

CONSERVATION AREA DINAS POWYS



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Dinas Powys

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Dinas Powys 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 1st September 2008 to 10th October 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.

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



The Vale of Glamorgan © 2009



| | |
|---|----|
| Introduction | 3 |
| Effects of Designation | 5 |
| Process of the Appraisal | 6 |
| Planning Policy Framework | 7 |
| Part 1 – The Appraisal | |
| Summary of Special Interest | 9 |
| Location and Setting | 10 |
| Historic Development and Archaeology | 12 |
| Spatial Analysis | 16 |
| Character Analysis | 18 |
| Summary of Issues | 28 |
| Part 2 – The Management Plan | |
| Introduction | 29 |
| Boundary Review | 29 |
| Landscape Setting | 30 |
| Views | 30 |
| Protection of Important Open Spaces | 30 |
| Management of Grass Verges | 30 |
| Protection and Repair of Stone Walls | 31 |
| Building Maintenance and Repair | 31 |
| Management of Trees | 31 |
| Loss of Architectural Detail and Minor Alterations to Historic Buildings | 32 |
| Control of New Development | 32 |
| Positive Buildings | 33 |
| Conservation Area Guidance | 33 |
| Buildings and Land in Poor Condition | 33 |
| Shopfronts | 34 |
| Monitoring and Review | 34 |
| References and Contact Information | 35 |
| Appendices | |
| 1 Criteria for the Selection of Positive Buildings | 36 |
| 2 Appraisal Map | |

Introduction

The Dinas Powys Conservation Area was designated in August 1971 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

The Dinas Powys Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales, Circular 61/96, and local policy. This document provides a further, firm basis on which applications for development within, and close to the Dinas Powys 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 Dinas Powys 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 Dinas Powys 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 May and June 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 Dinas Powys 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 29 May 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:

- Variety of buildings in terms of age and style;
- Importance of trees and green areas;
- Negative impact of traffic and traffic management scheme;
- Poor quality of some development and advertisement control;
- Cumulative effect of permitted development;
- Historically important buildings and structures.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at Dinas Powys Parish Hall on 10th September 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.

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.



The grassed area within the Twyn/Square at the focus of the conservation area.



Trees and shrubs in private gardens add to the area's almost rural atmosphere.



Late 19th century houses contribute to the historic character of the village.



Post Office and shops beside the Twyn/Square.

Summary of Special Interest

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

- Historic core of a former rural settlement beside a Norman castle;
- Location on valley side of River Cadoxton with views over the Bristol Channel;
- Historic street pattern including Heol y Cawl which retains its rural character;
- The architectural and historic interest of some of the area's historic buildings and structures including six grade II listed buildings and a Scheduled Ancient Monument (Dinas Powys Castle);
- Notable architecture from three phases of development reflecting the expansion of the village: pre-1880s, 1880s to 1930s, late 20th century;
- Prevalence of local lias limestone in the construction of pre-1880 building, use of red and buff brick in the post-railway 1880-1930 development;
- Two typical 19th century non-conformist Welsh chapels;
- Fourteen 'Locally Listed County Treasures' including converted former farm buildings;
- The Twyn/Square, a former village green at the heart of the village, enclosed at the end of the 19th century;
- The Mount, a 1970s residential development in a contemporary Modernist style;
- Small items of historic interest e.g. iron street name signs, King Edward VII drinking fountain;
- Stone boundary walls and well tended cottage gardens;
- Trees especially around Dinas Powys Castle, the lime trees in the Twyn and in the grounds of The Mount House (now The Mount estate);
- River Cadoxton.

Location and Setting

Location and Context

Dinas Powys is a large village located about 7 kilometres south-west of Cardiff on the main A4055 Cardiff to Barry road.

The Dinas Powys Conservation Area covers the historic core of Dinas Powys i.e. the approximate extent of the village prior to the arrival of the railway in the last quarter of the 19th century. As the village has expanded considerably since that time, the conservation area covers only a small proportion of today's settlement of c.8, 000 population.

The conservation area lies on the north side of the Cardiff Road and is therefore fortunately free from the high levels of through traffic between Cardiff and Barry.

General Character and Plan Form

Development is laid out beside a network of pre 19th century lanes and roads. The Tithe Map of c. 1840 clearly indicates the course of today's Mill Road, Highwalls Road, Highwalls Avenue, Highwalls End, Britway Road, Mount Road, Station Road, Elm Grove Road and Heol y Cawl i.e. the basic road structure of today's conservation area. The Twyn or Square with its stone bounded open area and War Memorial was a former village 'green' that was enclosed in 1890. The ancient origin of some of these roads is attested by their sinuous nature and variation in road width, for instance Station Road through to Highwalls Road which bends and narrows as it proceeds northwards. The lower end of Heol y Cawl retains the feel of a rural lane.

