

# CONSERVATION AREA WENVOE



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Wenvoe

## Conservation Area Appraisal and Management Plan

July 2009

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

Following a period of public consultation from 16<sup>th</sup> March 2009 to 24<sup>th</sup> April 2009 this document was submitted on 29<sup>th</sup> July 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 Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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## Contents

Introduction	3
Effects of Designation	5
Process of the Appraisal	6
Planning Policy Framework	7
<b>Part 1 – The Appraisal</b>	
Summary of Special Interest	9
Location and Setting	10
Historic Development and Archaeology	12
Spatial Analysis	14
Character Analysis	15
Summary of Issues	18
<b>Part 2 – The Management Plan</b>	
Introduction	19
Boundary Review	19
Positive Buildings	20
Loss of Architectural Detail and Minor Alterations to Historic Buildings	20
Protection and Repair of Stone Walls	21
Care and Protection of the Village Green and Garden of Remembrance	21
Buildings and Land in Poor Condition	21
Management of Trees	22
Control of New Development	22
Positive Buildings	22
The Control of Antennas and Satellite Dishes	23
Conservation Area Guidance	23
Street Lighting and Pavements	23
Monitoring and Review	24
References and Contact Information	25
<b>Appendices</b>	
1 Criteria for the Selection of Positive Buildings	26
2 Appraisal Map	



## Introduction

### **Introduction**

The Wenvoe Conservation Area was designated in March, 1973 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.

A Wenvoe Conservation Area Appraisal was prepared and adopted by the Vale of Glamorgan Council in October 2001, and has been used as a basis for the production of this updated Appraisal and Management Plan. In addition, the Conservation Area has been surveyed and a detailed photographic record made of the spaces and buildings.

The Wenvoe Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Vale of Glamorgan Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a firm basis on which applications for development within, and close to the Wenvoe Conservation Area can be assessed.

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

The Conservation Area Appraisal records and analyses the various features that give the Wenvoe 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 Wenvoe 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. The survey work for this appraisal was undertaken during October, 2008. To be concise and readable, the appraisal does not record all features of interest. The reader should not assume that the omission of any building, feature or space from this appraisal means that it is not significant; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

## 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 Wenvoe 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 its 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 local Councillors on 4 November 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 listed below:

- Positive contribution of trees and hedges;
- Amount and quality of new development;
- Inappropriate development and alterations to some buildings;
- Amount and speed of traffic using the A48;
- Negative effects of traffic in the area;
- Importance of the 'Estate' houses;
- Importance of stone boundary walls.

Following a consultation period of six weeks from 16<sup>th</sup> March 2009 to 24 April 2009, which included a surgery held at Bonvilston Reading Rooms on 1<sup>st</sup> April 2009 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 29th July 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.

### **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 village in a rural setting to the north of Barry;
- To the south, the land rises on the edges of the village;
- Tranquil atmosphere despite the proximity of the busy A4050, which acts as a bypass for the village;
- Located on the Walston Brook, although this is largely culverted beneath the village;
- Good concentration of historic buildings along Old Port Road, with the historic core centred around St. Mary's Church and the Garden of Remembrance;
- Only three listed buildings, St. Mary's Church (grade II\*), the Old Rectory and a K6 telephone kiosk (both listed grade II), all located in the village centre ;
- Well detailed 19<sup>th</sup> century buildings relating to the former patronage of the owners of Wenvoe Castle, notable for their timber gable details;
- A good example is Ty Pica, a mid 19<sup>th</sup> century house which was probably built for workers from the Estate;
- The village school, dating to 1884, still survives, although it is now used as an active Community Centre; the former Headmaster's House, next door, dates to 1898;
- The village retains a variety of facilities, including a primary school, public house, shop, hairdressers and two village halls;
- Modern development to the north, west and east of the historic core does not impinge on the historic character of the village centre;
- Mature trees in the churchyard, particularly yews and beeches, and also in the Garden of Remembrance, are all very important;
- Most of the historic buildings are built from the local lias limestone, often with red brick dressings; roofs were traditionally covered in grey slate;
- Stone boundary walls are important in views along Old Port Road.



