

# CONSERVATION AREA BONVILSTON



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Bonvilston

## Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Bonvilston 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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## Introduction

The Bonvilston Conservation Area was designated in 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 Bonvilston Conservation Area Appraisal was prepared and adopted by the Vale of Glamorgan Council in June 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 Bonvilston 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 Bonvilston 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 Bonvilston 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 Bonvilston 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 Bonvilston 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.

Following a consultation period of six weeks from 16 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 \*\*\*.

## 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).



*A mix of dwelling types adds to the character of the Conservation Area.*



*The use of local lias limestone as a building material is prevalent, occasionally with red brick dressing.*



*Former Rural District Council housing surrounds an attractive green.*

## Summary of Special Interest

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

- Linear rural village with scattered development along the A48;
- Location on an east-west ridge provides views southwards towards the Severn Estuary;
- No village centre as such, although the Red Lion Inn does act as a focal point;
- Large plots, trees and high stone walls provide interest, with the buildings mainly set back from the street with front gardens;
- Mixture of larger houses, worker's cottages and agricultural buildings, these mostly now converted into residential use;
- The listed buildings are somewhat dispersed along the road – they are St. Mary's Church, the adjoining cross, Bonvilston Cottage, Ty Mawr and The Thatched Cottage – and they are all listed grade II;
- A large number of unlisted 'positive' buildings, most of them dating to the 19<sup>th</sup> century, such as the Red Lion Inn and Church Cottage;
- A number of agricultural buildings of merit including Court Farm and Old Farm;
- Two notable terraces of late 19<sup>th</sup> century workers' cottages – nos. 1-4 Red Lion Cottages and nos. 1-4 Sheep Court Cottages;
- Use of the local lias limestone, often faced with painted lime render or occasionally dressed with red brick;
- Roofs are either slate or thatch, which reinforces the rural character of the conservation area;
- Some post-war housing development, built by the former Cardiff Rural District Council, along Maes-y-Ffynnon;

## Location and Setting

### Location and Context

Bonvilston is a low density, linear village located on the A48, an old Roman road and the principal route between Cardiff and Cowbridge, beyond which it connects to Bridgend. Cardiff is approximately 10 kilometres distant. The village sits within undulating countryside on an east-west ridge which provides dramatic views southwards towards the Severn Estuary. Electricity pylons, and tall television masts, are a feature of the landscape. A large out-of-town shopping centre is located 5km to the East, at the junction of the A48 and the A4232, which connects northwards to the M4.

The Bonvilston Conservation Area covers the core of the historic settlement along the A48 which forms the principal street with scattered buildings to both north and south. New housing has been added along Maes-y-Ffynnon and in Village Farm, a curving road which wraps around the former site of Bonvilston House. Due to its location on a busy traffic route, the village is somewhat blighted by traffic noise and the road does act as a barrier to movement across the village despite the provision of a controlled pedestrian crossing outside the Red Lion Public House. Farming land with open fields and low hedges, with clumps of woodland, are typical of the surrounding landscape.

### General Character and Plan Form

Historically, Bonvilston was loosely centred on Bonvilston House, St. Mary's Church, and the Red Lion Inn, with farm groups, labourers' cottages and a few prestigious village houses scattered along the main street. Some of these buildings relate to the historic patronage of the Basset family of nearby Beaupré. Today, the village sadly lacks any focus and even the parish church of St. Mary's (a rebuild of the 1860s) is somewhat obscured by trees and sits awkwardly close to the road. The centre of the village, if there is one, is around the Red Lion Inn which is located on the north side of the A48. Between the church and pub is the former lodge to Bonvilston House, demolished in the 1970s to create the houses which now face Village Farm. The stables associated with the house can still be seen somewhat subsumed within the modern houses which curve around from Maes-y-Ffynnon, which connects back to the A48. All of these houses have been added since the 1940s.