Generally speaking, development is set beside the street network set back slightly from the highway. An obvious exception is Heol y Cawl where 18th century cottages have been built directly onto the narrow roadway and there is no pavement. The village's pre-railway buildings have a less formal disposition to the highway than the more regular set-back of late Victorian buildings. Semi-detached and detached dwellings on the south side of Britway Road, for instance, front the road along a seemingly planned 'building line' whilst in Highwalls Road and Station Road there are some early rows of cottages that present their gable end to the road in contrast to the predominance of properties that face the road. This variety in set-back and orientation helps to give the conservation area a sense of place and reinforces historic character.



View across Dinas Powys Common to the Bristol Channel from Mount Road..



Trees within The Mount overlooking the Common.



The River Cadoxton passes through the northern tip of the conservation area.



The lower end of Mill Road contains many trees and provides a contrast to the openness of the Common.

Development is mostly two storeys in height, dormers are uncommon and although there are some instances of short terraces or rows, most houses are detached or semi-detached, a reflection of the high proportion of late 19th century middle class houses. Key purpose built commercial, religious or community buildings stand out by virtue of their bulk and size, for example the two non-conformist chapels, the parish hall and the bank at no. 1 Elm Grove Road. St. Peter's Church and The Mount House also stand out in the streetscape, the former well set back from the road, the latter mostly concealed behind foliage.

The foregoing does not apply to the area's late 20th century housing developments, namely The Mount, Mill Close, Elm Grove Lane, Wesley Court, Old Farm Mews and Old Malt House. These are characterised by standardised cul-de-sac roads around which up to 18 houses are placed in a radiating pattern with room for a turning circle, parking and secluded private gardens. The layout of these areas is at odds with the historic street pattern and form of development that characterises the pre-1950 development of the village.

Landscape Setting

Dinas Powys Conservation Area lies on the south side of the valley of the River Cadoxton which skirts the northern end of the conservation area on its way southwards through Sully Moors to join the Bristol Channel at Barry. Urban development lies immediately to the west and east of the conservation area but a semi-rural landscape lies to the north and south, the former consisting of a wooded valley and golf course, the latter consisting of Dinas Powys Common leading to arable farmland.

From within the conservation area, the northern wooded landscape to the north is not readily apparent although the well tree'd prominence of Dinas Powys Castle, which lies within the conservation area, and Castle Wood, which overbears Lettons Way outside the conservation area, create a feeling of enclosure. In contrast, the wide open space of the Common is a defining feature of the southern part of the area enabling long views from Mount Road across the valley to urban development on the other side of the valley or across the Bristol Channel. Sight of the Common contributes significantly to the area's rural ambience. In particular, views from Station Road up to the Common help to bring the green space almost into the centre of the old village.

Historic Development and Archaeology

The origin of the name Dinas Powys is uncertain. The Welsh word 'Dinas' means 'stronghold' or 'fortress' the second part of the name may derive from the Latin 'paganses' meaning 'the people of the pagus' (pagus being an administrative area) or the name may be linked to the holding of a prince of Powys.

A Bronze Age burial mound, dated to around 1,000 B.C., has been discovered on Dinas Powys Common and an Iron Age defensive settlement, with evidence of activity from the first century A.D., has been identified at the northern end of Cwm George to the north of the conservation area. Dinas Powys Common is also the site of a Romano-British farmstead.

As with many Glamorgan villages, the medieval settlement of the area began with the foundation of Norman castle in the 12th century. The Parish Church of St. Andrew is located at St. Andrew's Major, a tiny hamlet about 1 kilometre to the west of Dinas Powys. The Castle was built probably in the late 12th century and was held by the De Sumeri family. The last of the male line of the family died out in 1321 after which the manor was divided and the castle neglected. It has been suggested that the keep may have suffered at the hands of Owain Glyndwr as part of his campaign at the start of the 15th century.

The Manor of Dinas Powys was extensive and the presence of the Castle provided the area with status and influence. The Castle and the close proximity of the river (manorial accounts record the building of a mill, with mill-stones from Aberthaw, in 1426) may account for the growth of the village in the Middle Ages.

