

# CONSERVATION AREA GILESTON



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Gileston

## Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Gileston 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

All maps are © Crown Copyright. All rights reserved. The Vale of Glamorgan Council Licence No. 100023424 2009



The Vale of Glamorgan © 2009



## 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	15
Character Analysis	16
Summary of Issues	22
<b>Part 2 – The Management Plan</b>	
Introduction	23
Boundary Review	23
Positive Buildings	23
Loss of Architectural Detail and Minor Alterations to Historic Buildings	24
Protection and Repair of Stone Walls	24
Locally Listed County Treasures	25
Conservation Area Guidance	25
Views	25
Buildings and Land in Poor Condition	26
Monitoring and Review	26
References and Contact Information	27
<b>Appendices</b>	
1 Criteria for the Selection of Positive Buildings	28
2 Appraisal Map	



## Introduction

The Gileston Conservation Area was designated in 1970 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the hamlet.

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 Gileston Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in May 2003, 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 Gileston 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 Council's adopted 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 Gileston 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 Gileston 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 Gileston 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 December 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 Gileston 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:

- Concerns over potential for future development;
- Outstanding views to the coast;
- Positive contribution of trees and hedges;
- Positive contribution of historic buildings and stone boundary walls.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at Llancafarn Village Hall on 7 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. The adopted Unitary Development Plan places Gileston in the countryside. For this reason, strict controls exist over applications for new development.

In particular, in addition to Conservation Area specific policies, the following UDP policies apply:

- ENV 1 (Development in the Countryside)
- ENV 2 (Agricultural Land)
- ENV 4 (Special Landscape Areas)
- ENV 11 (Protection of Landscape Features)
- ENV 12 (Woodland Management)
- HOUS 3 (Dwellings in the Countryside)
- HOUS 5 (Agricultural or Forestry Dwellings)
- HOUS 7 (Replacement and Extension of Dwellings in the Countryside).

These policies, and in particular ENV1 and HOUS3, restrict new housing development in the countryside to those that are justified in the interests of agriculture and forestry only.

Given the policy background and the character of Gileston it is unlikely that an intensification of development here would be appropriate.

### **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 rural hamlet dramatically located on a slight bluff overlooking Limpert Bay and the Bristol Channel;
- Hamlet is centred on the Manor House and St Giles Church;
- Two groups of farm buildings and a few cottages once completed the settlement;
- Northern entrance to the hamlet is defined by the winding lane, lined with high limestone walls, which drops down a slight incline;
- Curving lanes meet at the centre of the hamlet where there is a tiny green and a listed K6 telephone kiosk;
- The Manor House, which is listed grade II\*, has a fine Queen Anne frontage dating to the early 18<sup>th</sup> century but retains 16<sup>th</sup> century features inside;
- St Giles Church is recorded in the late 13<sup>th</sup> century but the building today is mainly 15<sup>th</sup> century with later additions;
- Two groups of farm buildings, mostly converted into houses;
- Other buildings of note include Rose Cottage, thatched and listed grade II, and Gileston Cottage, unlisted and with 19<sup>th</sup> century external features concealing an earlier building;
- The use of rendered or natural limestone rubble, with simple vernacular building forms for most of the historic buildings apart from the Manor House and Church.
- Contribution of mature trees to the special character of the Conservation Area, some of them clearly 'specimen' trees which were planted in the 19<sup>th</sup> century to create parkland around the Manor House;
- Views towards the Bristol Channel.



*The core of the village is marked by a small green on which sits the telephone call box.*



*The listed stables and walls define the entrance to the Conservation Area.*



*The view southwards from the Manor House.*



*The large trees around the 19<sup>th</sup> century graveyard.*

## Location and Setting

### Location and Context

Gileston is located just over a kilometre to the south of St. Athan overlooking the low lying land behind Limpert Bay and the Bristol Channel. Aberthaw Power Station lies to the south east of the hamlet, close to the beach which forms a slightly indented bay. The B 4265 which connects Barry to Bridgend, via Llantwit Major and St. Brides Major, is just to the north of the settlement, separated from it by the railway. Cardiff Airport is just five kilometres to the north east.