*The conservation area is located along the A48.*



*Entrance from the east.*



*View to the south from Ty Groes Farm.*



*The A48 drops in level from the east.*



*View southwards close to Sheepcourt Cottages.*



*View from the A48 to the north west.*

Overall the character of the village, where the plots face the main road, is of detached or terraced properties set back slightly from the road, the depth of the front gardens having been reduced by the road widening in 1930. Substantial stone walls and groups of mature trees are also important features, the heavy planting now seen in oblique views along the road having been encouraged by house owners to provide a visual barrier from the road. To the eastern and western edges of the village, the density of building reduces to the odd property until the road is totally bordered by fields.

### **Landscape Setting**

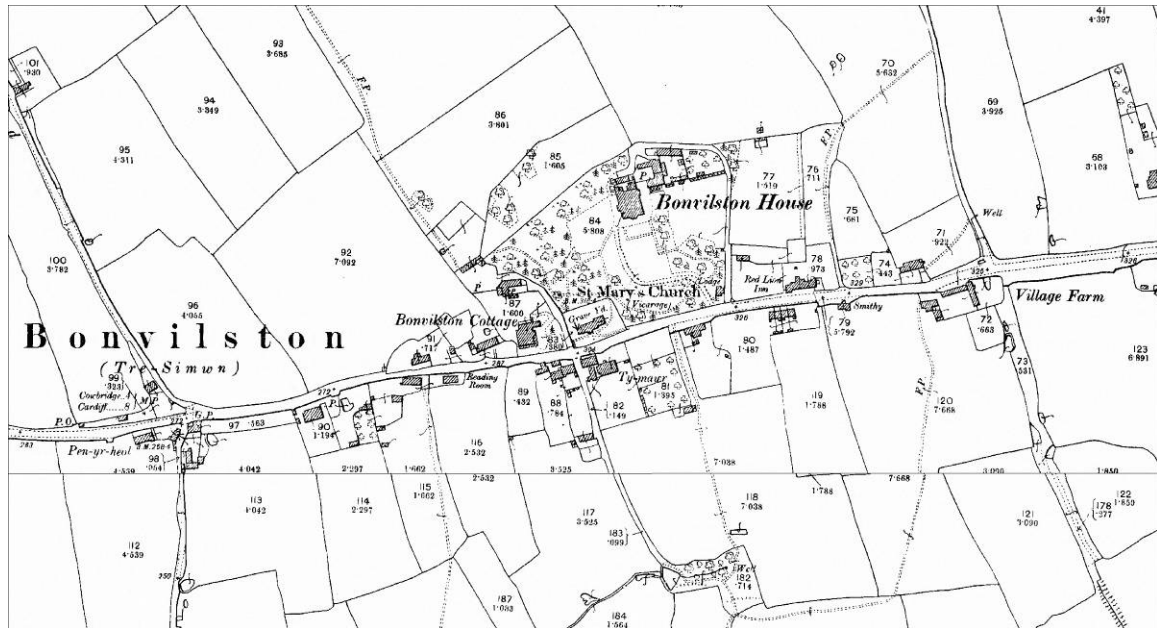
The location of the village along the A48, which follows the alignment of a natural ridge of land, provides the most characteristic feature of the landscape. The ground undulates gently on entering the village from both east and west, providing a pleasant change in level which is enhanced by the views over falling land towards the south. The large fields around the village are mainly used for grazing sheep and cattle, with low hedges dividing them. Stands of tall trees such as horse chestnut, beech and sycamore, are a feature of the village and of the landscape which surrounds it.

## Historic Development and Archaeology

Various enclosures and other archaeological features, such as the Tinkinswood Burial Chamber, which is over 6,000 years old, confirm that there has been settlement in the area since prehistoric times. Other remains relate to the Bronze Age and early Iron Age, such as the plateau enclosure at Gaer to the north of Bonvilston. The Romans built a road to connect Gloucester to Neath, much of which follows the line of the modern A48 along the ridge to the west of Cardiff. To the west of the village can be seen the earthworks of a Roman camp, behind which is Liege Castle Farm, its name perhaps derived from the Latin *Castrum legionis*, signifying a legionaries' camp.