*Trees in Old Port Road.*



*The Telephone Call Box and St. Mary's Church.*



*The Village Green.*



*No. 17 Port Road, an example of an Estate house.*

## Location and Setting

### Location and Context

Wenvoe is a small village located on the A4050 between the M4 and Barry. Cardiff is located some 8 kilometres to the east. The bypass was built in the 1930s and effectively removes all through traffic from the village. Wenvoe sits within undulating countryside although a large out of town shopping centre is located close by, at the junction of the A48 and the A4232, which connects northwards to the motorway. The Wenvoe Conservation Area covers the core of the historic settlement, plus some more modern development to the south. Despite the influence of the owners of Wenvoe Castle on the development of Wenvoe, little now remains of the 18<sup>th</sup> century building, which is located approximately two kilometres to the south of the village. Large areas of new housing have also been added to the north, west and south of Wenvoe, some relatively recently, such as the buildings in Clos Llanfair. The road to the former railway station has been severed by the new bypass.

### General Character and Plan Form

The original nucleus of the village is the Church of St. Mary's with its adjoining Georgian rectory. The 1879 map shows a nucleated village, based on the old main road (now Old Port Lane) and just one back lane, now Walston Road, leading away from the village to the north west. A small stream, the Walston Brook, flows from the south through the village, exiting eastwards from the centre of the village, and may have provided an early impetus to settlement although today much of its route lies within a culvert. The historic buildings were then, as now, scattered along the main road, and comprised a farm, the school, and various estate worker's cottages, mostly with spacious gardens. In the centre of the village between the church and the Wenvoe Arms Public House is a village green, which still remains and is a Garden of Remembrance with many mature trees and a stone War Memorial.

This historic layout has been somewhat compromised within the village core by the insertion of a large modern bungalow (no. 4 Walston Road) which sits prominently on the corner of Walston Road and Old Port Road opposite the church. Otherwise the village centre is relatively unscathed by modern development and the few buildings which have been built are largely set back from the road and low key in their impact.



*Old Port Road where it enters Wenvoe from the north.*



*Entrance to the conservation area from the south along Old Port Road.*



*A small stream flows through Wenvoe in Vennwood Close.*



*Station Road has been severed by the A4050.*

The historic buildings are mostly two storeys in height and are set back from the road, often behind a stone boundary wall. Many retain features, such as the distinctive gable ends, associated with the Wenvoe Castle Estate.

### **Landscape Setting**

The village lies in a flattish valley with a rising slope to the south, providing a dramatic entry along Old Port Road as the lane enters the village and then dips quite steeply towards St. Mary's Church through a deeply cut embankment before it flattens out. The village is surrounded by open fields and areas of woodland, although the eastern boundary is constrained by the busy traffic along the bypass which runs in a north-south direction. Various footpaths lead out of the village, some towards Wenvoe Castle.

