

CONSERVATION AREA CADOXTON



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Cadoxton

Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Cadoxton 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 16th March 2009 to 24th April 2009 this document was submitted on 29th July 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Introduction

The Cadoxton Conservation Area was designated in January 1976 by the former Vale of Glamorgan Borough Council in recognition of the special architectural and historic interest of the area. Its boundary was amended in July 1979.

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.

This is the first appraisal of the Cadoxton Conservation Area and is based upon a detailed survey and a photographic record made of the spaces and buildings.

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

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

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

Process of the Appraisal

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

The Conservation and Design Team met initially with local Councillors on 4 November 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

- Positive contribution of trees and hedges;
- Amount and quality of new development;
- Inappropriate development and alterations to some buildings;
- Negative effects of traffic in the area.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at the Barry Docks Office on 8 April 2009 any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 29th July 2009.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

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

Local Development Plan

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

Summary of Special Interest

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

- Historic village core centred around St. Cadoc's Church, a landmark in the valley floor;
- Network of small winding lanes, footpaths and green open spaces reflecting the earlier scattered rural settlement;
- Location in a narrow river valley with higher ground to the south;
- Mixture of stone built farmhouses and stone and brick built late 19th century terraced workers cottages;
- Abundant open spaces, including Cassy Hill and Little Hill (a former quarry);
- Three listed buildings: St. Cadoc's Church (Grade 2*); a cross in the churchyard (Grade 2) and the Old Schoolhouse (Grade 2), together with 7 locally listed 'County Treasures'.



St. Cadoc's Church lies at the centre of the historic village.



Coldbrook Road West provides a reminder of the rural origins of the area.



Little Hill Park. A former quarry that now forms one of many open spaces in the Conservation Area.



Fields to the west of Hebbles Lane provide further reminders of the areas agricultural origins.

Location and Setting

Location and Context

Cadoxton is a subdivision of the town of Barry, lying in the east of the town's built-up area. The historic village centre lies within a narrow river valley, with hills to the north and south. Cowbridge Street/Price Avenue runs through the area from east to west. Bridge Street/Pencoedtre Road runs from north to south in the west of the conservation area, whilst Coldbrook Road West and Brock Street provide two narrow roads, following snaking paths from north west to south east.

The conservation area represents an area of low density housing development interspersed with generous amounts of public open space in the midst of an otherwise densely built-up wider area. The higher ground on the edges of the conservation area provide views out to the surrounding developed areas, the Bristol Channel to the south and more open countryside and Pencoedtre to the north. Within the valley, views out of the area are restricted by the surrounding higher ground with features on the ridge lines, such as Cadoxton Junior School, forming landmarks.

General Character and Plan Form

The conservation area retains a considerable degree of its historic rural character, despite its absorption within the wider urban area of Barry. This is partly a result of the survival of many of its small, stone built, late 18th and early 19th century farmhouses and cottages, areas of green open space and the retention of narrow, winding lanes bounded by low walls of local limestone. A number of cottages, farmhouses and small outbuildings and stables survive, which further contribute to the rural appearance of the area. However, the impact of the area's urbanisation has also made an imprint on the area's character and appearance through the development of late 19th century housing and modern infilling.



The view across the Cold Brook valley from Cassy Hill.



Small, rural buildings survive in an area surrounded by urban development.



The historic cottages and farmhouses are generally set back from the road.



View north west along Coldbrook Road West.

Landscape Setting

Entering the conservation area from the south west at the upper end of Church Road provides important views of the landscape setting of the area from high ground to the north of Cadoxton Junior School. The historic village lies within the narrow valley of the Cold Brook which runs from the south east to the north west across the conservation area. The village is dominated by the hill to the south now covered in part by the Junior School and Victoria Park. To the north, an open field rises towards modern housing development in Minster Close/Spires Walk in Pencoedre. Cassy Hill forms a raised area of open space to the east of the village whilst Little Hill provides high ground in the west. A large part of the latter has been subject to quarrying, creating small, incidental parks to the west of Brock Street and south of Cowbridge Road.

