

CONSERVATION AREA BROUGHTON



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Broughton

Conservation Area Appraisal and Management Plan

March 2009

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

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

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Contents

Introduction	3
Effects of Designation	5
Process of the Appraisal	6
Planning Policy Framework	7
Part 1 – The Appraisal	
Summary of Special Interest	10
Location and Setting	11
Historic Development and Archaeology	12
Spatial Analysis	15
Character Analysis	16
Summary of Issues	20
Part 2 – The Management Plan	
Introduction	21
Boundary Review	21
Landscape Setting	22
Views	22
Protection of Important Open Spaces	22
Management of Grass Verges	23
Protection and Repair of Stone Walls	23
Building Maintenance and Repair	23
Management of Trees	24
Loss of Architectural Detail and Minor Alterations to Historic Buildings	24
Control of New Development	25
Positive Buildings	25
Conservation Area Guidance	26
Buildings and Land in Poor Condition	26
Monitoring and Review	26
References and Contact Information	27
Appendices	
1 Criteria for the Selection of Positive Buildings	28
2 Appraisal Map	

Introduction

The Broughton Conservation Area was designated in February 1974 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 be preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

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

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

The Conservation Area Appraisal records and analyses the various features that give the Broughton 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 Broughton Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

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

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

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

The Effects of Designation

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

- the Council has a general duty to ensure the preservation and enhancement of the Broughton 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 30 January 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

A further period of public consultation lasting 6 weeks following, including a surgery was held on *** in Rhoose library where copies of the Appraisal and officers of the Council were available to answer queries.

- Insensitive infill;
- Loss of traditional farm buildings and cottages;
- Traffic speed on West Street;
- Suggestion for inclusion of The Malthouse and Yr Hen Dy Ffarm within the conservation area.

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

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

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

Identification and Protection of Key Open Spaces

The Broughton Conservation Area is partially contained within a 'residential settlement boundary' as defined by Policy HOUS 2 of the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The effect of this policy is to express the potential for favourable consideration of development proposals which continue 'rounding off' of the settlement, although this is subject to strict criteria of evaluation contained in Policy HOUS 8 of the plan.

This appraisal recognises that a key determinant of the character of the Broughton Conservation Area is two storey road-side cottages with gables facing the highway and generous space between each building. In recognition of this and notwithstanding the implication of Policy HOUS 2, the Council will resist proposals for 'infilling' between existing frontages.

In addition to Conservation Area specific policies, the following UDP policies apply to those areas not contained within the Broughton Residential Settlement Boundary:

- 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 2 (Additional Residential Development)
- HOUS 3 (Dwellings in the Countryside)
- HOUS 5 (Agricultural or Forestry Dwellings)
- HOUS 7 (Replacement and Extension of Dwellings in the Countryside).

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.



Shrubs and planting bring colour to verge of West Street.



Stone walls under roofs of slate are the prevailing building materials.



The conservation area is notable for vernacular stone farm buildings typical of the Vale.



The main characteristic of West Street is the widely spaced cottages gable end on to the road

Summary of Special Interest

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

- Small linear village in a rural setting of open fields on the margin of the coastal plateau which lies behind Cwm Nash and the Heritage Coast;
- Location on rising land between the ancient well at Nash Brook (Water Street) in the south to a small green at the outer limit of Wick;
- Two groups of historic buildings at the northern and southern extremities of West Street, the linear spine of the area;
- The architectural and historic interest of the area's historic buildings and structures which includes three listed buildings: Brooks Farm and adjoining range with farm range, cow house and stable range to north-east (grade II)
- Ten buildings identified as County Treasures: Victorian slaughter house and barn at West Farm, West House, Little West Farm, Box Cottage, Ivy Cottage, Le Chateau, Old Carpenter's Arms and the three listed buildings;
- Prevalence of local lias limestone and grey/blue Welsh slate;
- Characteristic two storey roadside cottages with gables facing the highway along West Street;
- Vernacular stone farm buildings in the northern building group including grade II listed farmhouse and outbuildings;
- West Street, a narrow lane of varying width bounded by stone walls (west side) and hedge bank (east side) and grass verges;
- Spaces between the roadside dwellings along West Street;
- Small roadside 'green' on the west side of West Street in the northern part of the settlement;
- Extensive rural views over the Bristol Channel and surrounding countryside through breaks in the buildings and from the public footpaths;
- Situated on a network of local footpaths and highways;
- Mature trees, particularly opposite and around Westward House, around West House and around the farm buildings in the north of the area;
- Stone boundary walls;
- Bio-diversity and wildlife.