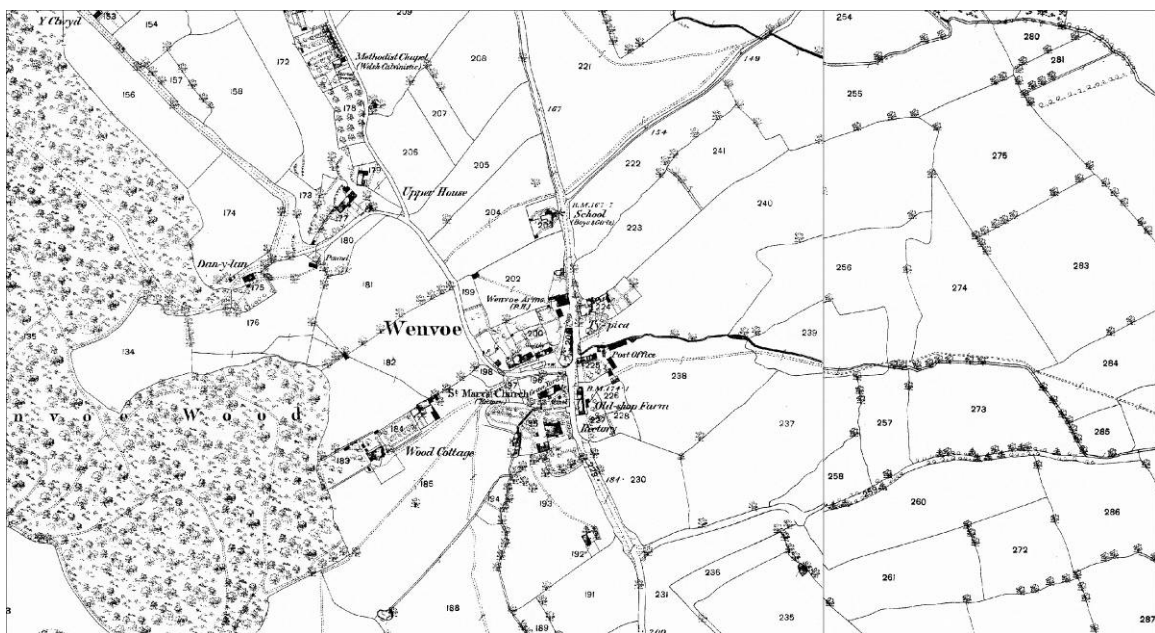
## Historic Development and Archaeology

Neolithic burial chambers have been found close to Wenvoe at St. Lythans and Tinkinswood, and Neolithic axe heads were discovered when an excavation was undertaken before Wenvoe Quarry was extended in the last century. This revealed evidence for the ancient settlement of Coed-y-Cymdda, a Neolithic then Bronze Age hill fort. Roman coins have been found at Wrinstone and Wenvoe, and the modern A48 largely follows the line of a Roman road which was built to connect Gloucester to Neath.

After the Romans departed in the 4<sup>th</sup> century A D, a Christian monastery was founded by St. Cadoc in nearby Llancarfan in c.535, and the area came under the control of the kings of Glamorgan, including Ithael, son of Athrwys who is said to have promised Wenvoe and its lands to the church in thanks for a miraculous escape after being thrown from his horse whilst hunting. The earliest written reference to Wenvoe appears under the name 'Wnfa' in maps and documents for the period 1153-1183. Later, the names 'Wenvo', 'Wenfo' and 'Gwenfo' were used.

Following the Norman invasion in 1066, the Vale of Glamorgan came under Norman control, and the manors of Wenvoe, Llanmaes and Flemingston were given to Sir John Fleming. By the 16<sup>th</sup> century the manor had passed to the Earls of Pembroke, before being acquired by Edmund Thomas in 1594. He built a large mansion, possibly on the site of the later Wenvoe Castle. The Thomas family were well connected and powerful, Edmund Thomas becoming High Sheriff of Glamorgan and his grandson, another Edmund, becoming a Justice of the Peace and also serving as a member of Cromwell's Upper House. To clear debts, in 1774 the estate was sold to Peter Birt, a Yorkshire industrialist, who demolished the castle and built a prestigious new Georgian mansion, based in part on plans by Robert Adam with a stable block attributed to Henry Holland. Birt's daughter Ann had married into the Jenner family of Kent in 1773 and from the late 18<sup>th</sup> century until 1926 Wenvoe Castle became the country seat of the Jenner family. Overall the Thomas and Jenner families were two of the most significant land owner's in the eastern part of the Vale of Glamorgan for over 300 years.

The census returns for the 19<sup>th</sup> century show how Wenvoe was a small agricultural village, with the 1841 recording just three buildings of any size – the church, the rectory and the Wenvoe Arms. Ty Pica is recorded in 1851, possibly as the home of the estate steward. This building retains the typical ‘Estate’ detail to one of its gables which can be seen elsewhere in the village. Farmers appear to have combined their agricultural work with other jobs such as the village publican. In 1861 a village school was built, and the adjoining schoolmaster’s house built towards the end of the century – the latter paid for by funds raised in the local community.