Historic Development and Archaeology

Historically, Cadoxton village consisted of two foci of settlement located on the north and south side of Cadoxton Common, which occupied the hilltop area that now forms Victoria Park, Victoria Gardens and the site of Cadoxton Junior and Infant Schools. The common acted as the junction for routes from the north (Pencoedre Road/Bridge Street), the south west (Barry Road) and south east (Old Moors Hill), whilst the route from the north east (to Cardiff) followed the modern line of Coldbrook Road East and West. This snakes through the conservation area from south east to north west to a junction with Pencoedre Road that acted as a focal point in the village.

Cadoxton (*Tregatwg*) takes its name from Saint Cadoc (*Cattwg*), a 6th century prince of Gwynedd who founded a monastery at Llancarfan, in the ownership of which the village may have been located. The lordship of Cadoxton originally appears to have covered a large area including Merthyr Dyfan, as held by the Mitdehorguill family following the Norman conquest of Glamorgan. A small roll moulded Norman font and an Early English Piscina within St. Cadoc's Church suggest that an earlier building may have stood in this location in the 12th century. The name of Cassy Hill, just to the east of the church suggests that this is remembered as the site of a castle, which is to some extent supported by earthworks observable on its summit. The pairing of church and castle would represent a classic Norman manorial centre. However, the Mitdehorguill family died out at the end of the 12th century and their land was subsumed within the larger property of the de Sumeris family, probably ending the need for a large residence in the area.

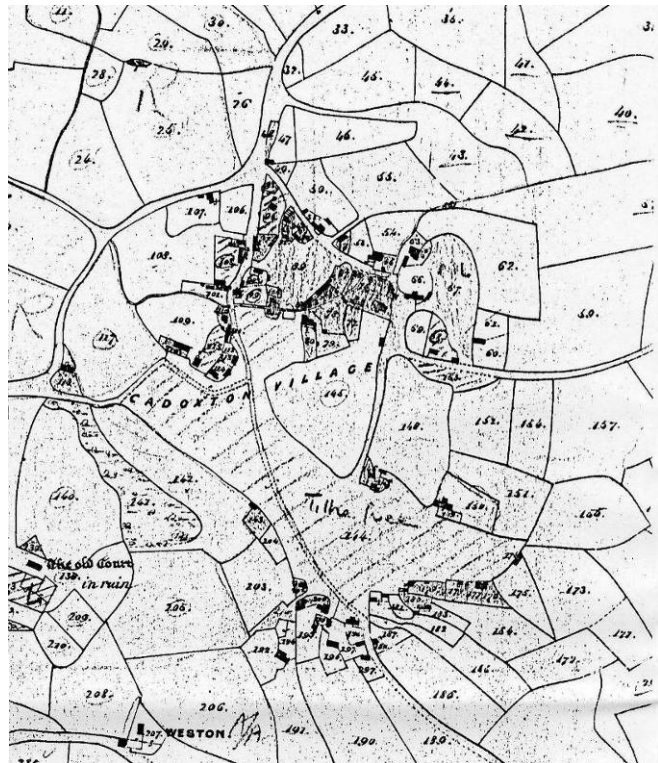
The whale backed hill of lias limestone that dominates Cadoxton, to the immediate south, is covered with a shallow soil that would have been unattractive for cultivation. As a result, it became common land and appears to have attracted an informal settlement during the medieval period. Archaeological investigation has identified the sites of nine medieval habitations forming two clusters skirting the north and south edges of the common. However, these were relatively random clusters with no evidence of a planned development as tenements. This pattern of settlement persisted until the late 19th century.

At the end of the 14th century the manor was held by the Andrew family, who occupied a manor that lay some distance to the south west of the village. It appears they were sufficiently wealthy to invest in rebuilding a large part of the church, including the nave and tower, whilst a porch was added in the 16th century.

Apart from the church, no buildings within the village can be positively identified as being of earlier than mid 18th century origin. The Friendly Society of Oddfellows built a row of almshouses next to the Cold Brook in the late 18th century, whilst Oddfellows House (demolished in 1932), which stood just south of the cottages, provided the first village school as early as 1791.