Location and Setting

Location and Context

The village of Broughton lies on the coastal plateau in the Vale of Glamorgan between Wick and Monkash, 5 kilometres west of Llantwit Major.

The village lies alongside three lanes that form a reversed L shape: Water Street and Chapel Road, which are short parallel lanes running in an east-west direction, and West Street which forms the spine of the conservation area running northward from junctions with Water Street and Chapel Road to the outskirts of the larger village of Wick. At the northern end of West Street is a small former agricultural settlement that, strictly speaking, lies within the larger village of Wick. Historic buildings at the west end of Chapel Road in Broughton are contained within the Monkash Conservation Area.

Nash Brook flows alongside Water Street then continues westwards through the site of former monastic grange in Monkash then down a shallow valley to Cwm Nash and the Bristol Channel.

The conservation area has a rural setting surrounded by fields bounded by stone walls and hedges. Public footpaths connect the village to adjacent rural settlements.

General Character and Plan Form

The Broughton Conservation Area is comprised of two historic building groups at either end of West Street, a narrow lane from the ancient well at Nash Brook in the south to a small green at the outer limit of Wick. Roadside development on the west side of West Street forms a third component of the area's special historic interest.



The hamlet is connected to other settlements via a network of footpaths.



A gap in the boundary of West Street just north of Le Chateau permits views to the west.



A stone wall takes the place of a hedgebank on the east side of West Street.



The agricultural legacy of the area is most visible at the northern end.

Historic Development and Archaeology

Broughton stands beside Nash Brook slightly upstream from the 20 acre site of the 12th century monastic grange at Monknash. A monastic college is reputed to have stood at the western end of Chapel Road (in the Monknash Conservation Area) and it is likely that the settlement originated in the 12th century due to its wells and water supply and its proximity to the extensive monastic grange.