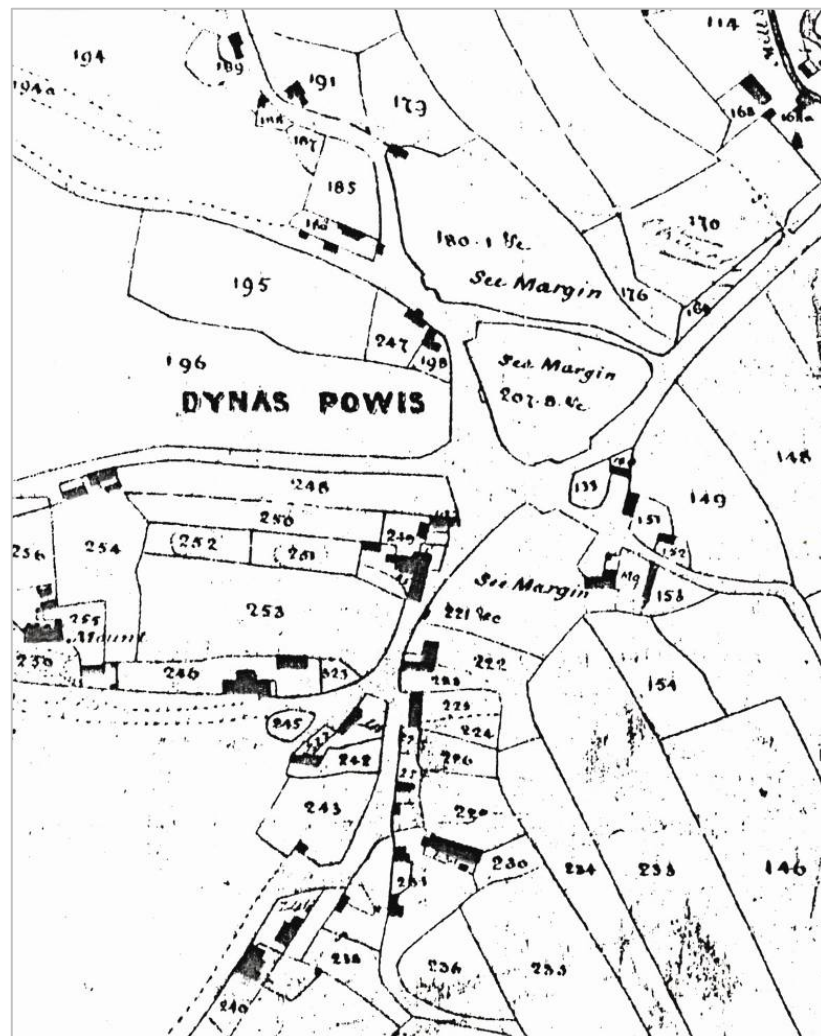
During the Middle Ages, Dinas Powys Castle was the administrative centre of the hundred of Dinas Powys. It was broken up when Henry VII assumed the Lordship of Glamorgan in 1495. Later the Manorial lands were divided and came into the hands of the Lee family who resided at The Mount House. The last Lord of the Manor was General Herbert Lee who took the title in 1876 and is described by a local historian as exercising "a benevolent, if autocratic influence over the affairs of the village for almost fifty years".

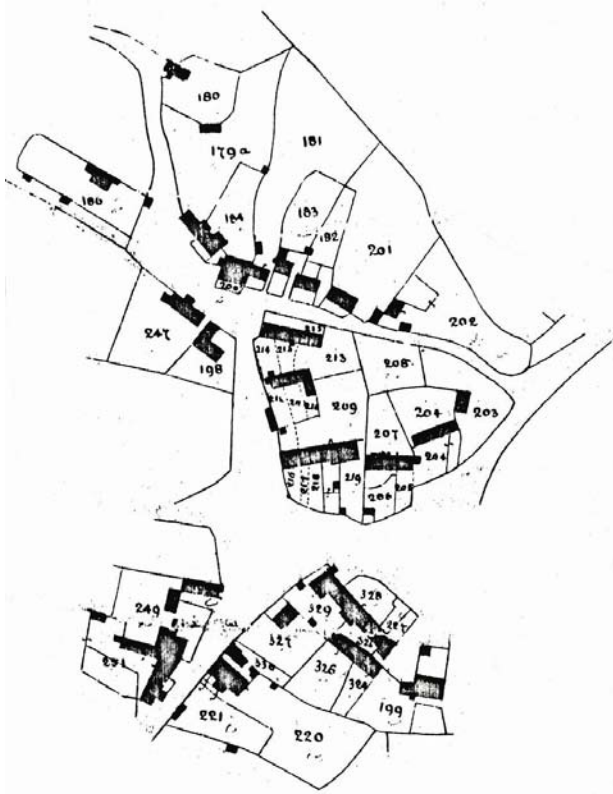
General H. Lee was a generous patron of St. Andrew's Church and provided land for religious and communal facilities including the upgrading of the Twyn, the triangular piece of common land in the centre of the village. In 1888 commoners agreed to sell a piece of the common to Barry Docks and Railway Company and the money, supplemented by General Lee, was used in the 1890s to enclose the land and erect a drinking fountain.

Throughout the 18th and first half of the 19th century Dinas Powys remained essentially a small rural community with the majority of its inhabitants deriving an income from agriculture and associated trades. Religious needs were met by the nearby St. Andrew's Church and a simple thatched building erected in 1785 was one of the earliest Calvinistic Methodist churches in Glamorgan. It was replaced in 1839 and replaced again in 1895 by the present Ebenezer Chapel.

*Dinas Powys Tithe Map
c. 1840*

The large building in the centre of this extract is Old Court and The Star Public House, known to date from the mid 16th century.





Village Centre: Dinas Powys Tithe Map c. 1840.

The Twyn is the open space below the centre of the image.