1879 Ordnance Survey Map

In 1910 a serious fire destroyed much of Wenvoe Castle, and most of the building was demolished in 1930. From then on, through the 1930s and later, Wenvoe became increasingly less dependent on agriculture as its main source of income and residents began to work in Cardiff or elsewhere. In 1932 the construction of a bypass also removed most of the traffic from the village centre. In 1936, what was left of Wenvoe Castle, including the former stables and the east flanking pavilion, became the clubhouse for the Wenvoe Castle Golf Club. In the 1970s, a new primary school was built just north of Station Road West and the former school converted into a Community Centre. By 1991 the proportion of local residents speaking Welsh had dropped from 48% to under 11%, following the national trend. Today, the village is also served by a general village store and Post Office (the Springfield Stores) and the Wenvoe Arms Public House, but all of the old facilities – bakery, police house, the fortnightly cattle and sheep market, and the forge, have long since gone.

## Spatial Analysis

### Character of Spaces

Despite extensive new building around the edges of Wenvoe over the last fifty years, the village core retains a spacious character which is reinforced by the survival of the village green and the adjoining Garden of Remembrance, the adjoining smaller green space, notable for the small stream which flows through it, on the opposite (eastern) side of Old Port Road, and the spacious gardens which remain to many of the houses and cottages. The principal street, although not particularly wide, also retains a pleasant character due to the survival of many mature trees, grass verges, pavements and the relatively low impact of local traffic. This road winds slightly, creating interesting vistas in places which are framed by stone walls and the many mature trees. The large 'green' area around St. Mary's Church is of particular note, with several separate graveyards surrounded by stone walls and tall trees. These graveyards are quiet and peaceful as they sit back from the road behind the church and are surrounded by very large trees which shield them from the modern housing development to the west.



*Old Port Road looking north past the Garden of Remembrance.*



*The former rectory glimpsed from St Mary's Churchyard.*



*Mature trees in the Village Green define the character of the central part of the conservation area.*



## Character Analysis

### Activity and Prevailing Uses

Wenvoe originated as an agricultural community under the patronage of the various owners, principally the Thomas and Jenner families, of Wenvoe Castle. In the late 19<sup>th</sup> century the various buildings which were added to the village by the Estate confirm the importance of this relationship, although this lessened in the 1930s when most of the Castle was demolished and the Estate broken up. Quarrying was another important local activity, and quarries were exploited for their stone until as late as the 1970s. However the census of 1991 confirmed that by this time over 75% of the inhabitants of Wenvoe travelled to work by car, mainly to employment centres such as Cardiff and Barry.

Today the village is therefore mainly in residential uses but there is a good selection of local facilities including St. Mary's Church and small church hall, the larger village hall, a public house (the Wenvoe Arms), a shop and Post Office (the Springfield Stores), a hairdressers, and a primary school. The historic village school, located within the Conservation Area, is now used as a Community Centre.



*A former Estate house (no. 12 Walston Road).*



*The former Headmaster's House and adjoining school in Old Port Road.*



*Former Estate houses in Old Port Road (nos. 13 and 15).*



*The Wenvoe Arms*

### Buildings in the Conservation Area

The Conservation Area's principal buildings are the church of St. Mary's, medieval in origins but much restored in the 19<sup>th</sup> century; the adjoining former rectory, dating to the early 19<sup>th</sup> century; the early 19<sup>th</sup> century village public house, the Wenvoe Arms; and the original school building, dated 1864. In addition, there is one early 19<sup>th</sup> century house (Ty Pica) and several 19<sup>th</sup> or even early 20<sup>th</sup> century Estate cottages and houses. These are described in greater detail below.

### Scheduled Monuments

There are no Scheduled Monuments within or on the edges of the Conservation Area.



