this wall is the chamfered stone doorway with pointed head, Glamorganshire stops and a wooden boarded door facing Boverton Road. Also listed are the garden walls and railings of Boverton House.





*The single storey stable range attached to Boverton House is listed grade II*



*The centre of the village by the shops lacks the historic interest of other parts of the conservation area.*



*Cwrt Newydd, Boverton Road, though not listed this buildings makes a positive contribution to the conservation area.*



*The wooded parkland opposite Boverton House is an important open space and a distinctive feature of the area.*

### Prevalent and traditional building materials

The most prevalent building material is local lias limestone but this has sometimes been rendered (Boverton House) or pebbledashed (Boverton Park House). Navron has a roughcast exterior finish whilst neighbouring The Causeway has an exposed limestone ground floor beneath a rendered first floor.

Welsh slate is prevalent, even used to clad the west elevation of Boverton House. Red clay tiles are visible on Barnstaple House but this is an exception to the general prevalence of slate.

### General condition

The general condition of the area is good. The most notable exception is Boverton Place which, having been deserted for 150 years, might be said to be a picturesque ruin although nonetheless in need of remedial works.



*Orchard House Farm and attached farm buildings are now converted to residential use using appropriate materials.*

### Green Spaces and Bio-Diversity

The conservation area contains a mix of open fields, semi-parkland, grassed amenity space, copses and unmanaged floodplain which support many plants, animals and birds. The River Hodnant is an attractive feature that adds further to the biodiversity of the area.

Trees make a vital and positive contribution to the semi-rural character of the area especially in Boverton Road where they play a part in the notable transition from an urban to a rural character.

Of particular note are the mature specimen trees in the area of semi-parkland opposite Boverton House and in the field below Boverton Place but there are many other trees in private gardens which help to soften and enhance the streetscene. Healthy and mature trees within the Conservation Area are afforded statutory protection and consent is required for any works that are undertaken on them.

### Negative Factors

There are a number of elements which detract from the special character of the area, and which offer potential for beneficial change. They are:

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some stone boundary walls are in need of repair;
- The proportion of modern infill is beginning to dilute the historic character and appearance of the conservation area.
- Scrapyard near Orchard Close is out of keeping with the character and appearance of the conservation area;
- External appearance of Boverton Castle Public House;
- Unsightly telephone pole on Orchard Lodge Green and two mobile phone masts at top of Boverton Road;
- Traffic: (a) speed of traffic passing through the area, (b) traffic noise from by-pass, (c) large vehicles causing vibration damage.

## Summary of Issues

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- Protection of significant views into and out of the conservation area;
- The protection and repair of stone boundary walls;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- The stabilisation and protection of Boverton Place.



*Banners and accretions to the front of the Boverton Castle.*



*The river can be the site of litter.*



*Vehicles are beginning to erode this grass verge.*



*Boverton Place is in need of stabilisation and repair.*



*The yard near Orchard Close is not in keeping with the conservation area.*



*Trees in the conservation area will need careful management.*

## Management Plan

### Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues listed in the preceding Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

### Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Conservation Area was undertaken. The original boundary of the conservation area was drawn to include sufficient land to protect the rural setting of the area. The setting remains an important issue and no changes are recommended. However, there is an anomaly to the boundary in the north-west where only part of the green open riverside space is currently included and the current boundary does not follow a clearly defined line on the ground.

#### **Recommendation:**

*The Council will seek to revise the boundary of the Boverton Conservation Area by the inclusion of an area between the river and the rear gardens of Harding Close and the exclusion of land including parts of Gaskell Close.*

*The proposed changes are shown on the Appraisal Map.*

### Landscape Setting

The landscape setting of the conservation area is very important especially to the west and south of the area. For this reason the boundary has been drawn widely around the historic built environment and includes fields and open spaces that are vital to the area's rural landscape setting.

#### **Recommendation:**

*Development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting.*



## Views

There are many short and long views into, out of and through the Conservation Area which make a positive contribution to its special character. The most important views are identified on the Appraisal Map in the character appraisal.

### **Recommendation:**

*The Council will seek to ensure that all development respects the important views within, into and from the Conservation Area, as identified in the appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.*

## Protection of Important Open Spaces

Open areas and spaces between buildings and groups of buildings play an aesthetic part in forming the character of the village. Of particular importance is the green wedge that passes through the heart of the conservation area.

### **Recommendation:**

*The development of open areas that contribute to the character of the Conservation Area will be opposed.*

## Protection and Repair of Stone Walls

Traditionally, most boundaries in the Conservation Area are defined by limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected. Stone boundary walls, hedges and railings which enhance the character of the Conservation Area should be retained.

### **Recommendation:**

*The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to secure the maintenance and repair of traditional stone walls.*

### **Building Maintenance and Repair**

With the obvious exception of Boverton Place, building condition within the conservation area is good.

**Recommendation:**

*The Council will seek to monitor the condition of all historic buildings in the Conservation Area and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.*

### **Management of Trees**

Trees make a vital contribution to the rural ambience of the Conservation Area and the setting of many of its historic buildings. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. Because of the very large number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Appraisal map therefore only includes an indication of the most significant groups of trees.

**Recommendation:**

*The Council will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat. The felling of trees or development of woodland that contributes to the character of the Conservation Area will be opposed.*

### Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Boverton Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the conservation area.

**Recommendations:**

*The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and original roof covering.*

*The Council will consider the future introduction of an 'Article 4' Direction in respect of buildings identified as 'County Treasures' and 'positive' buildings in the Appraisal.*

### Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as larger development schemes.

**Recommendation:**

*Development proposals will be judged for their effect on the area's character and appearance as identified in the Boverton Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.*

*The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).*



## Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and make a positive contribution to the special architectural or historic interest of the conservation area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

### **Recommendation:**

*In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.*

## Conservation Area Guidance

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about conservation areas that build upon existing supplementary planning guidance and advisory leaflets.