The name of Bonvilston comes from the early Norman holders of the land, the de Bonvilles, whose stronghold is believed to have stood to the south of the church – Simon de Bonville held the manor in the 12<sup>th</sup> century. St. Mary's Church retains a part 12<sup>th</sup> century tower although the rest was largely rebuilt in 1863, by which time the building was described as ruinous. In 1180 the Abbey of Tewkesbury had the right to two parts of the tithes in Bonvilston and in the early 13<sup>th</sup> century different members of the Bonvilston family gave lands to the monks of Margam, as well as the advowson (the right to appoint the vicar). Later, the parish of Bonvilston was in the patronage of the Bassett family of Beaupre, near St. Hilary, who for many years placed members of their own family in the living, a John James Bassett being vicar in 1835. With the disestablishment of the Anglican Church in Wales in 1920 private patronage was abolished and in 1953 the parish was linked with that of St Nicholas and later, in 1970, with St. Georges-super-Ely. Memorials to the Bassett family are a major feature within the church.

The map of 1900 shows the village dominated by Bonvilston House to the north of the church. Farm buildings and labourer's cottages are also present, as is a smithy, the Red Lion Inn, Village Farm, Ty Mawr and Plasnewydd, a substantial Arts and Crafts house built for the wealthy Macintosh family from Cardiff. A large garden lies between Bonvilston House and the road, otherwise the buildings are surrounded by fields.



Extract from OS map of 1900

In 1930 the road was widened, necessitating the demolition of cottages to the east and west of the Reading Room, which was itself moved 15 metres to the south. Between 1948 and 1956 twenty eight Council houses were built along the old lane to the north of the village (Maes-y-Ffynnon), some of these around a small village 'green' which was created where the lane meets the A48. In the late 1970s Bonvilston House was demolished and the land used to build a small estate of detached houses along a long curving cul-de-sac (Village Farm), which was accessed from Maes-y-Ffynnon. The former smithy and a small garage were also demolished to make way for new houses in The Old Forge, and some of the adjoining farm buildings were converted for residential use. The gardener's cottage at Bonvilston House was similarly altered and substantially extended to form Bolston House and the adjoining stables converted into The Coach House.

## Spatial Analysis

### Character of Spaces

The defining spatial feature of the Bonvilston Conservation Area is the wide main road which gently curves and undulates through the village. The only public open space is provided by the small village green at the entrance to Maes-y-Ffynnon which contains a few trees and is otherwise simply grassed. The churchyard also provides some open green space, but its location high up above the level of the street, enclosed by a stone retaining wall, makes it visually cut off from the road, an impression reinforced by the somewhat low key entrance to one side. Private gardens and small fields provide the other open spaces, which vary tremendously in their impact on the conservation area as many are largely or totally hidden by high stone walls or planting. Many of the buildings also face the street, so their back gardens are similarly hidden from view. Overall the conservation area is very spacious and maintains a strongly rural character, with footpaths leading out into the surrounding countryside, although the post-war developments along Maes-y-Ffynnon and Village Farm add a more suburban element .



*The A48 forms the defining spatial feature of the Conservation Area.*



*A quiet lane leads to Plas y Coed off the A48.*



*Historic houses lie close to the road (Pen-yr-Heol House).*



*Well detailed Post-war housing off Maes-y-Ffynnon.*



*St. Mary's Church.*



*Cross in the churchyard of St. Mary's Church.*

## Character Analysis

### Activity and Prevailing Uses

Bonvilston originated as an agricultural community under the patronage of the Bassett family. In the 19<sup>th</sup> century some of the village properties were added by the family to house agricultural workers, such as Red Lion Cottages and Sheep Court Cottages. Today the only commercial activity in the village is provided by the Red Lion Inn and a Village Shop in Carreg Wen, a 19<sup>th</sup> century somewhat altered cottage on the western edge of the conservation area. Otherwise, apart from St. Mary's Church and the village Reading Room, the uses are all residential. None of the farm buildings appear to be in agricultural uses and most recently works have commenced to convert the farm buildings at Sheep Court Farm to residential use. The addition of a substantial area of housing to the north of the A48 since the 1940s has provided some impetus to the life of the village, but there is no primary school and only a small local shop.