The Gileston Conservation Area covers the whole of the small hamlet and some of the fields which surround it. It is centred on the Manor House and adjoining church. Both of the nearby groups of historic farm buildings have been converted into houses.

### General Character and Plan Form

Gileston is primarily a residential hamlet with the church and manor at its centre. Historic maps confirm that until the mid 20<sup>th</sup> century, the hamlet consisted of the manor house, the church, two groups of farm buildings and a few scattered cottages. These largely remain, although incremental development from the 1960s onwards has resulted in new houses being built to the north east (particularly Orchard Way) and to the south, along the road to the beach. This has added nearly 20 additional residential units to the original settlement, most of which are detached houses set back from the lane in spacious gardens, although Orchard Way, built by the previous Rural District Council, has a more regimented layout around a cul-de-sac. The Conservation Area boundary review (see Part 2 Management Plan) suggests the exclusion of most of these 20<sup>th</sup> century buildings.

The present day character of Gileston has, however, remained essentially rural with the entrance to the hamlet being defined by the listed limestone walls and trees which contain the manor and church. This lane curves and undulates gently and then reaches a small 'cross roads' in the centre of the hamlet which is created by the intersection of the three lanes which lead to the north, north east and south. Originally, this lay between the two groups of farm buildings, now Gileston Farm and Gileston Court. Comparison between the Tithe Map of 1844, and the First Edition Map of 1877, shows how in the intervening years the owners of the Manor House diverted the lane which originally passed to the immediate south of its garden to the other (south) side of Gileston Farm, presumably to provide greater privacy.



*Field to the north of the settlement, currently in the Conservation Area.*



*View across to Aberthaw Power Station.*



*View to south of Gileston Manor.*



*The park-like field to the south of Gileston Manor.*

There are also important changes of level, the manor and church being sited on a slight bluff which overlooks the coast, providing protection from flooding caused by storms which have, in the past, devastated this part of the coastal plain. The lane leading southwards from the centre of the hamlet also drops towards the sea. Further threats of flooding are now mitigated by the presence of the shingle bank which lies along the edge of the beach.

Of note is the informal layout of the centre of the hamlet, where the buildings are mostly historic farm buildings, and the slightly 'hidden' qualities of the manor and church, both of which are surrounded by trees. However, the south elevation of the manor does face over a large open field towards the Bristol Channel, which means that it is visible from the minor lane which leads westwards towards a small graveyard which is located on the edge of the Conservation Area.

### **Landscape Setting**

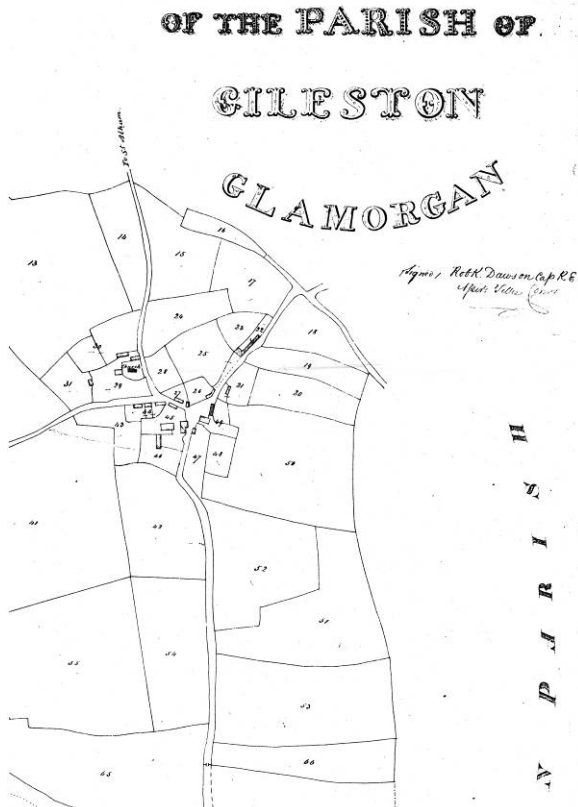
Gileston is located on undulating and generally rising ground less than a kilometre inland from the wide and rather bleak expanse of the pebble beach which forms Limpert Bay. Access to the beach is via the hamlet. Aberthaw Power Station, to the south east of Gileston, is largely hidden from the hamlet behind trees and another slight rise in ground level, although it is more visible from the western side. The power station's single tall chimney is, however, a focal point in many local views. Between the lane below the Manor House and the beach is a large, almost flat, field, with other fields of a similar size to the west. To the north, the Conservation Area rises towards the railway line and the B 4265. Areas of woodland and smaller fields lie between Gileston and West Aberthaw. Of note are the groups of trees, often bent sideways by the wind, in many locations. Parkland around the manor, particularly the field to the south, is notable for the ornamental 'specimen' trees and contrived planting which provide an appropriate setting to the grand house.