### **Recommendation:**

*The Council will consider preparing advisory guidance and 'best practice' notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of traditional building materials, (d) appropriate boundary treatment in rural villages and (e) care and maintenance of trees and woodland.*

## Buildings and Land in Poor Condition

### **Recommendation:**

*Where sites or buildings are in a poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood, consideration will be given to the serving of a Section 215 Notice, sometimes called an Amenity Notice. This notice requires proper maintenance of the property or land in question, and specifies what steps are required to remedy the problem within a specific time period.*

## Monitoring and Review

**Recommendation:**

*This document should be reviewed every five years from the date of its formal adoption. A review should include the following:*

- *A survey of the Conservation Area including a full dated photographic survey to aid possible enforcement action;*
- *An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;*
- *The identification of any new issues which need to be addressed, requiring further actions or enhancements;*
- *The production of a short report detailing the findings of the survey and any necessary action;*
- *Publicity and advertising.*

## References and Useful Information

### Local Generic Guidance

Advice for owners of properties in Conservation Areas can be found in the leaflet *A Guide to Living and Working in Conservation Areas*, which is available on line on the Council website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Additional information, including design guidance and guidance on repairs and alteration is contained within the adopted supplementary planning guidance document – Conservation Areas in the Rural Vale.

### Bibliography

1. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
4. Vale of Glamorgan Council, County Treasures, 2007
5. [www.glamorganwalks.com](http://www.glamorganwalks.com)

### Contact Details

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## Appendix 1

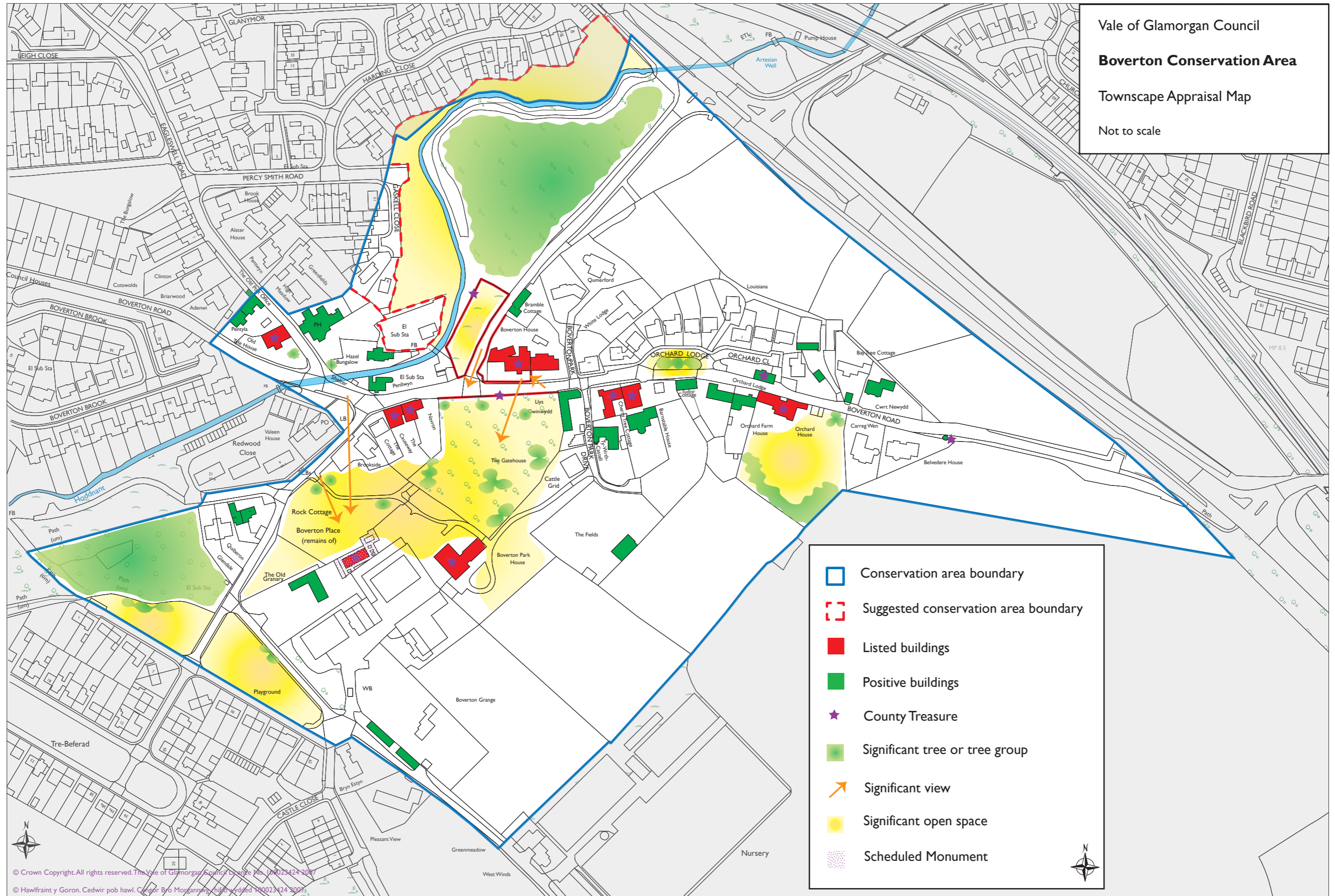
### Criteria for the Selection of 'Positive Buildings'.

For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?



- Conservation area boundary
- Suggested conservation area boundary
- Listed buildings
- Positive buildings
- ★ County Treasure
- Significant tree or tree group
- Significant view
- Significant open space
- Scheduled Monument