Cadoxton served as a focus of Welsh speaking religious non-conformity during the 18th Century and 'Hillside' on the south side of Coldbrook Road West was a meeting place for local Methodists in the early 19th Century. The first of several purpose built chapels was constructed in 1813 for the Philadelphia Welsh Baptists in Pencoedre Road. The remains were conserved in the 1980's and remain adjacent to the King William IV pub.

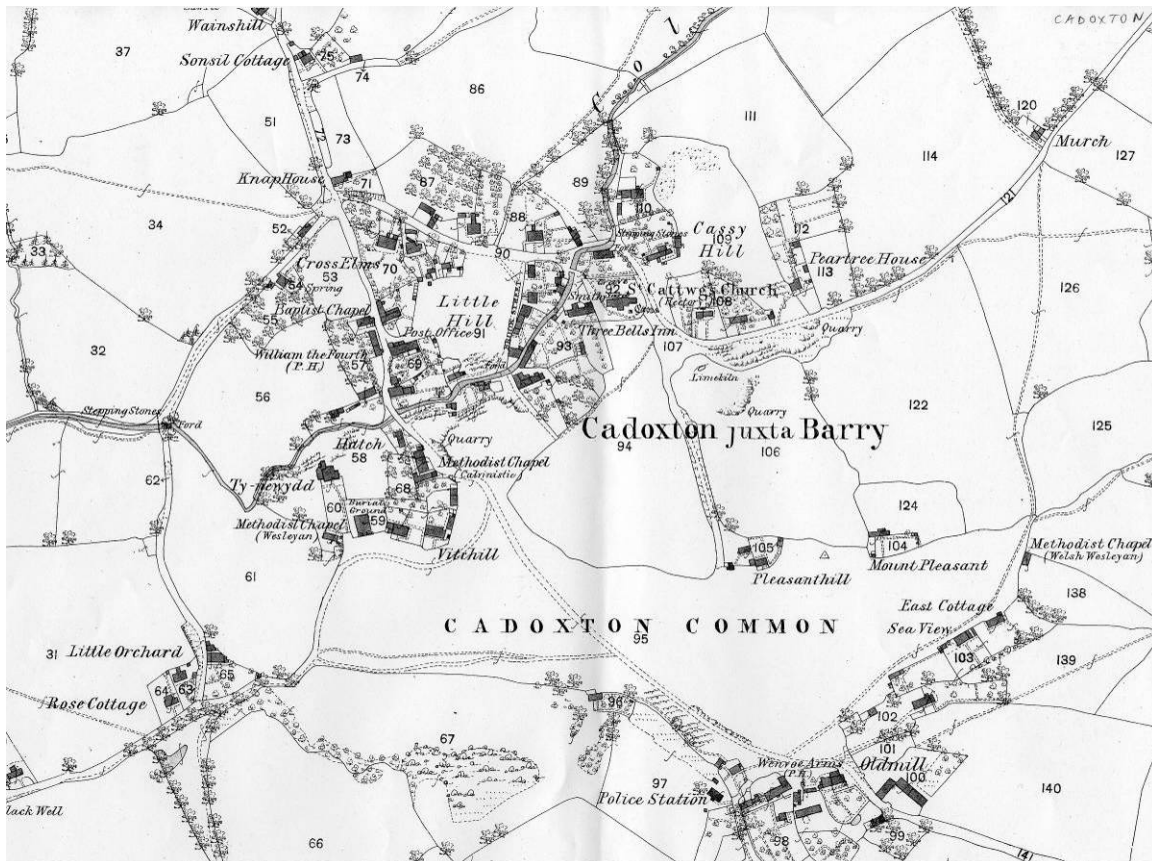
Two years later, the Calvinistic Methodists constructed Sion Chapel, the fragmentary remains of which remain in the gardens of Daisy Cottages in Bridge Street.



Tithe Map, c.1840, showing the two foci of settlement either side of Cadoxton Common

The English speaking Wesleyan Methodist Chapel stands in Church Road to the west of the Sion Chapel site and was constructed later, in 1863. The land for the building was donated by the Jenkins family, owners of New House Farm following the drowning of a son. The site of the farm lay to the north west of the chapel building on the site of 12-13 New House Court. The house immediately to the east of the chapel building known as 'Wesley House' served as its manse.