### Buildings in the Conservation Area

The Conservation Area's principal historic buildings are St. Mary's Church, medieval in origins but virtually rebuilt in 1867; the Red Lion Inn; a number of substantial village houses (Plas y Coed, The Coach House, Bonvilston Cottage, Ty Mawr, and Plasnewydd); a number of farm buildings, including Court Farmhouse and Old Farm, both with adjoining barns; and several rows of terraced cottages, clearly built for agricultural labourers from the 17<sup>th</sup> century onwards. Sheep Court Cottages and Red Lion Cottages are late 19<sup>th</sup> century in date and share similar details, suggesting that they were built by the same landowner for his workers. A number of these cottages are thatched and are good examples of the local Welsh vernacular.

### Scheduled Monuments

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

### Listed Buildings

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

#### St. Mary's Church – Grade II

The church is thought to date to the 12<sup>th</sup> century with a 15<sup>th</sup> century tower. Otherwise the rest of the building was extensively rebuilt in 1867 after it had been allowed to become ruinous. The building is in the Early English style and the architects were the well known practice, Prichard and Seddon, of Cardiff.





*Bonvilston Cottage.*



*Village Farmhouse.*



*Ty Mawr.*



*Church Cottage.*

### **Cross at St. Mary's Church – Grade II**

A 20<sup>th</sup> century cross in the churchyard, made from Forest of Dean sandstone, is located on a medieval limestone plinth and is also listed grade II.

### **Bonvilston Cottage – Grade II**

This is a good example of a late Georgian house and is two storeys high with three first floor sash windows facing the street. The roof is slated and the cast iron gutters are supported on timber corbels which add interest to the front elevation. The building has been extended substantially to the back and to one side.

### **Village Farmhouse – Grade II**

The Village Farmhouse is a substantial two storey farmhouse of early 18<sup>th</sup> century origins, with some 19<sup>th</sup> century alterations. The thatched roof and similarly thatched entrance porch, supported on simple timber posts, are noticeable features.

### **Ty Mawr – Grade II**

Ty Mawr is also Georgian and provides a double pile plan. The roofs are slated and the elevations faced in white painted render. A wide classical porch, with Ionic columns, adds interest to the front elevation.

### **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 the Bonvilston Conservation Area, the locally listed 'County Treasures' are:

### **Church Cottage**

An important thatched cottage thought to date from mid C17. It possesses many features, now sensitively restored.



*Plasnewydd*

### **Plasnewydd**

Built at the beginning of the C20 for a member of the Cardiff based Macintosh family, the house displays fine detailing of the Arts and Crafts period, with heavy gabled roofs, leaded lights to windows and decorative rendered and random stone elevations.



*Woodlands Lodge*

### **Woodlands Lodge**

Woodland Lodge, designed in 1840 by David Vaughan. The Lodge and gate piers provide evidence of the impressive entrance to the former Bonvilston House. The construction of a later upper storey has altered its former classical proportions, although the original detail remains at ground floor.

### **Nos. 1-4 Red Lion Cottages**

C19 estate cottages built in coursed limestone and displaying rustic decoration within timber porches, arched brick window openings and vents.



*Nos 1-4 Red Lion Cottages*

### **The Red Lion**

An early public house set hard against the road and occupying a central position in the village.

### **Sheep Court Farm**

A C19 farm house with attractive stone farm buildings within adjoining farm complex.



*The Red Lion*

### **Sheepcourt Cottage**

A thatched cottage which marks the eastern limits of the village.



*Sheepcourt Cottage*



*Sheepcourt Farm*



*Details of the front door on Sheep Court Cottages*

## 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. In the Bonvilston Conservation Area the 'positive' buildings include unlisted 19<sup>th</sup> century houses and cottages, as well as some buildings which were formerly in agricultural use. Some of the late 1940s housing facing the village 'green' are also included for their social significance and for their simple and robust details.

## Local Details

The use of local materials such as limestone, slate and thatch for the buildings is important although many of the buildings have been built from rough rubble limestone and have been rendered and painted white. The 20<sup>th</sup> century houses in the Conservation Area follow this example and are also rendered and painted white which does provide some cohesiveness despite their modern details. Shallow pitched roofs, which suit the slate, are usually seen on the older buildings although where they are thatched they are much steeper to provide the fall needed to maintain water-tightness.

