

CONSERVATION AREA MONKNASH



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Monknash

Conservation Area Appraisal and Management Plan

March 2009

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

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

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Introduction

The Monknash Conservation Area was designated on August 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

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

The Monknash Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Monknash 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 Monknash 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 Monknash 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 to be used by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and even 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 conservation staff at the Vale of Glamorgan Council. The survey work for this appraisal was undertaken during January and February 2008. To be concise and readable, the appraisal does not record all features of interest.

This document is the public consultation draft of the Appraisal, and is put forward for scrutiny as the basis for 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 special qualities of the Conservation Area.

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 Monknash 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 30th January 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks.

The results of the questionnaire were considered in the preparation of a draft Appraisal, which has now been made available for inspection and comment by the public on the Council's website. A brief summary of concerns and issues raised through the consultation process is listed below:

- Maintenance of footpaths and verges;
- Condition of Church Farm (March 2008);
- Empty barns;
- Quality of design of new development;
- Removal of traditional road signs;
- Quality of views eroded by power/telephone lines;
- Speeding traffic near Church Farm road junction;
- Litter which detracts from the area;
- Lack of interpretation of monastic grange.

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

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

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

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

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

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

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

Local Development Plan

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



Local lias stone and slate roofs are the typical building materials of the conservation area.



Cottages beside the lane to Broughton have their gable ends on the roadside.



Broughton Farm – unusually the building has a smooth rendered finish.



Marks on the ground indicate the site of former buildings in the grange.

Summary of Special Interest

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

- Tiny historic hamlet in a rural setting;
- Location in the shallow valley of the Nash Brook on the coastal plateau which lies behind Cwm Nash and the Heritage Coast;
- Remains of monastic grange founded in the 12th century, now a Scheduled Monument;
- Ruined tithe barn and dovecote of the monastic grange;
- The architectural and historic interest of the area's historic buildings and structures which includes seven listed buildings;
- Prevalence of local lias limestone and grey/blue Welsh slate;
- St. Mary's Church, a largely complete medieval church bounded by a low stone wall, listed grade II*;
- Two storey roadside cottages with gables facing the highway;
- Vernacular stone farm buildings including grade II listed outbuildings at Church Farm and grade II listed forge;
- Ensemble of stone buildings at the site of a monastic college in Broughton;
- Side lanes bounded by stone walls and grass verges;
- Open space around the church and beside the narrow lanes especially the 'green' and the wide verges on either side of the road by St. Mary's Church;
- Extensive rural views over the Bristol Channel and surrounding countryside;
- Situated on a network of local footpaths and the Valeways Millennium Heritage Trail;
- Mature trees, particularly around St. Mary's Church;
- Copse of trees planted on the green to commemorate Queen Elizabeth's Silver Jubilee in 1977 and young oaks beside the lane to the beach;
- Stone boundary walls;
- Nash Brook;
- Bio-diversity and wildlife.

Location and Setting

Location and Context

The Monknash Conservation Area encloses the tiny settlement of Monknash, including St. Mary's Church, together with extensive medieval monastic remains and, to the north, Broughton Farm and medieval remnants of the monastic college.

Monknash lies in the shallow valley of the Nash Brook on the coastal plateau which lies behind Cwm Nash and the Heritage Coast. A narrow lane connects Monknash to the slightly larger rural settlement of Broughton to the north (also a conservation area). Llantwit Major, a town with a population of c. 14,000, is 5 kilometres to the east.

The conservation area has a rural setting surrounded by fields bounded by stone walls and hedges. Public footpaths, one of which passes through the monastic remains, lead inland and westward down to Monknash Beach forming part of the Valeways Millennium Heritage Trail, a complete walking circuit around the Vale of Glamorgan.

General Character and Plan Form

The conservation area has two foci of settlement, both of historic origin: Church Farm, the Plough and Harrow and adjacent buildings which have developed beside the extensive monastic remains, and Broughton House and environs which, although the area lies within Broughton, is included in the Monknash Conservation Area because of its connection with the medieval monastic college and its proximity to the monastic remains.

The plan form of the conservation area is dispersed and irregular, comprising the two tiny settlement centres beside a road along the coastal plateau and, a short distance to the south, St. Mary's Church. Four pre-1900 buildings including a former forge and smithy are located linearly alongside the southern side of the lane connecting the two groups of historic buildings.

The bleak and treeless coastal plateau is reflected in the character of buildings which are low roofed and huddled into hedges and lanes, sheltering from the prevailing western winds.



Stone walls and wide grass verges are a feature of the area. Walls are often topped with a 'cock and hen' coping.



Lichen gives a white appearance to some old stone walls.



Trees in St. Mary's Churchyard stand out in the skyline.



Ivy takes the form of a tree applied to one of the few remaining buildings of the grange.

Activity and Prevailing Uses

Until the middle of the 20th century the area was a predominantly agricultural settlement whose economy was mainly dependent on farming. Today, the conservation area is primarily residential. St. Mary's Church continues to be an active place of worship. Although Mill Farm has been converted to residential uses, Church Farm is a working farm and large steel-framed agricultural buildings stand beside the old farmhouse. The Plough and Harrow, despite its isolated location, is a popular pub throughout the year. The availability of car parking beyond Mill Cottages from where it is a short walk along a beautiful wooded path to the beach attracts visitors in the summer months.