The number of chapels built in the area, long before the urban development of Cadoxton and Barry, reflects the important role of the village as a central place for a large district. The village also boasted three public houses at the end of the 19th century, two of which (the Three Bells and the King William IV) survive, while the third is now a private house (Hillside). A blacksmith who also served as a wheelwright was located in the village, using the Cold Brook to fit iron tyres to wooden wheels. By the time of the publication of the first edition Ordnance Survey map in 1876 a small school had been built across Coldbrook Road from Saint Cadoc's Church and a Post Office was established at Little Hill.



First Edition Ordnance Survey Map, c.1880

The building of Barry Docks, starting in 1885, radically changed the nature of this small rural community. An explosion of population was expected and construction of large numbers of houses would be needed to accommodate it. As the historic focus of settlement, Cadoxton formed the early hub of this building activity. However, at an early date the open space of Cadoxton Common was saved through its purchase by the Local Board using revenue from the sale of other common land to the Barry Docks Company and survives as Victoria Park. Nonetheless, early terraces were built overlooking and within the village core on Coldbrook Road East and West, Pencoedre Road, Church Road and Saint Oswald's Road. The local lias limestone was exploited for the building of Barry's new streets and, as

a result Little Hill and land on the south side of Cowbridge Street were quarried away, significantly changing the area's topography.

In 1874 the Cadoxton and Merthyr Dovan (Dyfan) School Board was founded in compliance with the Elementary Education Act of 1870. A new school was built on Cadoxton Common to accommodate seventy two children, which opened in 1879. Following the building of the docks, the school expanded rapidly to provide for the growing population. New ranges were built in 1887, 1891 and 1895. The Royal Hotel had been built on the south side of the open space that was later to become Victoria Gardens. This space was a quarry during the early 20th century, only being set out as public gardens in the 1920s.

In 1932 a scheme to improve the roads through Cadoxton resulted in further significant change to the landscape. A route was cut through from Brock Street to Price Avenue creating the western arm of Cowbridge Street, whilst Pencoedre Road was widened. This required the demolition of Oddfellows House and part of Hatch Cottage, as well as culverting part of Cold Brook for the newly created Bridge Street.

Throughout the 20th century, infill developments have added new buildings of various designs within the Conservation Area and around its edges. Significant developments include buildings of 1970s construction on Coldbrook Road West and Cowbridge Street, as well as 1980s development on the east side of Pencoedre Road. These have contributed to an increasingly suburban character to the area, reducing the area readily identifiable as the village's rural core. Nonetheless, the survival of green fields, used for keeping horses, on the northern edge of the village has been important in maintaining its connection with its rural past.



St Cadoc's Church and Churchyard.



High Limestone walls provide enclosure at Coldbrook Road West.



Green open space at Cassy Hill, including suggestions of buried remains.



The rear wall of Yew Tree House provides enclosure to the lane.

Spatial Analysis

Character of Spaces

The defining spatial features are formed by:

- the course of the Cold Brook, which runs from the south-west to the north-east across the centre of the conservation area;
- the historic, winding route of Coldbrook Road West with its associated lanes;
- important open spaces provided by Little Hill, Cassy Hill and the fields which lie to the north and north east of 'Golden Grove';
- other areas of incidental public and private open space, including garden land;
- at the centre of the conservation area, the historic site of St. Cadoc's Church and associated graveyard together with the open space fronting Cowbridge Street;
- the more direct and historically later Cowbridge Street, with the informal open spaces in the former quarry located on its southern side between the Brock Street and Bridge Street junctions.

Cadoxton's early foundation as a nucleated village centred around the church is exemplified in the random distribution of 18th and 19th century buildings compared with the more regimented form of Victorian and later development. The earlier cottages and farmhouses are often set back from the road with enclosing stone walling and hedgerows. The gables to smaller, ancillary extensions and outbuildings are often built up to the edge of the road or pavement. However, in the case of Yew Tree House, the principal elevation of which overlooks the churchyard, the building is unusually sited parallel to the lane.

The overall image of the historic core of the conservation area is its 'semi-rural' character which stands in contrast to later, surrounding urban development. The intimacy of Coldbrook Road is a reflection of its winding route and enclosure by boundaries formed in high walling, grassed banks and cottages built against the road; narrow lanes leading up to Cassy Hill and along Hebbles Lane further reflect this character.