Thatched properties include Church Cottage, Village Farmhouse, and Sheepcourt Cottage. Nos. 1-4 Sheep Court Cottages and nos. 1-4 Red Lion Cottages share some typical details, such as the small ventilation recesses on the first floor, suggesting that they are estate cottages possibly built for the Bassett family.

Roadside walls built from the same grey limestone rubble blocks of varying sizes are a prominent feature of the Conservation Area and help to maintain a historic character to the village centre. The walls can be from one metre to nearly three metres high. Notable walls are shown on the Appraisal map and are constructed from silvery grey limestone rubble. Some modern 'ribbon' pointing is a detrimental feature in places. Other boundaries are defined by trees or hedging, occasionally neatly clipped, but more usually left untrained. The use of modern metal railings and gates in the Conservation Area is on the whole out of character, such as the boundary to Tudor Lodge, which compares unfavourably with the more restrained railings and stone gate piers to Court Farm or a similar entrance next to Woodlands Lodge.

Pavements are simply covered in black tarmac, with narrow concrete kerbs, which suits the rural character of the village. This is also reinforced by the many mature trees, both singly and in groups, which can be seen throughout the Conservation Area.

### **Green Spaces and Biodiversity**

Bonvilston lies within rolling countryside which in places, such as to the north of Bolston, behind St. Mary's Church, around Court Farm and between the Reading Room and Church Cottage, results in fields being part of the designated area. The boundaries to these fields, mostly composed of hedging and trees, provide favourable habitats for wildlife. Several larger areas of mature woodland can also be seen (or glimpsed) within or on the edges of the village. The ridge top location means that there are no streams although a pond is marked on the map to the west of Court Farm.



*Highly visible satellite dishes can detract from the character of the Conservation Area.*



*Cluttered signage to the Village Shop.*

## 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:

- Busy traffic which often appears to ignore the 40 mph speed limit through the village;
- Wide road and narrow pavements, providing little protection to pedestrians;
- The use of uPVC windows and doors on 'positive' unlisted historic buildings;
- The loss of traditional slate roofing and its replacement with modern materials, such as concrete, on 'positive' unlisted historic buildings;
- The use of combed wheat reed, with raised ridges and other details, on thatched buildings, rather than the more traditional long straw;
- Some poor quality front boundaries, including over elaborate modern metal railings;
- The Red Lion Inn would benefit from enhancements including the removal of the satellite dishes; the tidying-up of the car park; and improvements to the fenestration;
- The village shop would also benefit from improvements to its signage, fenestration and parking area;
- Some new development has not enhanced the conservation area, such as Tudor Lodge with its over elaborate front railings;
- Need to protect and enhance the rural qualities of the conservation area, including the protection of trees.



*Historic stone walls in the conservation area need to be preserved, and modern boundaries discouraged*



*Trees are very important in the conservation area*

## 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;
- Additional controls needed to reduce traffic speed and improve pedestrian safety;
- The protection of unlisted 'positive' buildings from demolition;
- The need for additional controls to prevent the loss of traditional features on unlisted 'positive' buildings, including the use of long straw thatch;
- Future control of applications for new front boundaries, and the overall protection of existing front boundary walls and front gardens;
- Identification of buildings for listing or as County Treasures;
- Site specific improvements needed to St. Mary's Church, the village shop and the Red Lion Inn;
- The care and protection of the many mature trees in the Conservation Area;
- The removal of unauthorised satellite dishes;
- The future control of new development;
- 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 Bonvilston Conservation Area was undertaken. It was found that in a number of places the boundary includes fields or green space which make no positive contribution to the special character of the conservation area, as well as modern development and open spaces of no particular merit, with little architectural or historic interest. These are:

- Village Farm;
- Maes-y-Ffynnon. Less the frontage of Maes-y-Ffynnon along the A48 including the green
- Fields to the north of the A48 at the western end of the village and to the west of Court Farm.
- In several locations, and particularly in the south of the Conservation Area, the existing 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 some fields, and in various other places 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 Bonvilston 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.*

### Locally Listed County Treasures

Some buildings or structures in the Vale of Glamorgan, although not contained within the statutory list ('listed buildings'), are nevertheless of local interest. Survey work for the character area appraisal has identified one unlisted building that merits future inclusion as a County Treasure. Draft Supplementary Planning Guidance to the Adopted Unitary Development Plan (1996 – 2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list.