## Historic Development and Archaeology

Prior to the arrival of the Normans in this coastal part of Glamorgan, the settlement of Gileston appears to have been known as *Llanfabon-y-Fro*. According to the locally born antiquarian Iolo Morganwg (Edward Williams), this reflected the name of its founder, the 6<sup>th</sup> century St. Mabon, to whom the church was dedicated. Little more is known of the early hamlet, but the discovery of a large quantity of bones beneath the lawns of Gileston Manor suggests that it may, like Llantwit Major, have suffered burning at the hands of the Danes during the 11<sup>th</sup> century. The helmet, sword and accompanying remains uncovered near Gileston Cross during the 19<sup>th</sup> century may derive from a conflict of a similar date.

By the medieval period the hamlet had gained its association with the family to whom it would owe its subsequent name after one Thomas 'Jules' is purported to have received the land from Hugh de Spencer. In 1350 the family of 'Giles' is noted as being in possession of the manor. They also held the advowson, the right to appoint the rector of the parish church, and during the ensuing period must have been responsible for the 15<sup>th</sup> century rebuilding of the 12<sup>th</sup> century structure, which lies immediately next to the house. 'The churchyard forms part of the ornamented grounds of the ancient manor-house,' as the *Topographical Dictionary of Wales* described it in 1849, 'the grounds are laid out with great taste, and the church forms a picturesque feature in the scenery'.

Beyond this close pairing of church and Manor House, the remainder of the hamlet evolved as a cluster of houses grouped around the meeting of the three lanes. Of these, the lane to the south leads in the direction of the sea: Gileston is sufficiently coastal to have been flooded in the great storm of 1836, and more flooding has occurred many times since. Aberthaw, an important port from at least the 16<sup>th</sup> century, could be reached via the lane and a ford over the river Thaw to the east, and the road was consequently used by traders to reach the markets at St. Athan and Cowbridge. Throughout the medieval and post medieval period, the settlement of Gileston itself was primarily sustained by agriculture, and early survivals from this period include the lateral-chimney house of Gileston Cottage, built c. 1600, and the older sections of the now much-altered Ivy Cottage; both dwellings would, like Rose Cottage, have originally had thatched roofs. The community was served by a well on the eastern side of the settlement.