Looking northwards from the bridge over the Cold Brook views extend over its course into green fields beyond; eastwards from Double Cott on Cassy Hill the green open space of the churchyard is enclosed by tall yew tree hedging further emphasising the remaining 'rurality' of the village.

The need to manage traffic flow along Cowbridge Street and Pencoedre Road has necessitated the construction of relatively large junctions at Bridge

Street, Church Road and Robins Lane. Around these junctions, space is dominated by the hard surface of highways and by road signage.

Character Analysis

Activity and Prevailing Uses

The Cadoxton Conservation Area is now primarily a residential area with a small number of corner shops and public houses providing services to the local community. The residual farmland in the north is used for keeping horses, whilst the various areas of green open space provides a recreational resource, which includes a locally equipped play area to the south of Cowbridge Street. St. Cadoc's Church and the Wesleyan Methodist Chapel, provide foci for religious activity in the area, whilst the hall next to the chapel is used for youth and other activities.

Buildings in the Conservation Area

The principal historic buildings, as recognised by their listed status, are Saint Cadoc's Church, largely of 15th Century construction, the adjacent churchyard cross and the Old Schoolhouse at No. 1, Coldbrook Road East.

Within Cadoxton, there is a distinction in architecture and form between buildings which have 18th and early 19th century origins and those constructed later in the Victorian period. The former include 'Hillside' (1776), 'Caerlan' (c1780), 'Cross Elms' (1800). Double Cot (1800) and Rock House (1800). The William IV and Three Bells Public Houses are also of this earlier period. Cottages and farmhouses are of similar plan, typical vernacular houses of the period in East Glamorgan, constructed in local stone; formerly thatched, these buildings now feature pitched, slated roofs with gable end chimneys.

Later, 19th Century terraces include 16-28, Pencoedtre Road, 10-14, Paddock Place, 1-4, Church Terrace and 3-15, Cowbridge Street. There are also individual and semi-detached houses of this period. They are typically constructed in the local limestone, laid randomly or brought to course, with red or yellow brick dressings around openings and at quoins. The roofs feature pitched, slated roofs with red or black clay ridges and prominent chimneys in brick.

'Hebbles House' forms an unusual 3 storey house of prominence in Hebbles Lane to the north of the Church. It has a fine frontage constructed in brickwork with good brick detailing and original sash windows. The western elevation has unfortunately been inappropriately rendered, a detail which now provides a strong contrast to the remainder of the building.

The several public houses are buildings of note. The King William IV is now entirely Victorian character, rendered with marginally glazed sash windows.



There is some inappropriate modern development within the Conservation Area.



St. Cadoc's Church.



Churchyard Cross.



Old School House.

In the south-west of the conservation area, buildings relating to the Victorian Cadoxton Methodist Church occupy a south facing frontage on higher ground. The chapel is constructed in local stone with a bell cote. The adjacent hall dates from 1931 and is constructed in brick.

There is a large amount of modern infill development within the conservation area comprising housing of little architectural interest. The block of flats at 18-33 New House Court (to the north of the Methodist church) form a particularly unsympathetic and over scaled form of infill when viewed from the south in Pencoedre Road.

Scheduled Monuments

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

Listed Buildings

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

St. Cadoc's Church, Coldbrook Road West – Grade II*

The church is thought to date to the 12th century but must have been substantially rebuilt in the 15th century from which date the Tower and Nave date with the chancel surviving from the thirteenth century (the tower appears to retain one Romanesque or transitional window). The white painted stone of the chancel contrasts distinctly with the plain stone nave. The 'saddleback' roof of the tower, is perhaps the most distinctive feature of the church.

Churchyard Cross, Saint Cadoc's Church – Grade II

The cross is located directly to the south of the church and stands on a substantial medieval stone cross base of four steps, although the cross itself is a memorial to the dead of the First World War, erected in 1922.