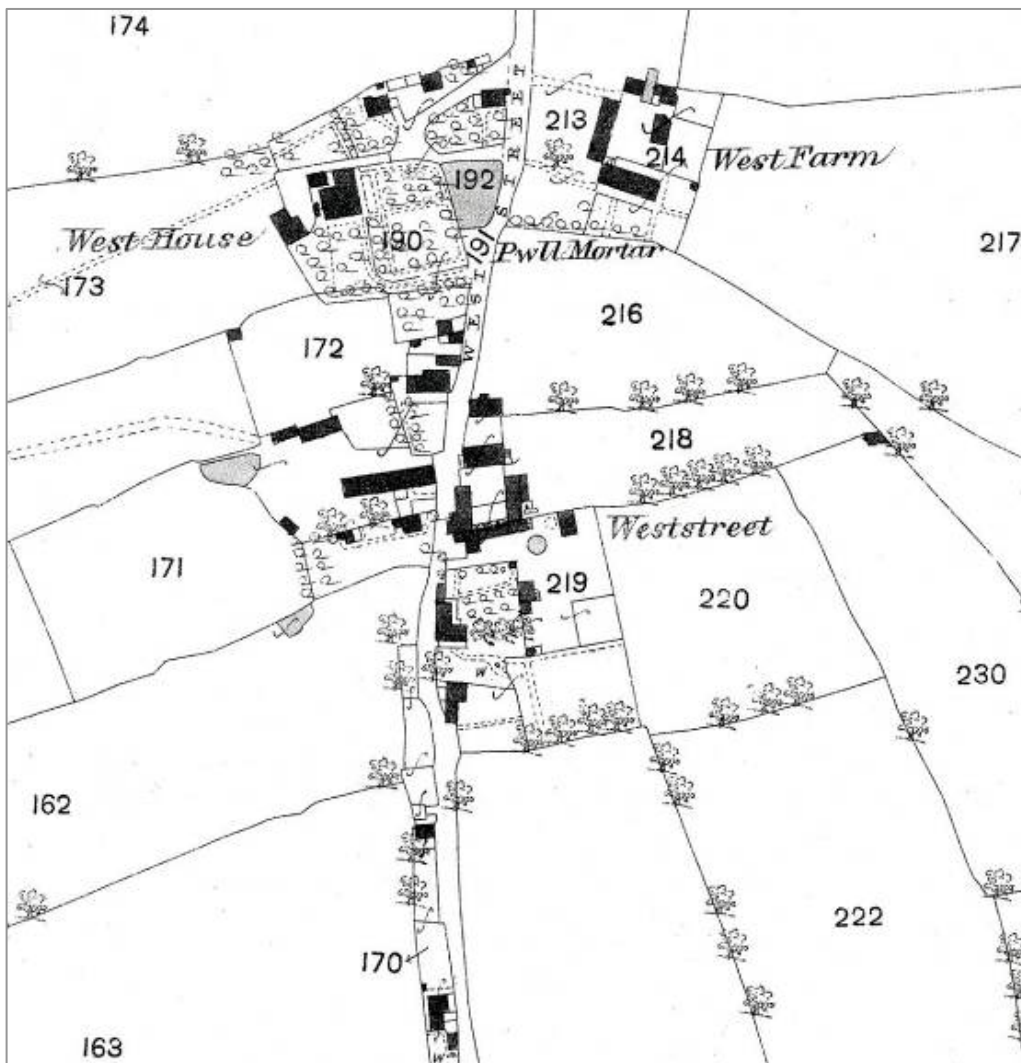


George Yates' Map of Glamorgan 1799 (part)

The hamlet's development over the following centuries is not well recorded but, though not marked by name, the settlement of Broughton is marked on George Yates' 1799 map of Glamorgan as a linear village between Monknash and Wick. The streets that are today known as Water Street, Chapel Road and West Street are clearly identifiable.