Charles Wesley, a leader of the Methodist movement, preached at the Twyn in 1740 and described the parish of St Andrew Major as “a little town four miles from Cardiff”. The village grew only slightly in the early 19th century and was chosen as the location for a National School, built in 1858-9.

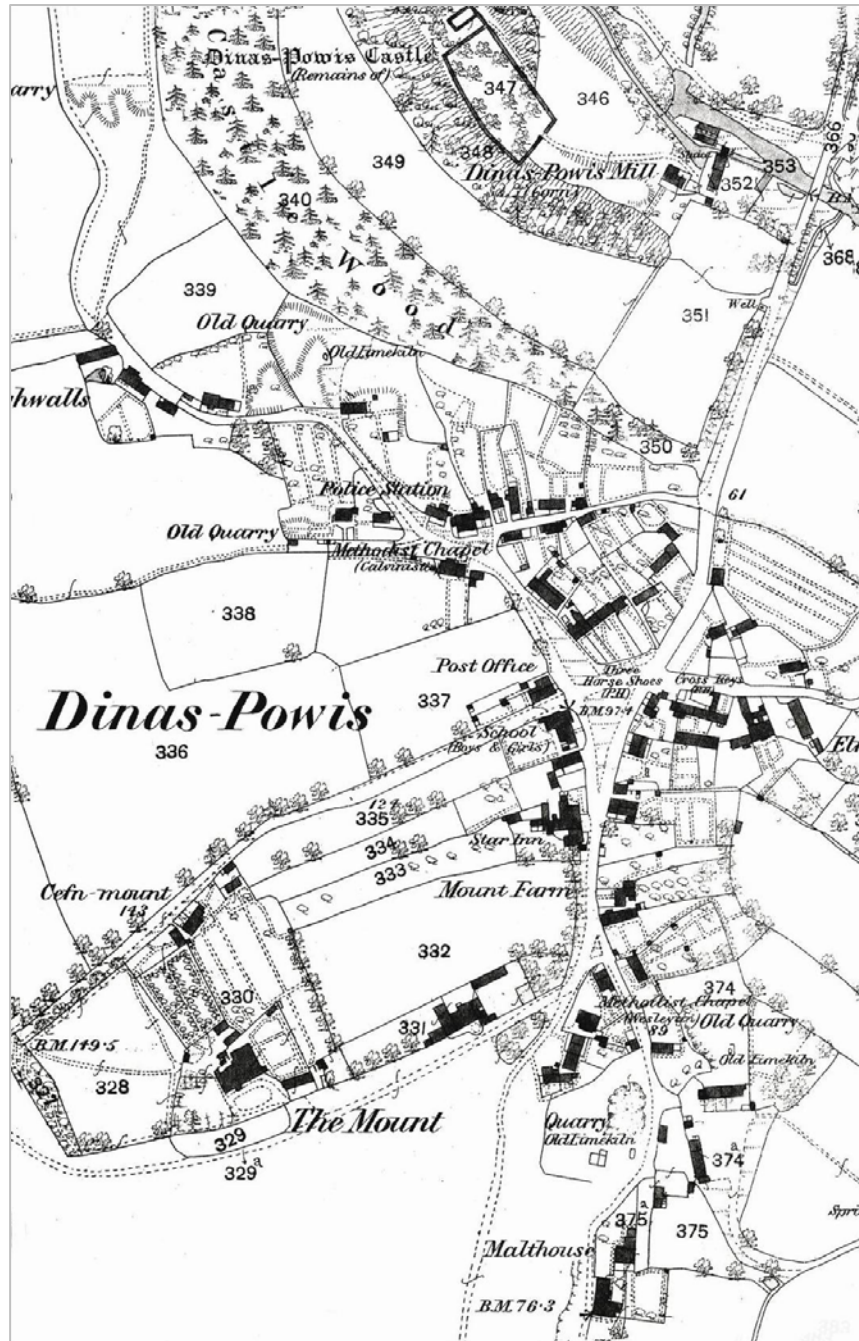
The population of the village remained static at around 350 persons until the second half of the 19th century when the village entered a major phase of expansion that was to change Dinas Powys from a tranquil rural village into a busy small town. The turning point in the village’s history was the building of the Barry Railway and Barry Docks in the 1880s. Workers began to move to the area, many from the West Country, and housing development began in earnest, especially after the opening of the Dinas Powys Railway Station to passengers in December 1888. Population grew to 1,149 in 1891 and to over 2,000 by 1900.

As the population grew, so too did the range of facilities. The Parish Hall was opened in 1907 and the first bank was opened in 1911 in a single storey building beside the Twyn, later moving to today’s NatWest building at no. 1 Elm Grove Road (1914). St. Peter’s Church was built in 1929-30 as a chapel of ease to St. Andrew’s. Detached and semi-detached middle class houses were built in Britway Road, Mill Road, Elm Grove Road and Station Road.