Old School House, No. 1 Coldbrook Road East – Grade II

This simple building was erected as a school for the Church of Wales and built in 1846, possibly in response to the scathing reports on education in Wales published at that time. It comprises a single storey range with three windows and an off centre door and an attached school master's cottage to the left, which is single storey but with an attic room and a small extension, possibly a former scullery. This is all built in white painted uncoursed stone with black painted dressed stone quoins, which are copied on the window jambs. The steeply pitched roof is of Welsh slate. Although of simple design and construction this building is a highly unusual survival of its kind.



Double Cott.



The Bowers.



Yew Tree House.



Golden Grove.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains scheduled monuments, listed buildings as well as entries identified as being of local importance. The following are identified as locally significant 'County Treasures':

Double Cott

Two-storey rendered cottage with slate roof dating from c. 1800

The Bowers

Two-storey cement rendered house, slate roof, modern windows, gabled porch, and northern wing.

Yew Tree House

Two-storey partly cement rendered, stone, slate roof. Part of the C18 layout of Cadoxton.

Golden Grove

Two-storey dwelling house of five windows, slate roof, end gables. Central door with portico.

Hatch Cottage

Two-storey pebble-dashed cottage, partly cream washed. Slate roof, three stacks, and porch.



Hatch Cottage.



Rock Cottage.

Rock Cottage

Two-storey cottage, rendered with slate roof. Of C18 origin.

Positive Buildings - The Contribution of Key Unlisted Buildings

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the Conservation Area. The criteria for selection is provided in Appendix 1. In the Cadoxton Conservation Area the 'positive' buildings include unlisted 19th century houses and cottages, as well as some buildings which were formerly in agricultural use.

Local Details

The form and architecture of historic buildings in the conservation area is defined by the consistent use of local materials of construction including local lias limestone, brickwork and slate for roofing. Traditional openings express a vertical emphasis reflecting the original use of sash windows. Some historic buildings have been rendered and painted. Many of the 20th Century houses seek to reflect this indigenous character by the use of white render with panels of limestone or reconstituted stone.

Roadside walls built from the same grey limestone blocks, bedded in lime mortar, are a prominent feature in the conservation area and help to maintain continuity and enclosure in the centre of the village. They can vary from 1 to 2 metres in height. Notable walls are illustrated on the Appraisal map.

Early walls are laid in random rubble with stone on edge copings. Later, Victorian boundaries can display greater formality in the use of stonework brought to course, with gate piers dressed in stone or brickwork with stone copings.

In several areas original iron railings survive to boundaries, although on the Cowbridge Street frontage to the Park these have been replaced with modern, steel alternatives. Given the dramatic changes in level in parts of the conservation area, concrete steps with simple, tubular steel railings are also a feature in several places.

Green Spaces and Biodiversity

Incidental green spaces in the village make an important contribution to its character by preserving its rural appearance, despite surrounding urban development. The green fields with old hedgerows and mature hedge trees in the north of the Conservation Area and at Cassy Hill in the north east preserve an oasis of countryside. These provide important habitat areas, especially along the Cold Brook stream.

The small park at Little Hill appears to lack purpose and identity and the area has little in the way of amenity to encourage its positive use.

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:

- Unsympathetic alterations to 'positive' unlisted buildings and locally listed County Treasures, including windows and external doors, the loss of chimneys and the replacement of traditional slate roofing with modern materials such as concrete tiles.
- Use of inappropriate repair technology in the re pointing and repair of local stone walling to the facades of buildings and in boundary walls, including the application of sand and cement renders.
- The poor design quality of extensions to buildings, including the inappropriate use of materials.
- The introduction of modern, poor quality front boundary walls, including the use of over elaborate concrete blockwork and inappropriate gates.
- Poor maintenance of highways in the historic 'core' of the village.
- Unsympathetic and over strident road markings at the Cowbridge/ Bridge Street junction.

Summary of Issues

The following issues have been listed with regard to the 'negative factors' listed 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:

- Boundary review required to omit inappropriate development which is not of sufficient architectural or historic interest to justify conservation area status.
- The protection of unlisted 'positive' buildings from minor change and alteration which, taken in combination, is detrimental to the character and appearance of the conservation area.
- Improved control over planning applications for new boundary walling on frontages and the protection of existing walls that make a contribution to the character of the conservation area.
- Modifications to the current list of County Treasures
- Improved management of public open space, including Little Hill and Cassy Hill.
- Retention of trees and hedgerows.
- The removal of unauthorised satellite dishes.
- The future control over new development including 'infilling' in garden land that contributes to the character of the conservation area, and the retention of key open spaces and fields.
- 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 boundaries of the existing conservation area was undertaken. It was found that it contains a significant amount of development which is of limited architectural and historic merit. The following are, therefore, recommended for omission from the conservation area.