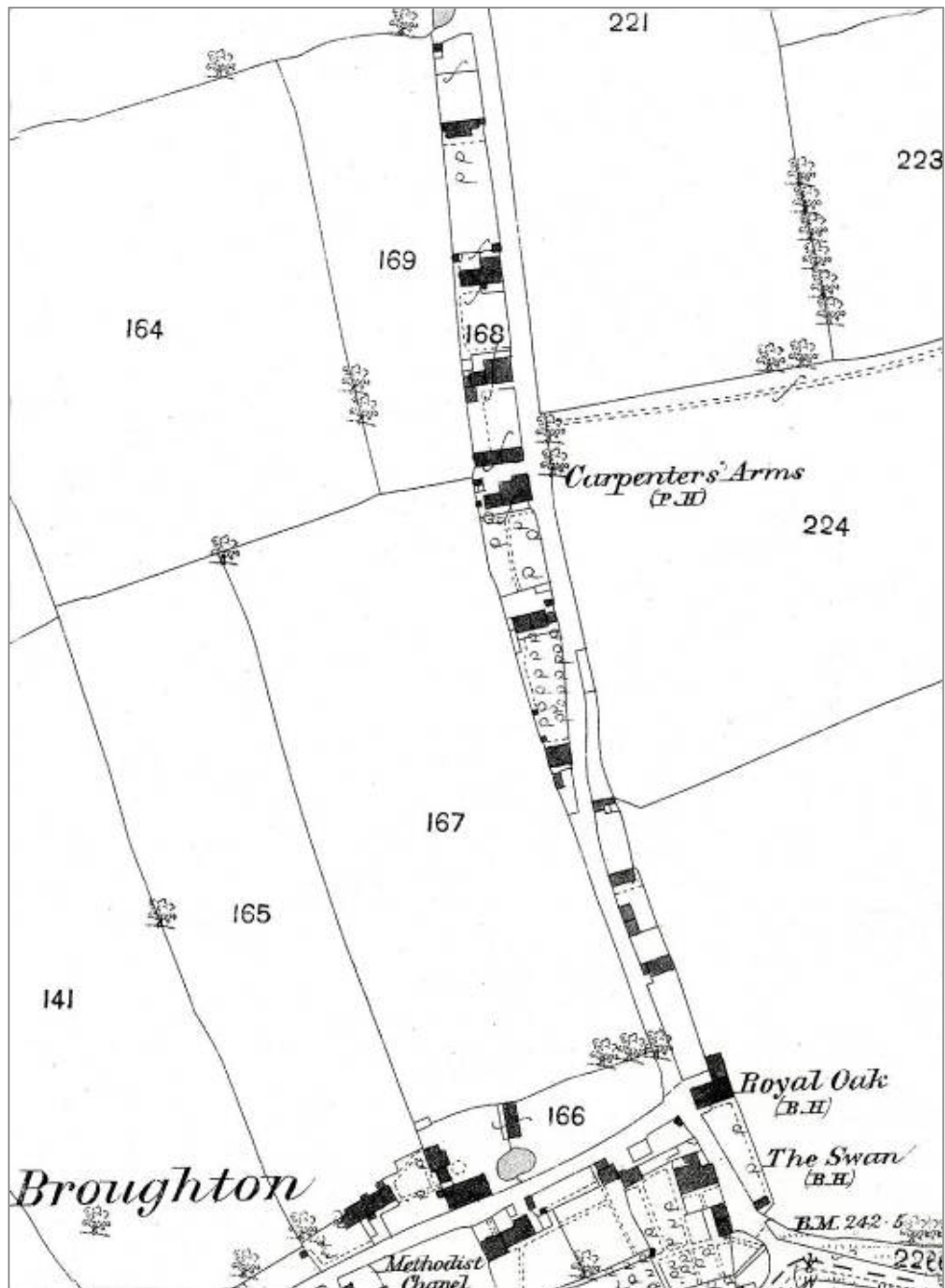
Brooks Farm, shown as *Weststreet* on the First Edition Ordnance Survey map, is an early 19th century farm. This map (1884) identifies a Methodist Chapel (1860), and three public houses (Royal Oak, The Swan and Carpenters' Arms, also listed in Slater's 1800 Commercial Directory), an indication of a thriving community in the 19th century. A three storey 19th century malthouse which stood at the junction of West Street and Water Street, now converted to residential use, would have provided employment and assisted the economy of the area.

Almost all of the buildings marked on the 1884 map remain in existence but in the second half of the 20th century the conservation area has seen a small amount of infill and closure of pubs and chapel, all now in residential use.



Broughton Conservation Area (North) – First Edition Ordnance Survey 1884

The number '192' at the top of the map signifies a pond at what is now an open green in front of West House.



Broughton Conservation Area (south) - First Edition Ordnance Survey 1884

Spatial Analysis



The width of West Street varies and it curves slightly as it rises from Nash Brook.



The level of the fields on the east side of West Street is much higher than the road, giving rise to hedgebanks.



A stone shed in the south of the conservation area.



Grade II listed 19th century farm building, part of an attractive ensemble of farm buildings at Brooks Farm.

West Street has a strongly defined linear form and distinctive settlement pattern derived from dwellings with gables set at right angles to the road. The few exceptions are late 20th century dwellings such as Fairwinds and Holmfield which face the highway, set back from the road. Between Ash Cottage and Westward House there is no development on the east side of the lane. The ground level of the east side of the lane is at times well below the roadside fields which, combined with a near continuous length of roadside stone walls bounding properties on the west side, almost give the impression of a sunken hollow way.