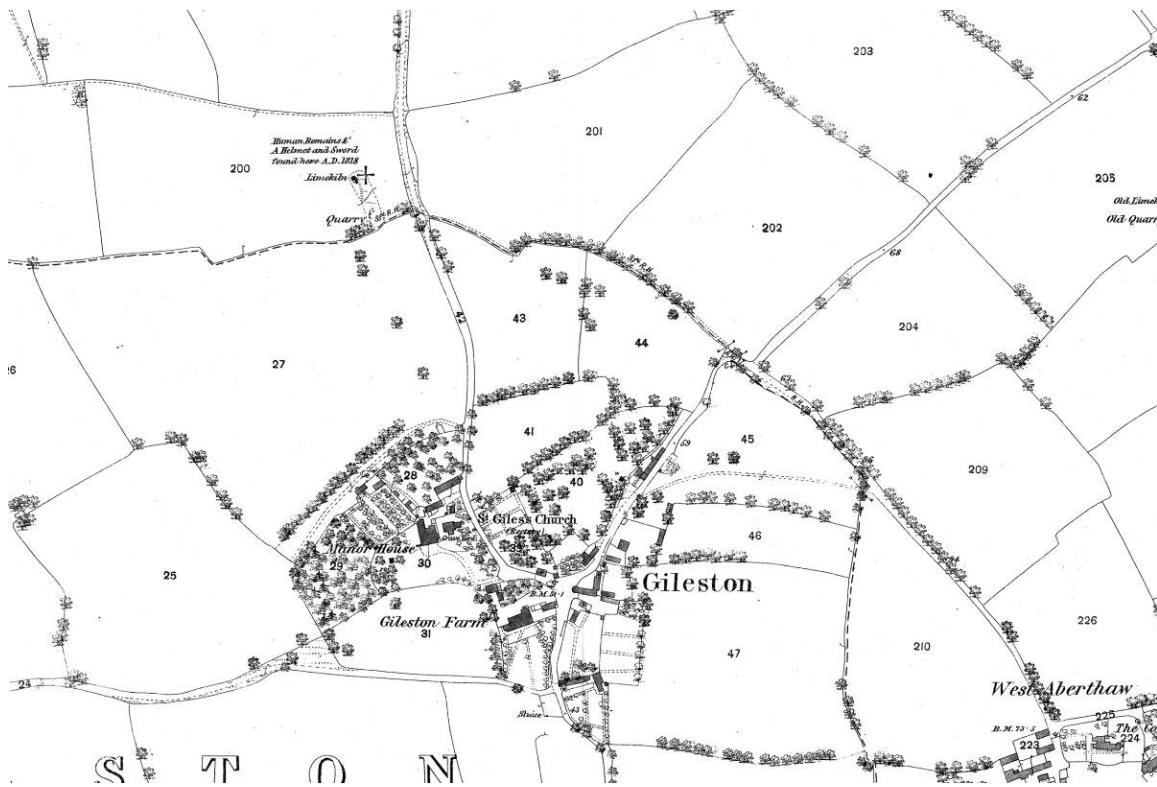
1844 Tythe Map

As in the case of the smaller Gileston houses, parts of Gileston Manor can also be dated to the 16<sup>th</sup> century. The seat continued to be held by the Giles family until 1673, when it passed to the Carnes and subsequently to the Allens, the latter probably being responsible for the major rebuilding of the house carried out during the early years of the 18<sup>th</sup> century. Between c. 1760 and 1882 the lord of the manor seems also to have held the position of rector of St. Giles Church, and the humbler parsonage, originally comprising two chambers on each of its two storeys, and accompanied without by orchards and a brewery, thus fell into disuse. 'The old rectory-house, which stood at the back of the church, having become dilapidated, was taken down by the incumbent some time since', the *Topographical Dictionary* for 1849 thus continued; the church itself, by contrast, was found to be 'kept in the best repair'. However, remedial work had become necessary by 1885, and a restoration of the chancel area was carried out under G. E. Halliday in 1903.

Agriculture had continued to be of key importance to the small settlement throughout this period, and was to remain so during the course of the 19<sup>th</sup> century. Although a barn survives from an earlier complex, the present Gileston Farmhouse appears to have been built during this era. By the close of the 1840s, the parish comprised c.134 acres of pasture and 188 acres of arable land, with wheat, barley and turnips forming the principal crops. The close proximity to the sea provided further opportunities for employment, and the parish, as detailed by *Kelly's Directory of Monmouth and South Wales* of 1895, also sustained a number of other trades: the 62 residents included a dressmaker, a bootmaker, and a stonemason. Of the latter, the local resource of limestone had long been appreciated, and in addition to the disused quarry at the northern edge of Gileston the remains of a number of limekilns can be found within the district. The opening of Aberthaw Lime and Cement Works one mile south east of the settlement in the mid 19<sup>th</sup> century was to see the industry flourish on an unprecedented scale and the gradual diminution of the importance of agriculture as the primary source of employment. The period was also to be significant for the coming of the railway, and by 1900 a station had been opened in close proximity to Gileston Cross.

Despite the creation of sea walls to protect the buildings on The Leys, bad storms in 1903, 1912, 1981 and 1990 brought severe flooding. Since the 1960s, the principal changes carried out to the settlement have involved the construction of housing to the north east and south of the hamlet centre, with the creation of both detached houses and a modest estate of just eight semi-detached cottages in Orchard Way. In addition, a number of former agricultural buildings have been converted to residential use. Despite such alterations, however, the nucleus of the hamlet and the attractive area surrounding the manor and church has largely been preserved.