- (a) Properties which constitute modern development:
 - 2, 8, 9, 10a, 10b, 'Jonston', 'Bella Vista':
Pencoedre Road
 - 12-22, 'Whitegate', 'Whitehaven': Cowbridge Street
 - 12-15, 13-16, New House Court
 - 3-11, Coldbrook Road West
 - 'Venleigh', Church Road
 - New house between 'Wesley' and 'Venleigh',
Church Road
- (b) Victorian terraced housing which has been affected by minor external changes (e.g. to roofs, windows, external doors, wall finishes); taken in combination, these changes have significantly diluted the architectural composition and character of the terraces in question:
 - 1-15, Cowbridge Street
 - 34, 38, 38a, Bridge Street
 - 3-5, Daisy Cottages
 - 16-28, Pencoedre Road
 - 14-18, Paddock Place
- (c) A group of buildings relating to Cadoxton Methodist Church:
 - Cadoxton Methodist Church
 - Cadoxton Methodist Church Hall
 - 'Wesley'

If these recommendations are accepted, the effect will be to create a new conservation area boundary which embraces the best environmental attributes of the historic Cadoxton village, including its 'centre' located around the Church and the best examples of historic development and layout, in particular along Coldbrook Road West. Open spaces including fields to the north, Cassy and Little Hills are also contained in the proposed new boundary in recognition of the important

contribution these make to the unique 'semi rural' character and layout of the village.

Recommendation:

It is recommended that, in order to follow best practice in Conservation Area boundary definition, the boundary of the Conservation Area is amended to omit the development outlined above.

The proposed change is shown on the accompanying Appraisal Map.

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups that form remains of the village of Cadoxton, built before 1885 or elements of the area's late 19th and early 20th century development as part of an important urban area and retaining a high proportion of their original architectural detailing, thus making a positive contribution to the special architectural or historic interest of the Conservation Area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

Recommendation:

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

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Some of the unlisted buildings in the Cadoxton 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.

The Identification of Buildings Suitable for Inclusion as Locally Listed 'County Treasures'

The following will be considered:

- Odd Fellows Cottages, Cowbridge Street
- Remains of the Philadelphia Welsh Baptist Chapel and burial ground, Pencoedtre Road

Recommendation:

The Council will consider adding the above to the local list of County Treasures.

Open Spaces in Cadoxton

A network of open spaces contained within the proposed Conservation Area boundary is recognised in terms of the contribution made to the character of the Conservation Area. This includes the following areas:

- Open field to the east of 9/10b Pencoedtre Road, to the south of Arosfa, Jonaud, housing in Spires Walk/Minster Close and to the west of the Cold Brook;
- Open field to the north west of Hebbles Lane and to the north of Bron-y-Nant and Golden Grove;
- Cassy Hill;
- Little Hill.

The latter two are in Council ownership and would benefit from measures to improve their appearance. The former, whilst not available for public access, are nevertheless equally valuable in terms of context and the contribution made to the 'semi-rural' character of the Conservation Area.

Recommendations:

Key open spaces identified in the Appraisal should be retained in their existing form in recognition of the contribution made to the character and appearance of the Conservation Area.

Open Space in Council ownership should be considered for enhancement and improved public access.

The Control of New Development

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

Recommendation:

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

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.

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 and (e) care and maintenance of trees and woodland.

Monitoring and Review

Best practice guidance suggests that both the appraisal and the management plan should be regularly reviewed and action taken by the Council to ensure that the recommendations contained within the Management Plan have been acted on.

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 online on the Council website at www.valeofglamorgan.gov.uk.