The rate of change accelerated with the building of new residential estates in the second half of the 20th century. Estates were built on former farmland and although the Common has been left undisturbed the rural character of the area has been severely eroded by the new development. Today the population stands at c.8, 000. However, the conservation area, which covers the historic core of the expanded village, still retains an almost rural feel.

Dinas Powys First Edition
Ordnance Survey c. 1880

The Barry Railway will soon
cut across the bottom right
hand corner of the map.





The open space in front of St. Peter's Church provides a pleasant setting for the Church and a breathing space in the north of the conservation area.



The Twyn/Square is the focus for the area and the most important space within the Conservation Area.



The Common forms a boundary of the Conservation Area and forms an important part of its setting.

Text

Spatial Analysis

Plot sizes are small and, with the exception of the wooded area around the Castle and land east of the row of village shops, the conservation area has a high density having been much infilled with modern housing developments. For example, the former spacious grounds of prestigious large houses such as The Mount House and Elm Grove have been eradicated by infilling with late 20th century development.

The Twyn/Square is the focus of the conservation area and its defining feature. Today it has the atmosphere of a small urban park but until the start of the 20th century it was a typical village 'green' or 'square'. The area was upgraded in 1899 by the building of a low stone boundary wall and drinking fountain and by the erection of the War Memorial in 1935.

The space is not only the hub of the old street pattern formed at the junction of five roads but is also a meeting place and host to the area's shops, pubs and bank. A rural quality to the area is provided by mature lime trees planted over 100 years ago. The space is enclosed by two storey development to the west, east and south, but has a more open aspect to the north because of the broad width of The Square and adjacent long front gardens of the old row of cottages off Highwalls Road.

Three other undeveloped and open areas are of note. First, the churchyard of St. Peter's Church in Mill Road which is a highly visible semi-public open space that provides a good setting for the church and is a valuable breathing space and break in the built development along Mill Road. Secondly, there is an area of open space to the rear of The Star Public House, used as a car park. Thirdly, there is a swathe of private open space, filled with trees, behind (east of) the row of shops as the land falls south-eastwards to the river. Only the first of these contributes to the area's spatial character from a public viewpoint with the result that there is an overall suburban feel to the area in which open space is limited by close-knit built development. However, the central location of The Square and the close proximity of the Common mean that open space is never far away and a spacious character is almost retained despite infill and other new development.

A further contributory factor to the density of the area is the small size of gardens especially those attached to the late 20th century developments although, exceptionally, the highest plot ratio sizes are to be found at the five modern properties north of the junction of Mount Road and Station Road where there are substantial gardens to front and rear. St. Peter's Church is the only building within a large open curtilage.

Character Analysis

Activity and Prevailing Uses

Until the 19th century, Dinas Powys was a small rural agricultural community. In c. 1800 the village contained only dispersed farmsteads, cottages and a mill on the River Cadoxton. By the end of the 19th century as the village was beginning to rapidly expand it had acquired two non-conformist chapels, a school, a police station, a few small shops and a post office. Many new houses had been, and were being, constructed although a high proportion of the houses of the post-railway expansion were located close to the railway at Eastwood (outside of the conservation area).

Today the village as a whole might be described as a dormitory village i.e. a predominantly residential area, within commuting distance of Cardiff. Although there are large shops and facilities on the main Cardiff Road and in Eastbrook, the old village centre which forms the core of the conservation area still maintains its role as the traditional religious, small-scale commercial and business heart of the settlement.

Within the conservation area there are two non-conformist chapels and the Church of St. Peter's with a church hall adjacent. The National Board School of 1858 was demolished in 1971. The Parish Hall and a Scout Hall lie a short distance from a row of shops which include Dinas Powys Post Office, a village store, hairdressers, funeral director, health and beauty shop and chartered accountants. Close by stand a bank and a betting shop and there are three pubs, a café, a fish bar and a fast food take-away all within a short walk of the centre. There is a telephone exchange just north of St. Peter's Church in Mill Road.

Beyond the village centre the streets are residential, primarily single dwellinghouses. Britway Court, built on the site of the Victorian school, is a block of apartments and some large houses have been sub-divided. There are no major employers in the village. Buses travel to Cardiff Penarth and Barry and there is a railway station just beyond the southern border of the conservation area.



One of the village's older buildings set back from the road behind a stone wall.



This large bank dating from 1914 indicates the importance of the area at the start of the 20th century.



A pair of large semi-detached dwellings built soon after the arrival of the Barry railway.



A former farmhouse, then a manse to the Wesleyan Chapel, now a dwelling.

Buildings in the Conservation Area

The conservation area is characterised by three main phases of development of which the period up to 1930 is the most relevant to historic character. The phases are, roughly speaking, pre-1880s, 1880s to 1930s and late 20th century. The impetus for the late 19th/early 20th century phase of development was the growth of Barry Docks (constructed 1884-9) and the arrival of the railway in Dinas (c.1888).