Historic buildings are spaced along the road at regular intervals and occupy generous plots. About half way along West Street there is a break in the roadside boundary between Le Chateau and Fairwinds which permits a view across the fields that frame the 'spine' of the conservation area. A similar gap can be found opposite Westward House.

The building group to the south includes three buildings which relate more to Water Street and Chapel Road than to West Street and include two former public houses, The Royal Oak and The Swan, now dwellings. Until the second half of the 20th century, the north end of West Street was characterised by three farmsteads, West Farm, Brooks Farm and Ty'r Green Farm. Recent developments have disrupted the dispersed settlement pattern of the farmhouses and their outbuildings. Modern houses front the road and there has been a reduction in plot size.

Character Analysis

Buildings in the Conservation Area

The conservation area is notable for its low lying one and two storey cottages and vernacular farm buildings. Buildings in the conservation area are constructed in the local lias limestone; some have been painted or rendered. Slate roofs are common.

Listed Buildings

There are three listed buildings within the conservation area. Together they have considerable group value and form a well preserved collection of early 19th century farm buildings arranged around a planned rectangular farmyard. An additional stone farm building to the north of the cow house, though not listed, is a significant element of the ensemble.

Brooks Farm and Adjoining Range - Grade II

The farmhouse and adjoining range, located on the east side of West Street, are listed as a well preserved rare example of a small-scale early 19th century farmhouse with outbuildings. The building has two storeys and is built of rendered rubble masonry under a slate roof.

Farm Range to North-east of Brooks Farm - Grade II

The long single storey range is built of rubble stone under a slate roof, probably early 19th century. The range is divided into two – the north half has king post trusses, the south half has a light collar truss roof. The northern half is said to have been a pig house.

Cow House and Stable Range to North-east of Brooks Farm - Grade II

A long range built as a 3-door cow house with stable to left. Rubble stone with quoins and dressed openings. Steps against the west gable end lead to a first floor doorway to former hayloft.



Stone walls and slate roofs are the prevalent building materials within the area (West Farm).



Brooks Farm



Farm Range to North-east of Brooks Farm.



Cow House and Stable Range to North-east of Brooks Farm.



Le Chateau

Locally Listed County Treasures

In addition to the above listed buildings, the following have been identified as County Treasure

Le Chateau

An unusual single storey building of note within Broughton Conservation Area.

Ivy Cottage

A small stone cottage with adjacent bakery building.



Ivy Cottage

West House

Private dwelling that was once the home of the late Sir John Pritchard CBE, former Chief Justice of Iraq when under British rule.

Victorian Slaughter House and Barn at West Farm

Victorian slaughter house and barn that still has tether rings, drains and hanging beams.

Little West Farm

Former farmhouse now used as a dwelling.



West House



Victorian Slaughter House



Little West Farm



Box Cottage



Old Carpenters Arms



Stone gate piers and a decorative iron gate add to the local distinctiveness of the area.



Many of the stone buildings have been colour-washed.

Box Cottage

Stone built building of note with a characteristic gable end-on to West Street.

Old Carpenter's Arms

Private dwelling known as The Old Carpenters Arms, which was once a public house on Broughton Road that had a blacksmith's shop at the rear of the house.

Positive Buildings - The Contribution of Key Unlisted Buildings

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection are given in Appendix 1. All of the pre-1900 cottages on West Street are considered to be positive buildings.

Local Details

The rural character of the area is reinforced by an absence of pavements and grass verges without kerbs. On the west side of West Street variation in road width occasionally enables the planting of spring bulbs or shrubs at the foot of roadside walls, adding colour to the area. Stone walls and hedgerows of indigenous species are a feature of the area.

General Condition

The general condition of the area is generally neat and well cared for. Buildings appear to be in good condition and well maintained.



The small roadside 'green' in the north of the area, formerly a village pond.



A public footpath, lined with stone walls, leads westward from Broughton Road.



Grass verges can be found on both sides of West Street.