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, County Treasures, 2007
4. D Moore (Ed.) Barry: The Centenary Book, 1985 (2nd Edition)
5. Tanner, R. (ed.), Old Cadoxton: An Historical and Scenic Walk, 1983

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Appendix 1

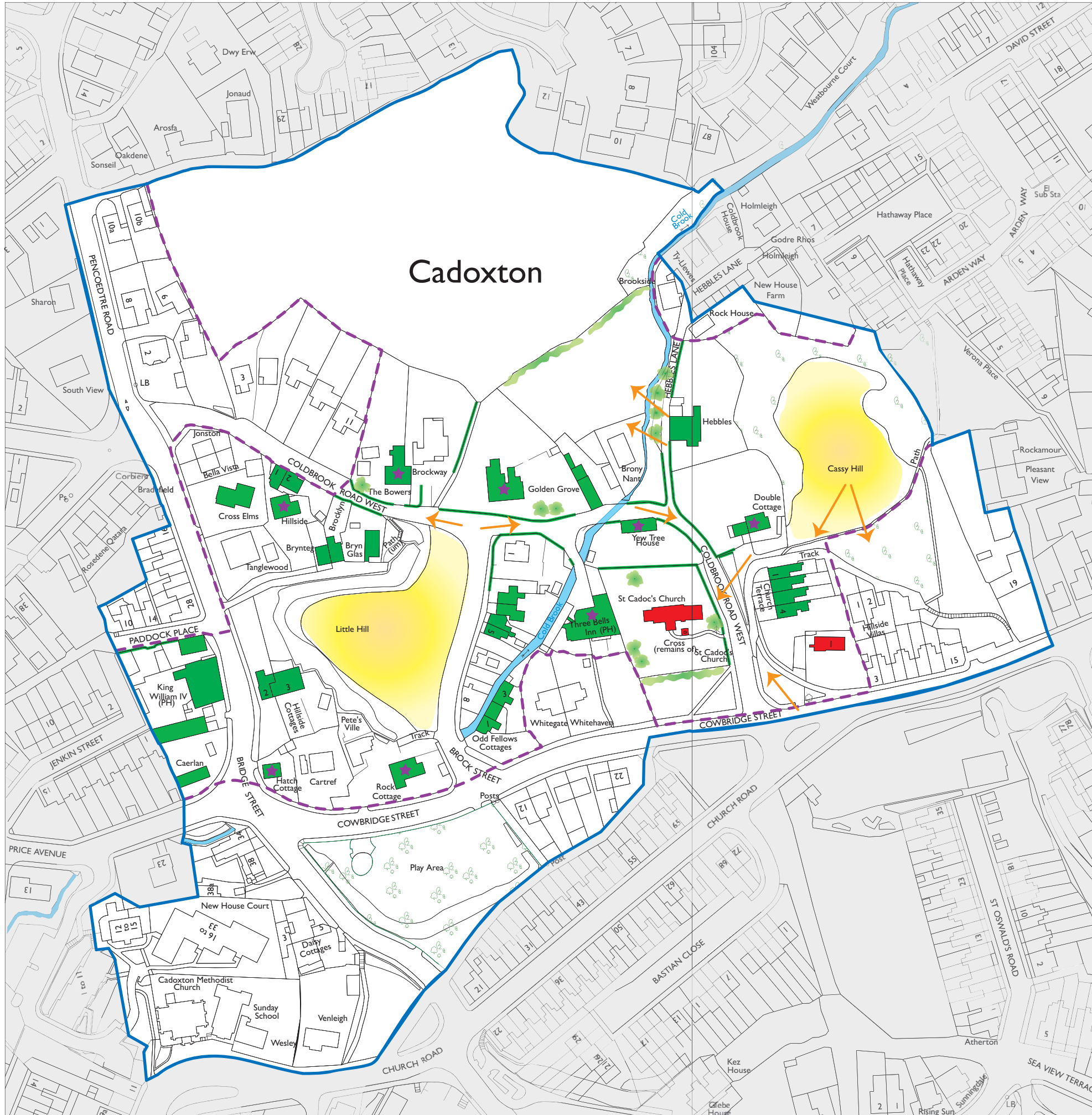
Criteria for the Selection of 'Positive Buildings'.

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

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

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

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



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



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- ★ County Treasures
- Significant Tree or Tree group
- Significant Views
- Significant Open Space

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