Dinas Powys Castle is the oldest structure within the conservation area. It is believed to have been founded in the 12th century and was derelict by the 15th century. Its ruins, concealed by trees on a mound in the north of the area, have a negligible impact on the overall streetscene but are testament to the medieval origin and importance of today's settlement. However, despite the village's medieval origins the only notable pre-1800 building in the conservation area is Old Court, dated c. 1550 although there may be undetected 16th or 17th century remnants in other old buildings e.g. The Three Horseshoes.

Whilst there are a few 18th century buildings (e.g. the row of cottages north of the Twyn) and a larger number of buildings from the early/mid 19th century (e.g. The Mount House and nos. 2-10 Highwalls Road), the historic and architectural interest of the conservation area is characterised by buildings from c. 1890-1930, the period of expansion linked to the coming of the railway and the growth of Barry Docks. Many houses in Britway Road, Elm Grove Road and Station Road date from this period as well as the village's religious and commercial buildings.

The conservation area also contains a significant number of late 20th century dwellings either as individual infill or backland development or small residential estates. Whilst the majority is architecturally unremarkable, The Mount is a well designed 1970s estate of single storey Modernist dwellings with full height glazing and solid white walls, identified as a County Treasure.

In addition to dwellings (detached, semi-detached and in short rows) which form the majority, several other building types are represented i.e. parish church, two non-conformist chapels, an Edwardian bank and parish hall, three public houses and a 1914-18 war memorial.



Paving setts provide an interesting feature within the Conservation Area.



Iron street name signs add to the area's local distinctiveness.



Many stone walls remain from the village's agricultural past.



Stone wall and brick gate piers typical of the late 19th century.

These buildings remain in the use for which they were intended but the village's early farmhouses and outbuildings have either been demolished or converted to residential use. For example, The Mount House was a farmhouse called Mount Pleasant until remodelled at the start of the 19th century, now sub-divided. Murch Farm Manse (originally a farmhouse but a manse in the late 19th century) and the outbuilding to the rear of Old Court are reminders of the village's agricultural past, the former now a dwelling, the latter vacant and in a poor state of repair.

Characteristic building materials fall into two distinct categories: pre- and post-1880s. The area's oldest buildings are built of stone, now sometimes painted or roughcast rendered. Random rubble local limestone is used for vernacular cottages and boundary walls. In 1857 eleven quarries and several lime-kilns were at work in the parish. Records and photographic evidence show that thatch would have once been common but this has been replaced with tile or, more commonly, slate.

In contrast, the most prevalent building material from the late 19th century onwards is brick, either red or yellow/buff colour, sometimes used with stone dressings. A pocket of clay provided the raw material for the Gwalia Brickworks near the railway station. In addition to brick with stone dressings, there are a number of buildings of sneaked stone with red or buff brick window and door dressings. There is an example of tile hanging at no. 9 Elm Grove Road, unusual within the conservation area.

Stone plundered from the Castle may have been used to build or extend the village's older buildings and there are two other unusual sources of building material that are part of the area's special interest. First, much of the masonry of St. Peter's Church (1930) was re-used from the Cyfarthfa Iron and Steel Works which had recently been demolished. Second, no. 1 Highwalls Road is built of granite ballast offloaded on the Docks by coal ships.

Unsurprisingly, Welsh slate is by far the most common late 19th/20th century roofing material. The arrival of the railway in 1880s will have considerably eased the transport of slate and brick and marks the change from the local Glamorgan rural vernacular to more a suburban style of architecture typical of many expanding towns of the period.



Dinas Powys Castle – A scheduled monument and Grade II listed building.

Scheduled Monuments

Dinas Powys Castle – Scheduled Ancient Monument

One of the earliest Norman Castles built in the district, of late 12th or early 13th century origin. The site occupies the end of a narrow NW-SE ridge, accessed from the SE. Beyond the walled enclosure is an embanked work altered by quarrying which contains the ruins of a rectangular great tower. The Castle is also a Grade II Listed Building



Dinas Powys Parish Hall

Listed Buildings

Dinas Powys Parish Hall – Grade II

Village hall in Arts and Crafts style built in 1907 and designed by Cardiff based architects, Teather and Wilson. The original plans show the design very much as built and as surviving, with minor extensions. A notable feature is the deeply overhanging boarded sprocketed eaves. Listed for its architectural interest as an Arts and Crafts community hall retaining nearly all its original features and in a commanding position.



Church of St. Peter

Church of St Peter – Grade II

Designed by J. Coates Carter and built after his death in 1929-30, omitting the originally planned tower and North Aisle. Its immediate predecessor was an 'iron church' in Highwalls Road. The Church is built in a simple late medieval style. It was built to serve the growing community of Dinas Powys. It is listed for its robust architectural interest and by a prominent Glamorgan architect.