Extract from OS Map of 1877





## Spatial Analysis

### Character of Spaces

The defining spatial features of the Gileston Conservation Area are the entrance from the north via the narrow, enclosed lane lined with limestone walls and trees, and the area in the centre of the hamlet where this lane meets two other lanes, one leading towards Aberthaw to the east, and one leading southwards to the beach. At this junction is a very small triangular area of green grass, not large enough to be called a proper green, but notable as it is also the location of the grade II listed telephone kiosk. This creates a 'centre' around which traffic is required to navigate. In this area, the rural qualities of the Conservation Area are reinforced by the grass verges and informal street layout. To the east, around Orchard Way, and less appropriately, the lane has been straightened and pavements and kerbs inserted, although the creation of a small 'green' with some trees, helps to soften this recent intrusion. A rather isolated graveyard, located on the western edge of the conservation area, contains some interesting grave stones or memorials and has been added since 1877.

Around Gileston are important landscape features which also contribute to the special character of the Conservation Area. These include the fields between the hamlet and the sea, the 'parkland' field to the south of the Manor House, and the field to the north east of the hamlet, all of which are included within the Conservation Area boundary. Further fields lie to the east of the Conservation Area and are not so easily visible. The spacious layout of the plots, including the modern buildings, means that front, side and in some cases, rear gardens are visible from the public domain, adding to the overall 'green' character of the Conservation Area.

The rural qualities of the Conservation Area are also reinforced by the many groups of trees, mainly on the northern edges of the hamlet, which add to its sylvan setting.



*The Manor House can only be glimpsed from the lane to the south.*



*View from the village centre to the sea.*



*The entrance to the former road which ran in the 19<sup>th</sup> century in front of the Manor House.*



*Grass verges play an important part in establishing the rural character of the area.*



*Gileston Court has been converted from former farm buildings.*



*Gileston Farm*



*Gileston Manor House*

## Character Analysis

### Activity and Prevailing Uses

Gileston originated as an agricultural community which it remained until the mid 20<sup>th</sup> century when additional houses were built, lived in by commuters who worked outside the hamlet. Apart from Gileston Farmhouse, which has been tenanted then owned by local farming family the Thomas's for over one hundred years, the other former farm buildings are now in residential uses. St. Giles Church is therefore the only non-residential building in the hamlet. Despite the location close to the power station, only the chimney is immediately visible from the hamlet centre although some noise can be heard. However, the power station buildings are more evident in views from the western and southern side of Gileston.

The location next to Limpert Bay and the facilities at The Leys also draws visitors who have to pass through the hamlet to access the beach. In addition, the many footpaths and attractive rural setting attracts walkers.

### Buildings in the Conservation Area

The Conservation Area contains a small but interesting range of buildings, some of which are of particular quality. The most important are the grade II\* listed Manor House and its various outbuildings and limestone walls, which form a group with St. Giles Church, also listed. In the hamlet are two groups of 19<sup>th</sup> century former farm buildings, Gileston Farm and Gileston Court, and two 17<sup>th</sup> century houses (Rose Cottage and Gileston Cottage). Otherwise, the buildings are all 20<sup>th</sup> century apart from three smaller buildings, two of them barns or stores, which are earlier.

### Scheduled Monuments

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

### Listed Buildings

There are eleven separately listed buildings in the Conservation Area:

#### Gileston Manor House - Grade II\*

The Manor House is located on the top of a slight incline providing long views across Limpert Bay to the Bristol Channel. Although the south front presents as a high status, symmetrical, early 18<sup>th</sup> century Queen Anne house, it retains in its northern wing part of a 16<sup>th</sup> century first floor hall which has arched brace roof trusses. The building is constructed from limestone



*The Cheesehouse.*



*The Stable Block.*



*The Pig Sty.*



*Kitchen Garden Walls and Attached Summer House.*

rubble which has been rendered and left unpainted, with the decorative corner quoins being provided by large blocks of limestone. Further stone blocks are used for the modillion cornice. The southern elevation is also notable for the tall sash windows, creating a five-bay frontage, and the central door with its contemporary door hood

### **The Cheesehouse – Grade II**

This very simple, single storey building is built from limestone rubble with two dormers cutting through the eaves at first floor, presumably to provide some attic accommodation. It appears to have been built in the late 18<sup>th</sup> century as a cheesehouse with a corn drying kiln inserted in the mid 19<sup>th</sup> century when the bakehouse/laundry was also added. The building has not been altered since.