**Recommendation:**

*The Council will, as part of a future review of the list of County Treasures, consider the inclusion of Nos. 1-4 Sheep Court Cottages.*

### 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.*

### Site Specific Improvements

Whilst not the responsibility of the Council, the owners of the above buildings could be approached to see if improvements could be achieved as follows:

#### **The Village Shop**

Improvements needed to the signage, the existing windows, and the car park

#### **The Red Lion Inn**

Replace modern windows; remove the two satellite dishes on the chimney and side elevation; improve the car parking area.

#### **Recommendation:**

*The Council approach individual owners of the above buildings to negotiate improvements where possible.*

### 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. There are also, in places, large groups of *Leylandii* which in the long term could be replaced with indigenous species such as beech, oak or horse chestnut. Meanwhile, pruning and reducing their crowns would be advantageous, such as the trees behind the Red Lion Inn.

#### **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.

### The Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Bonvilston 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 Bonvilston 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).*

### 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.*

## 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. Vale of Glamorgan Council, Bonvilston 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

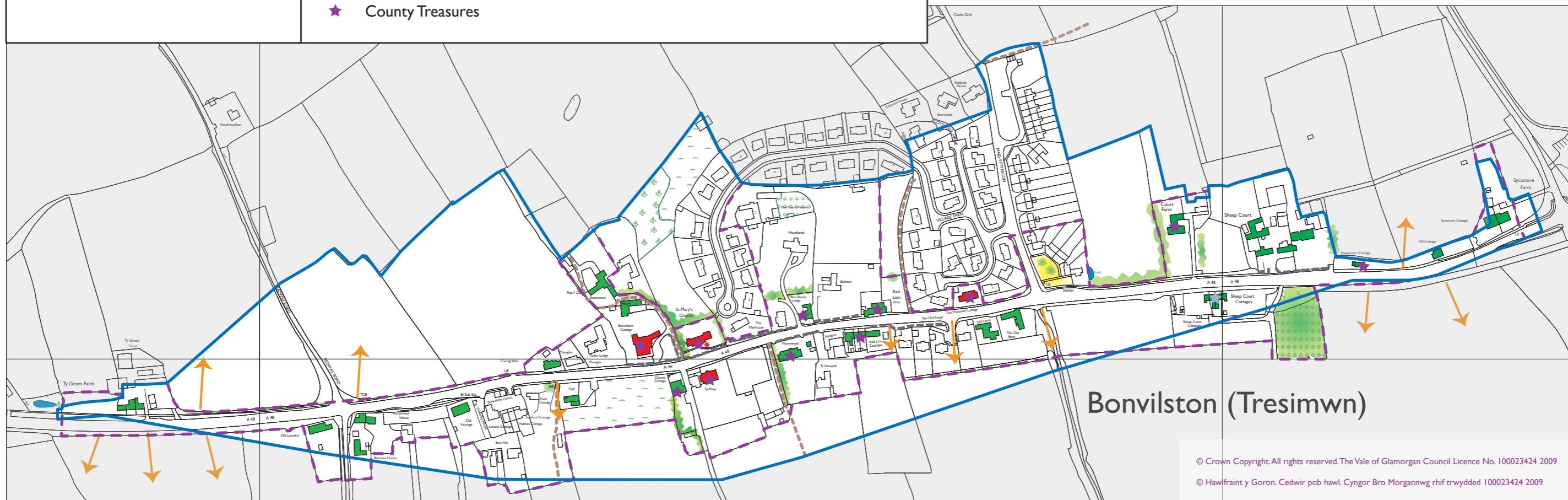
**Bonvilston Conservation Area**

Townscape Appraisal Map

Not to scale



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



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