Old Court

Old Court – Grade II

Old Court is dated c. 1550. In lease of 1639 referred to as 'The Courthouse, also Newhouse, in our manor of Dinas Powys'. The house formerly formed the end of a row of 4 units including The Star before its rebuilding. Visible in The Star in the dividing wall is a further arch doorway. The interior includes a spiral staircase with stone steps. Listed as the earliest surviving building in the village.



War Memorial

War Memorial – Grade II

The War memorial was dedicated in 1935 commemorating the dead of the First and (later) the Second World Wars. The memorial consists of coursed rock-faced stone on a wide plinth with an upper surface of random-set stone. Cast metal plaques record the names of the dead, surmounted by a metal wreath on the main South elevation.



The Mount House

The Mount House – Grade II

The Mount House was originally a farmhouse called Mount Pleasant and occupied by the Hurst family who held the manor of Dinas Powys. The building was extended in the early 19th century by their successors the Lee family, and further modified in the Victorian period. The house is listed as a late Georgian villa retaining much of its architectural character.

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'.



Holly Cottage (Right) and Mount Cottage (Left) are County Treasures.

The listed buildings and Scheduled Ancient Monument noted above have been identified as County Treasures. In addition the following 14 buildings are identified as 'Locally Listed County Treasures':

Holly Cottage, Britway Road

Holly Cottage is a 19th century semi-detached cottage with a pair of half dormers with decorative timber bargeboards. Of particular note is the stone stile leading off the footpath to the house's front door.

Mount Cottage, Britways Road

One of a pair of 19th century semi-detached cottages. The name suggests a link with 'The Mount' which is located a short distance to the south.



Cross Keys Public House

Cross Keys Public House

This public house has 18th century origins with small upper windows. Only the outline and plan of the building are preserved.



Hill Croft, Heol y Cawl

Hill Croft, Heol y Cawl

Hill Croft is an early 19th century (possibly earlier) cottage directly fronting the road. The name Heol y Cawl (English 'Broth Lane') is derived from a soup kitchen provided for poor children.

North Cottages, Heol y Cawl

Though altered, North Cottage is an early 19th century row of cottages. Together with Hillcroft the building has significant group value in Heol y Cawl and the conservation area.



North Cottages, Heol y Cawl

Terraced Cottages, Highwalls Road

An 18th century row of cottages occupying a central location beside the Square. The row has long front gardens.

Ebenezer Chapel, Highwalls Road

A typical late 19th century non-conformist Welsh chapel. The building was erected in 1895 on the same site as an earlier Calvinistic Methodist Chapel (1835). Its back windows are supposedly those of the earlier chapel.



Terraced Cottages, Highwalls Road



Ebenezer Chapel, Highwalls Road



Methodist Chapel, Station Road

Methodist Chapel, Station Road

A late 19th century Methodist Chapel with pairs of lancet windows and main gable end roof. Kynance House, adjacent, was once the chapel manse.



Star Public House, Station Road

Star Public House, Station Road

The Star is a large public house built in the late 19th/early 20th century during Dinas Powys' expansion. The building incorporates elements of an earlier house – see description of the adjoining grade II listed Old Court.

Barn at Rear of Star Public House, Station Road

A late 18th century barn now a restaurant. The building has cross-inlet ventilation slits and segmentally headed arched openings. One of a number of converted old farm buildings in the village, formerly a local smithy.

The Mount

The Mount is an integrated, well-designed 1970s residential estate by Hird and Brooks comprising single-storey houses with white painted brick elevations and stacks, projecting fin walls and enclosures. Deeply cantilevered flat roofs produce pronounced overhangs.



Barn at rear of Star Public House

The Mount Lodge, The Mount

Mount Lodge is an early to mid 19th century two storey lodge appended to The Mount House. Rendered, slate roof hipped at one end, brick stacks.



The Mount



The Mount Lodge, The Mount



Mill House, Mill Road

Mill House, Mill Road

An early 19th century house re-built in the 1930s. A millrace remains to the north of the house, which was in use until the 1920s. A mill on the same site was mentioned in the 15th century manorial accounts.



Three Horse Shoes, The Square

Three Horse Shoes, The Square

The modern exterior of the Three Horseshoes Public House conceals a much older, possibly 16th century, building. The building holds an important position directly overlooking the Twyn

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 is given in Appendix 1.

Many of the buildings marked as 'positive' date from the late 19th/early 20th century but earlier buildings are included. The houses at the 1970s development of The Mount are also considered positive as they are part of a Locally Listed County Treasure.



Water fountain from the reign of King Edward VII

Local Details

Stone boundary walls are a distinctive feature of the conservation area and a reminder of the area's rural history even when associated farm buildings or cottages have been demolished. Stone and brick gate piers (e.g. in Highwalls Road and Elm Grove Road) and stone stiles (e.g. at no. 1 Highwalls Road and Holly Cottage, Britway Road) contribute further to the village's historic character.



A well preserved and finely detailed early 20th century shopfront at no. 5 Elm Grove Road.