### **The Stable Block – Grade II**

This two storey building is visible from the lane and is seven bays long with a central bay, containing a carriage entrance, set slightly forwards with a gable. Built from local limestone rubble, the windows to the building were changed c.1900 when sash windows with six over two panes were added. In the late 20<sup>th</sup> century further changes occurred when the building was partially converted into residential accommodation.

### **The Pig Sty – Grade II**

This unusual survival was probably built in the mid 19<sup>th</sup> century and stands in the home paddock of the Manor House. It is built from limestone rubble and has a simple, monopitched roof.

### **Kitchen Garden Walls and Attached Summer House – Grade II**

The limestone walls enclose a roughly square-shaped kitchen garden which lies immediately to the north west of the Manor House. Although the walls are mainly 19<sup>th</sup> century, a similar layout is shown on the 1844 Tithe Map, and the walls may therefore date to the early 18<sup>th</sup> century when the present house was largely constructed.

The summerhouse, which is attached to the kitchen garden walls, dates to the mid 19<sup>th</sup> century and is a small, square building with pyramid-shaped slated roof.



*Kitchen Garden Wall.*



*Garden Walls Along Roadside.*



*St. Giles Church and below the Cross.*



### **Kitchen Garden Wall – Grade II**

Built of local lias limestone rubble with some dressed stone. The walls are about 2m in height and runs for about 200m along the east side of the lane.

### **Garden Walls Along Roadside – Grade II**

These limestone walls are mostly 19<sup>th</sup> century but may incorporate earlier sections. They front the gardens and stables to the Manor House and the churchyard to St. Giles Church.

### **St. Giles Church – Grade II\***

This building is built from the local lias limestone to which much of the original lime render still adheres. A church on the site was documented in 1291 but most of the present-day building is 15<sup>th</sup> century. Sadly, a 14<sup>th</sup> or 15<sup>th</sup> century door was stolen in 1996, along with other valuable artefacts.

### **Churchyard Cross – Grade II**

The medieval cross was partially destroyed by Cromwell's men in the mid 17<sup>th</sup> century but it was fully restored in 1900.



*Rose Cottage.*



*The Telephone Call Box.*



*Gileston Cottage, a potential County Treasure.*



*Detail of local limestone wall.*

### **Rose Cottage – Grade II**

Rose Cottage is a thatched two bay cottage dating to the 17<sup>th</sup> century with painted limestone rubble walls. It retains a Tudor-arched doorway to the side of the gable fireplace and a winding stone stair on the opposite side, suggesting that it may retain elements of an earlier building.

### **K6 Telephone Call Box – Grade II**

This bright red, cast iron telephone kiosk dates to 1936 to the standard design of Giles Gilbert Scott.

### **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 Gileston Conservation Area, there are no locally listed County Treasures.

### **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 are provided in Appendix 1. In the Gileston Conservation Area there are four 'positive' buildings: Awel y Mor; a single storey stone outbuilding on the east side of Ivy Cottage; a two storey former cottage on the west side of Ivy Cottage; and Gileston Cottage, a c.1600 lateral chimney house which had a thatched roof until recently, and the stone barn at Gileston Farm

### **Local Details**

Most of the buildings are built from the local lias limestone rubble which has traditionally been covered in lime render and lime washed, although today more modern paint systems are often used. For the more prestigious buildings, like the Manor House and Gileston Cottage, ashlar blocks of stone are used to define the corners and window openings. The Manor House and church are the oldest buildings in the Conservation Area and both are roofed in Welsh slate. Rose Cottage is the only thatched property, and the two surviving entrance doors facing the front, lined with stone, are of special note. The former farm buildings at Gileston Farm and Gileston Court are good examples of the local vernacular style, being simple rectangular shapes, two storeys high with pitched slated roofs. Gileston Court has been heavily altered in connection with its conversion into a house.