*St. Mary's Church.*



*The Old Rectory.*



*Telephone Call Box.*

### Listed Buildings

There are three listed buildings or structures in the Conservation Area:

#### St. Mary's Church – Grade II\*

The church is thought to date to the 13<sup>th</sup> century and is built in the early decorated style, with limestone rubble walls, a squat battlemented tower, and a steeply pitched slate roof. The present west tower was once placed to the north of the chancel and was rebuilt in its present location in 1699. The building was heavily restored in 1869.

#### The Old Rectory – Grade II

This was built in 1835 and was paid for by R F Jenner of Wenvoe Castle. It is faced in unpainted roughcast with shallow hipped slated roofs with over-hanging eaves and tall lateral chimney stacks.

#### Telephone Call Box – Grade II

Cast iron K6 telephone kiosk, designed by Giles Gilbert Scott, dating to the 1930s.

### 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'. There are no locally listed buildings in the Wenvoe Conservation Area.

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

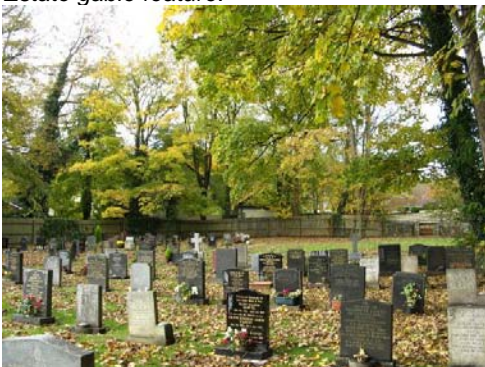
A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the Conservation Area. The criteria for selection is provided in Appendix 1. Of note are the former Wenvoe Castle Estate cottages and houses in the Conservation Area, some of which retain their timber gable features; the former village school and the adjoining headmaster's house; and the public house.

### Local Details

Roadside stone walls are a prominent feature of the Conservation Area and help to maintain a historic character to the village centre. In places, because some of the properties lie at a slightly higher level than the main street, these walls act in a retaining capacity and steps are required to reach the front gardens of the



No. 22 Old Port Road with its characteristic Estate gable feature.



The Churchyard provides important open space



Poor quality pavements in Vennwood Close.



The extension to Springfield Stores is functional but does not enhance the conservation area.

houses. Occasionally the stone has been painted white, a detrimental feature. In other locations, neatly trimmed hedges add to the rural qualities of the village. A metal 'kissing gate' leads out of the churchyard towards the Old Rectory. Some of the local houses, including the village public house, retain timber gable features, which marks them out as Estate properties. Pavements are simply covered in black tarmac, with narrow concrete kerbs, which suits the rural character of the village centre. This is also reinforced by the many mature trees and the attractive grass verges and other green areas, such as the churchyard, village green and Garden of Remembrance, in the village centre.

### Green Spaces and Biodiversity

Parts of the Conservation Area are notable for their green spaces, mature trees and the Walston Brook, which can only be glimpsed next to the entrance to Vennwood Close. The churchyard is particularly important as it is divided into separate areas by dry stone walls and mature trees, both of which provide habitats for wild life. Close by, the former site of the village pond has now been landscaped to create a public green next to the Garden of Remembrance. Beech trees in both locations are of special note, as are the ancient yew trees in the churchyard. The stream similarly is a vital part of the Conservation Area, offering the sight and sound of running water.

### 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:

- The use of uPVC windows and doors on 'positive' buildings;
- Loss of traditional slate roofing and replacement with modern materials, such as concrete, on 'positive' buildings;
- Some poor quality front boundaries, including modern railings;
- Loss of front gardens to car parking area e.g. no. 11, Old Port Road;
- Care of the village green, Garden of Remembrance and the listed telephone kiosk, which has been vandalised;
- Long term care of the many mature trees;
- The occasional visible satellite dishes;
- Poor quality concrete street lights;
- Some poor quality pavements e.g. outside St. Mary's Church – cracked concrete slabs;
- Poor quality modern development e.g. Springfield Stores extension.