In addition to the War Memorial, the water fountain at the north-east corner of the Twyn is of note. It was built in 1912 in memory of King Edward VII. Iron street name signs e.g. at Mill Road and Station Road are small but important local features of interest that add to local distinctiveness and help create a sense of place. Old 'traditional' shopfronts have mostly disappeared but the decorative timber shopfront to no. 5 Elm Grove Road is notable and should be retained.



One of two old stone stiles in the conservation area.



The Twyn/Square is the focal point of the Conservation Area.

General Condition

Buildings are well maintained and in good condition with the exception of nos. 17-19 Station Road whose exterior, at least, is in need of routine maintenance.

Green Spaces and Bio-Diversity

There is no *large* area of green open space within the conservation area but the area nevertheless supports a variety of plants and birds, mainly in private gardens. Dinas Powys Common lies to the south, just outside the area but has an influence on the area's overall character. The Twyn is notable for its mature trees. Dinas Powys Castle is wooded and host to a variety of flora and fauna. The short length of the River Cadoxton that passes through the north of the conservation area adds to the biodiversity of the area.

Trees within and around the area make a vital contribution towards the area's character and appearance. The two mature lime trees in the Square are a vital part of the area's local identity. The woods around the Castle, the band of trees on the ridge south of Lettons Way (outside the conservation area) and trees in St. Peter's churchyard provide a contrast to the openness of the Common in the south of the area. Large specimen trees in the former grounds of big houses add grandeur to the streetscene, notably close to The Mount House and Elm Grove Farm.



This row of houses, built c.1850, has been much altered and lost much of its historic interest.



Flat-roofed single storey shops are out of keeping with the historic character of the conservation area.



These buildings are in need of routine maintenance.

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 modern development is out of character with the conservation area e.g. the telephone exchange in Mill Road and the pair of flat roofed shops in Elm Grove Road;
- Some shopfronts are garish and out of keeping with the village-like character of the area;
- Overhead wires spoil the historic streetscene;
- Off road parking has resulted in the loss of stone front boundary walls;
- Lack of external maintenance of nos. 17-19 Station Road.

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:

- Protection of significant views into and out of the Conservation Area;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- The protection and repair of stone boundary walls;
- Boundary review;
- Design of shopfronts;
- Monitoring and review.

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 Dinas Powys Conservation Area was undertaken. It was found that there are several small late 20th century developments on the periphery of the conservation area that do not contribute positively to the area's special historic interest. For this reason it is proposed to remove these from the conservation area, leaving a tightly drawn boundary in which almost every building contributes to historic character and appearance. The Mount, an exemplary 1970s residential estate and a County Treasure, should remain in the conservation area as an example of the best of the third phase of Dinas Powys' development.

Recommendation:

Six amendments to the boundary of the Dinas Powys Conservation Area are proposed.

- (1) The exclusion of 4 Britway Road;*
- (2) The exclusion of properties on Mount Road consisting of Windhover, Tregenna, Leigh Cottage, Mizpah, Arvika, 12 and 14 Station Road and Bees Knees, Station Road;*
- (3) The exclusion of Nos. 1 – 5 Old Malt House and the Council depot on Station Road;*
- (4) The exclusion of Nos. 1-4 Wesley Court, the Hall and Nos. 5-17 Cardiff Road;*
- (5) The exclusion of 1 – 10 Mill Close;*
- (6) The exclusion of Maesglas.*

The proposed changes are shown on the Appraisal Map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is especially notable for its location on the edge of Dinas Powys Common.

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 between buildings and groups of buildings play an aesthetic part in forming the character of the village, in particular The Twyn, St Peter's forecourt and the adjacent Common.

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 small but important 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

Nos 17-19 Station Road (currently Dinas Powys Fish Bar and adjacent) are in need of routine maintenance and repair. External paintwork is peeling and there are plants growing from the brickwork on the upper floor.

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 Dinas Powys Conservation Area have been adversely affected by the replacement of original 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 'County Treasures' and 'positive' buildings 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 Dinas Powys 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.

Shopfronts

As a commercial centre, the Dinas Powys Conservation Area contains a small number of shops one of which, no. 5 Elm Grove Road, has a historic shopfront. Well designed shopfronts should complement the traditional character of the streetscene in terms of scale, design and materials.

Recommendation:

The Council will publish detailed guidance with regard to the treatment of shopfronts within conservation areas.

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, County Treasures, 2007
4. C Tilney, Glimpses of Old Dinas Powys, Starling, 1982
5. C Tilney, Dinas Powys in Old Picture Postcards, European, 1983
6. G Thomas, Around Old Dinas Powys, Dinas Powys Civic Trust, 1993
7. C Tilney, Dinas Powys – Archive Series, Chalford, 1996

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

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

Dinas Powys Conservation Area

Townscape Appraisal Map

Not to scale

-  Conservation area boundary
-  Proposed deletion
-  Listed buildings
-  Positive buildings
-  County Treasure
-  Significant tree or tree group
-  Significant view
-  Significant public open space
-  Scheduled Monument