Boundaries within the Conservation Area are also worthy of mention. Most important are the high limestone walls which enclose the lane which enters the hamlet from the north. These have a smooth coping, but other walls in the Conservation Area have 'cock and hen' copings. Lower limestone walls, barely one metre high constructed in random rubble, are also found throughout the hamlet. The 19<sup>th</sup> century graveyard on the west side of the Manor House is enclosed by limestone walls, again simply coped, with spear head wrought iron railings and 'kissing' gate to the front. Wrought iron 'park' railings, with horizontal rails, can also be seen in front of the churchyard and Manor House.

There are no pavements in much of the Conservation Area apart from around, and in Orchard Way, where they are simply covered in black tarmac, with narrow concrete kerbs. Street lighting is provided by tall grey painted modern steel columns, and are reasonably unobtrusive.

### **Green Spaces and Biodiversity**

Gileston lies within a rural setting close to the Bristol Channel at Limpert Bay, with its own unique ecology and wildlife. The many trees both in the Conservation Area and around its boundaries provide suitable habitats for a variety of wildlife, particularly birds. Mixed hedges in between the smaller fields to the north, east and west of the hamlet (which are used for grazing sheep) are also potentially suitable, but the large flatter fields close to the shoreline have lesser potential.



*The derelict outbuilding on the east side of Ivy Cottage*



*The vacant cottage on the west side of Ivy Cottage*



*Wires and the power station are an unfortunate negative aspect of the Conservation Area.*

## 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:

- Outbuilding to the east of Ivy Cottage is roofed in tin and is in need of repair;
- Derelict cottage to the west of Ivy Cottage;
- A certain amount of obtrusive wirescape, mainly in the centre of the hamlet;
- Gileston Farmhouse, dating to the early 19<sup>th</sup> century and not listed or a County Treasure, has been heavily altered with 1960s windows which cut through the eaves line;
- Some 1960s or later buildings of no special architectural merit have been built within the hamlet;
- The brooding presence of Aberthaw Power Station, with its attendant noise and sounds of activity;
- A number of visible satellite dishes.

## 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;
- 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 poor condition of some of the listed buildings in the Conservation Area;
- Specific improvements needed to several of the sites or buildings;
- 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 Gileston Conservation Area was undertaken. It is considered that two areas of modern development do not contribute to the area's special historic or architectural interest and should be omitted from the conservation area.

#### **Recommendation:**

*Two amendments to the boundary of the Gileston Conservation Area are proposed.*

- (1) Omit numbers 1 – 8 Orchard Way, Woodlands, Orchard House, Highfield and the fields to the north;*
- (2) Omit Carron's Pool, Harvella and Old Quarry and rationalise the boundary at the south of the conservation area.*

*The proposed changes are shown on the 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 Gileston 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 Gileston Cottage.*

### 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.*

### 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.*

### **Buildings and Land in Poor Condition**

#### Derelict cottage to the west of Ivy Cottage

This two storey stone building sits on the back of the roadway and is boarded up. It probably dates to the 19<sup>th</sup> century and is shown on both the 1840 and the 1877 maps.

Close to the cottage, another small stone building of similar age is covered in ivy and may be beyond repair, although this would be advantageous if at all possible.

#### Former store to the east of Ivy Cottage

This single storey outbuilding has a tin roof and is in a poor state of repair. Simple measures to ensure its survival would be welcome.

#### **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.*

### **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. Terry Breverton, The Secret Vale of Glamorgan, 2000
6. Gileston Conservation Area Appraisal, Vale of Glamorgan Council, 2003

### Contact Details

For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,  
Vale of Glamorgan Council,  
Dock Office,  
Barry Docks,  
CF63 4RT

Tel: 01446 704 626/8

Email: [planning&transport@valeofglamorgan.gov.uk](mailto:planning&transport@valeofglamorgan.gov.uk)