Green Spaces and Bio-Diversity

A large proportion of the conservation area is open space that is important to the setting of this rural conservation area. Trees, hedges and other greenery in the conservation area play a vital role in helping to consolidate its rural character and of particular note in this respect are the trees overlooking the roadside green in the north of the area and those around Westward House. West House and surrounding buildings enjoy the protection of mature trees some of which bear the marks of the prevailing westward winds.

Negative Factors

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

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some stone boundary walls are in need of repair;
- The proportion of modern infill is beginning to dilute the historic character and appearance of the northern part of 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:

- Protection of significant views into and out of the conservation area;
- The care and management of unkerbed grass verges, hedgerows and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review.



Modern infill has begun to erode the historic character of the northern group of buildings.



Trees are part of the rural ambience of the area and will need careful management.



Stone walls are a feature of the area. Most are in good repair.



Many buildings have had their original timber windows replaced with UPVC.

Management Plan

Introduction

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

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

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Broughton Conservation Area was undertaken. The original boundary was drawn, with good reason, to protect the landscape setting of the area and this is still important. However, in the north and south-east of the area the boundary does not follow any meaningful marker on the ground (e.g. hedge or fence). To the south of Broughton there are two County Treasures and a 'positive building' (Yr Hen Dy Ffarm) that are not currently within the conservation area but which form part of the special architectural and historic interest of Broughton and therefore merit inclusion in the conservation area.

Recommendation:

Four amendments to the boundary of the Broughton Conservation Area are proposed:

- (1) The current boundary should be adjusted to the west of Avalon and Rivendell (Broughton Road – west side) in the north of the area to follow the actual property boundaries*
- (2) The boundary that currently passes through Westville (a modern dwelling in Broughton Road – east side) in the north of the area should be amended to exclude Westville and its curtilage;*
- (3) The boundary to the east of Ash Cottage (West Street – east side) in the south of the area should be adjusted to more accurately follow actual property boundaries;*
- (4) The boundary at the south of the conservation area should be redrawn so as to include, in particular, Yr Hen Dy Ffarm (a 19th century, possibly earlier, farmhouse characteristic of the area), the Malt House (County Treasure) and Broughton Chapel (County Treasure).*

The proposed changes are shown on the Appraisal Map.

Landscape Setting

The landscape setting of the conservation area is very important. For this reason the boundary has been drawn widely alongside West Street and includes fields and open spaces that are vital to the area's rural landscape setting.

Recommendation:

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

Views

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

Recommendation:

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

Protection of Important Open Spaces

Open areas and spaces between buildings and groups of buildings play a vital part in forming the character of the village, in particular the spaces between the dwellings on the west side of West Street. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

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

Management of Grass Verges

The appraisal has identified that unkerbed grass verges are a significant element in the rural ambience of the conservation area.

Recommendation:

The Council will ensure that any highway works bring a positive improvement to the Conservation Area and that grass verges are protected. Where highway improvements are required, they should respect the character of the Conservation Area.

Protection and Repair of Stone Walls

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

Recommendation:

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

Building Maintenance and Repair

The general condition of buildings in the Broughton Conservation Area is good.

Recommendation:

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

Management of Trees

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

Recommendation:

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

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Broughton 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 one of the characteristic features of the Conservation Area.

Recommendations:

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

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

Control of New Development

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

Recommendation:

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

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

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and 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.

Conservation Area Guidance

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

Recommendation:

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

Buildings and Land in Poor Condition

Recommendation:

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

Monitoring and Review

Recommendation:

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

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

References and Useful Information

Local Generic Guidance

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

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

Bibliography

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

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?

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Vale of Glamorgan Council
Broughton Conservation Area
 Townscape Appraisal Map
 Not to scale

-  Conservation area boundary
-  Suggested conservation area boundary
-  Listed buildings
-  Positive buildings
-  Public footpath (approx)
-  County Treasure
-  Significant tree or tree group
-  Significant stone walls
-  Significant view
-  Significant public open space