## 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:

- Conservation Area boundary review required to omit modern development;
- The protection of unlisted 'positive' buildings from demolition;
- The need for additional controls to prevent the loss of traditional features on unlisted 'positive' buildings;
- The protection of stone boundary walls;
- Care and protection of the Village Green and Garden of Remembrance;
- The management of the many mature trees in the Conservation Area
- The control of satellite dishes;
- Improvements needed to street lighting and pavements;
- The control of new development;
- The provision of householder guidance;
- Buildings or land in poor condition;
- Monitoring and review of these documents.

## 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 identified 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 Wenvoe Conservation Area was undertaken. It was found that in several places the boundary includes modern development and open spaces of little architectural or historic interest. These include:

- Springfield Close;
- Wenvoe Close;
- Walston Road (part);
- Clos Llanfair (part);
- Rectory Close; south end of Old Port Road and small part of Port Road.

Also, to the east of the village centre, the Conservation Area boundary cuts through back gardens and does not follow established property boundaries.

#### **Recommendation:**

*It is recommended that, in order to follow best practice in Conservation Area boundary definition, the boundary of the Conservation Area is amended to omit modern development in the streets named above, and to the east of the village centre, is amended to follow existing property boundaries.*

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

### 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 which add interest and vitality to the appearance 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.*

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

Many of the unlisted buildings in the Wenvoe 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. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding 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.*

### 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.*

### Care and Protection of the Village Green and Garden of Remembrance

The open green area in the centre of the village, based on the village green and adjoining Garden of Remembrance, is a major contributor to the special character of the Conservation Area, and is linked visually with the mature trees and grassed areas which surround the church. Together they form a vital part of the village which must be protected. The listed telephone kiosk is an important feature of this green open space and is currently in very poor condition with broken windows. The village green and Garden of Remembrance is in the care of Wenvoe Community Council, whilst the churchyard is maintained by church authorities.

**Recommendation:**

*The Council will work in partnership with Wenvoe Community Council to ensure that the Village Green, the Garden of Remembrance, and the churchyard, are well maintained and the trees cared for.*

*British Telecom will be contacted to see if the kiosk can be repaired promptly*

### 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.*

### The 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 that contributes to the character of the Conservation Area will be opposed.*

### The Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Wenvoe Conservation Area. This applies to completely new buildings as well as the occasional extension.

**Recommendation:**

*Development proposals will be judged for their effect on the area's character and appearance as identified in the Wenvoe 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).*



### The Control of Antennas and Satellite Dishes

Planning permission is required within the Conservation Area for all antenna and satellite dishes which are visible from the public highway, and in other cases subject to certain limits on size and capacity

**Recommendation:**

*The Council will consider taking enforcement action where an unauthorised antenna and satellite dishes have been erected and negotiations with the building's owners have failed to reach an agreeable solution.*

### 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.*

### Street Lighting and Pavements

A number of detrimental features associated with the 'public realm' – the public space between buildings, have been noted in Wenvoe. These are the responsibility of the Council and in the long term, subject to the funds being available, improvements are recommended. Additionally, regular maintenance of features such as cracked and uneven pavements should be attended to promptly by the Council purely as good management of the Conservation Area.

**Recommendation:**

*The Council will consider improvements to street lighting, and will ensure that the pavements are adequately maintained and suitable materials used, in the Wenvoe Conservation Area.*

## 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. Wenvoe Past and Present, I Moody, S Jones, B and G Hopkins and E Jervis
6. Vale of Glamorgan Council, Wenvoe Appraisal, 2001