## Appendix 1

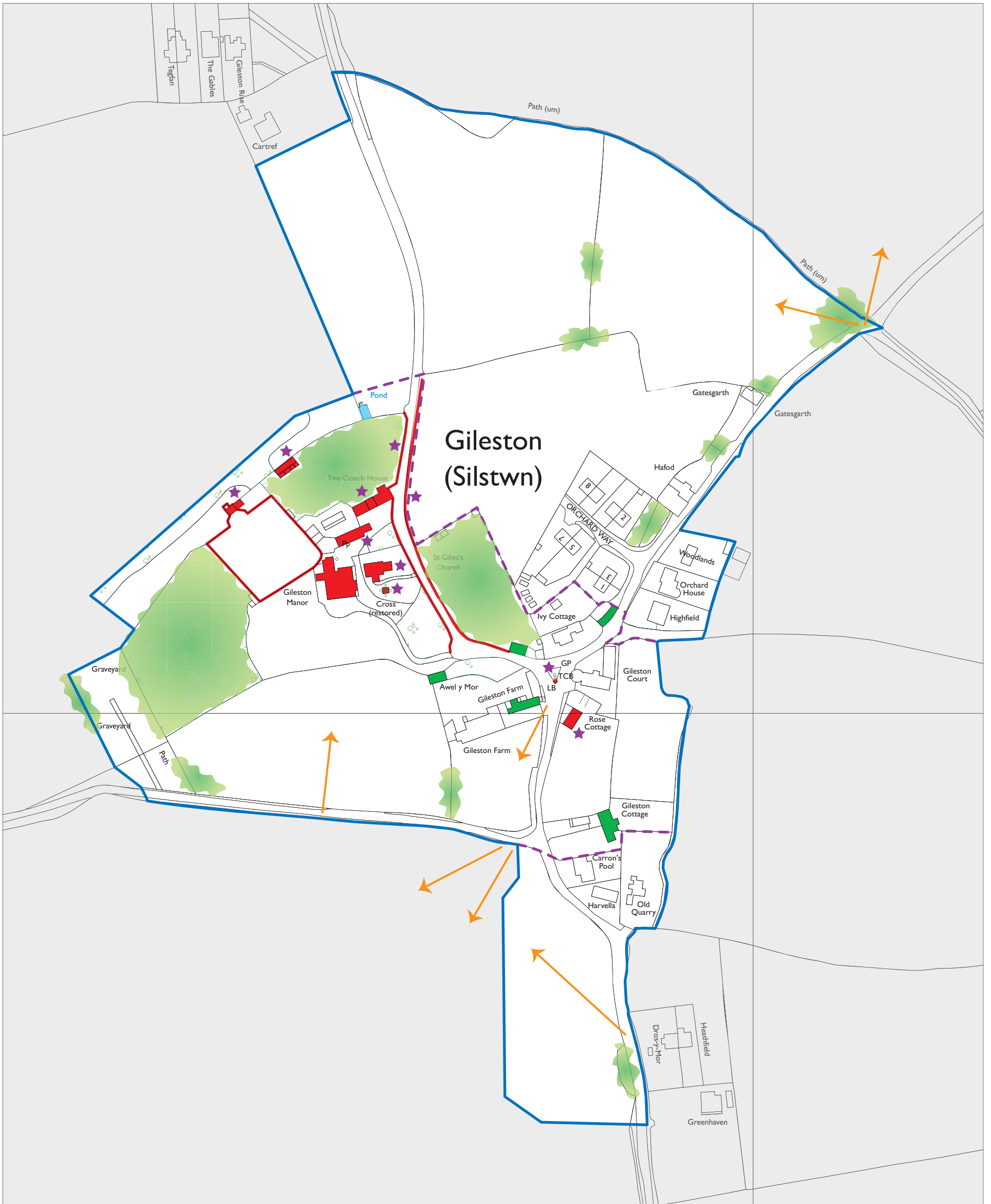
### Criteria for the Selection of 'Positive Buildings'.

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

**Gileston Conservation Area**

Townscape Appraisal Map

Not to scale



- |   |                                     |   |                                |
|---|-------------------------------------|---|--------------------------------|
|  | Conservation Area Boundary          |  | County Treasures               |
|  | Proposed Conservation Area Boundary |  | Significant Tree or Tree group |
|  | Listed Buildings                    |  | Significant Views              |
|  | Positive Buildings                  |   |                                |

© Crown Copyright. All rights reserved. The Vale of Glamorgan Council  
Licence No. 100023424 2009  
© Hawfraint y Goron. Cedwir pob hawl. Cyngor Bro Morgannwg rhif  
trwydded 100023424 2009