### Contact Details

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## Appendix 1

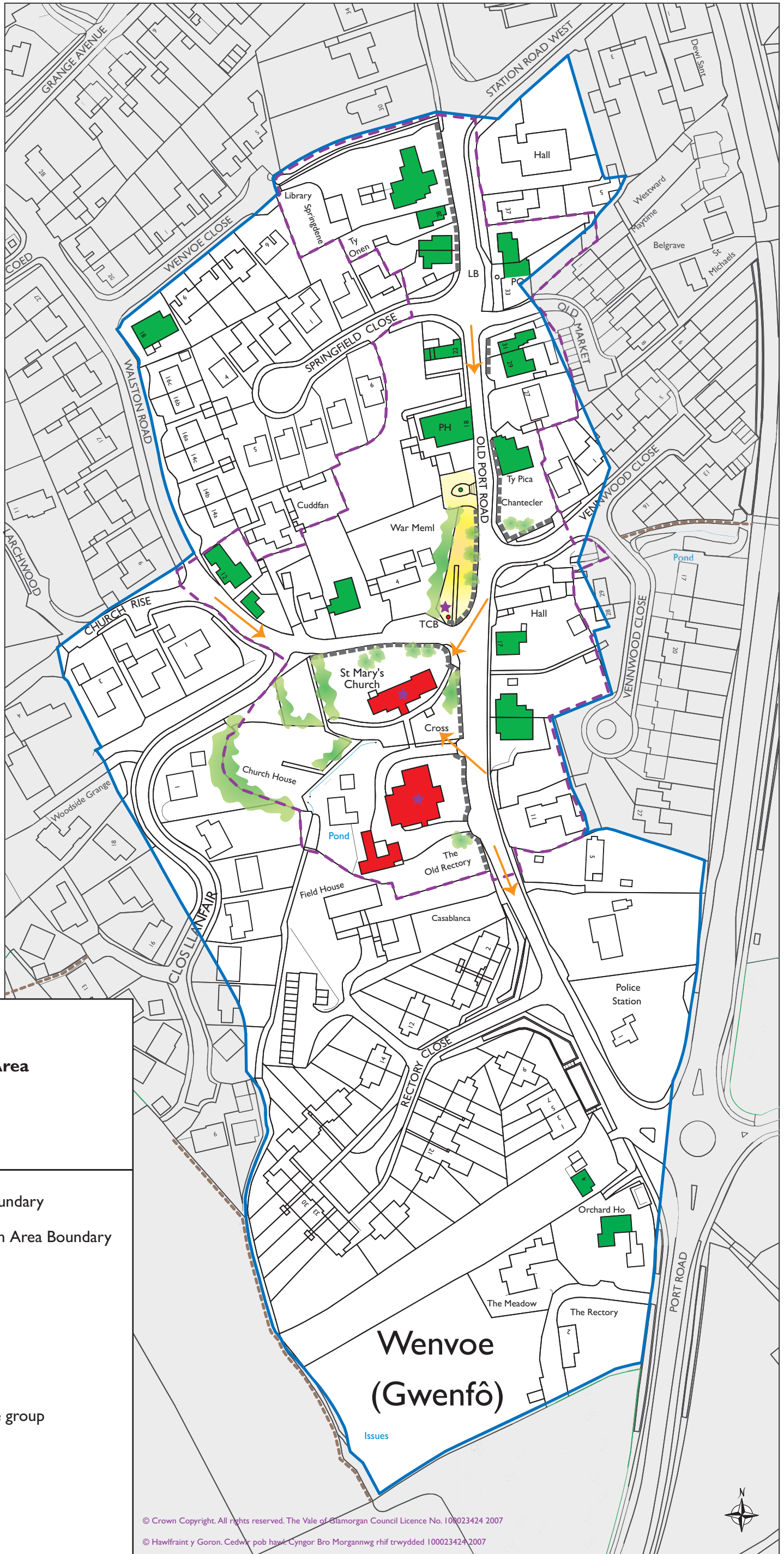
### Criteria for the Selection of 'Positive Buildings'.

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?



Vale of Glamorgan Council

**Wenvoe Conservation Area**

Townscape Appraisal Map

Not to scale

- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- Public Footpaths
- County Treasures
- Significant Tree or Tree group
- Significant Views
- Significant Open Space
- Significant Stone Walls