Historic Development and Archaeology

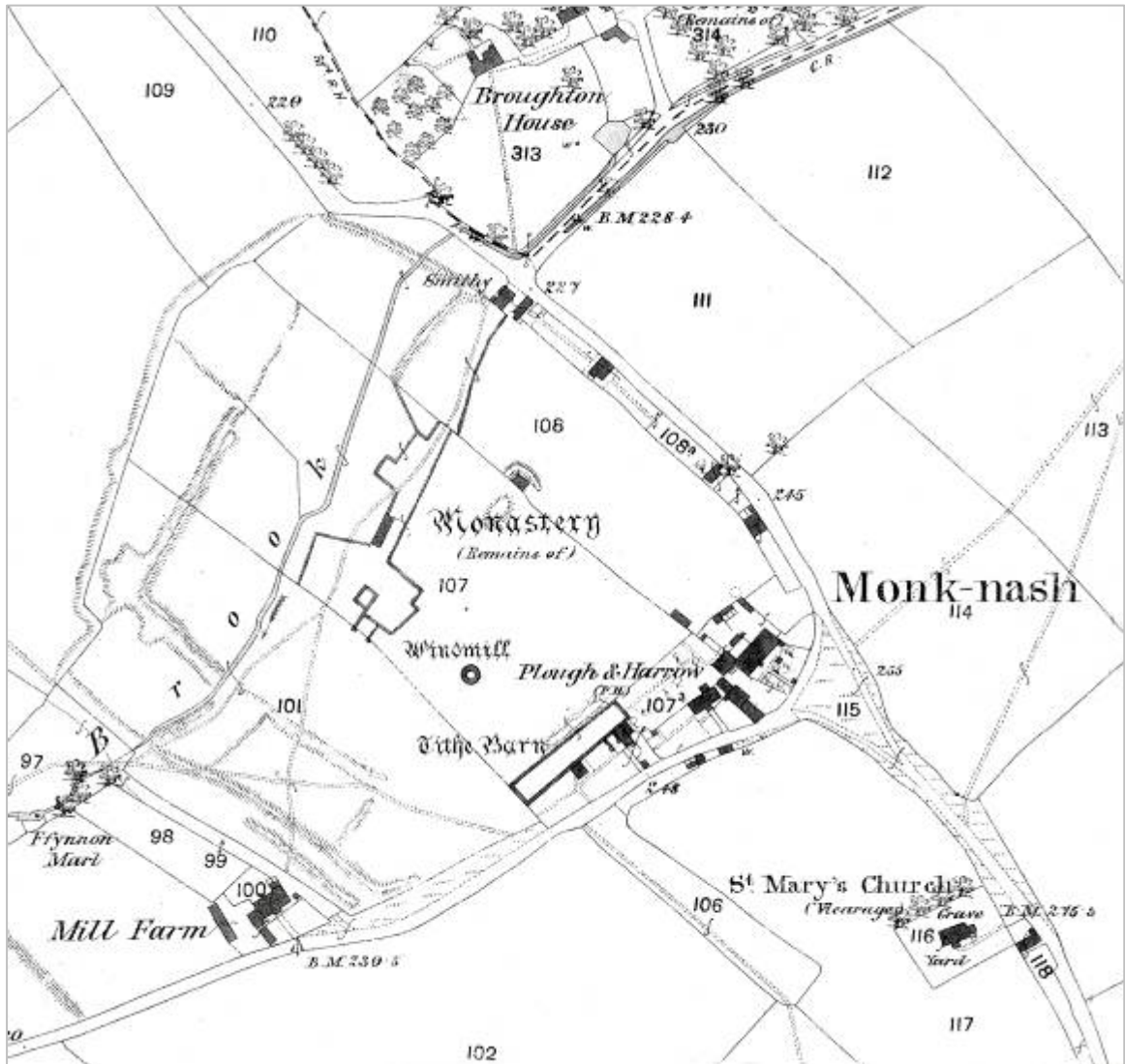
The settlement of Monknash has its origins in a large 12th century monastic grange watered by the Nash Brook – hence its name. The remains of the probably 13th century agricultural buildings at Monknash comprise part of a grange of the Cistercian Abbey of Neath, founded in 1129-30 by Richard de Granville, who endowed the Abbey with his fee at Monknash at the same time.



*Extract from mid 19th century Tithe Map
Church Farm is at the centre of the map.*

The grange was one of the largest monastic farms in Glamorgan covering 20 acres (8 hectares) and was the richest estate owned by the Cistercian Abbey at Neath. It included accommodation buildings and a college (recently rebuilt from ruins in the north of the conservation area), trout pools, a dovecote (roofless but still standing), animal buildings and a huge 200 foot long tithe barn (only the gables remain although part of the wall and porch has been incorporated into Tithe Barn Cottage). The main entrance is thought to have been near Monknash Forge.

With the downfall of monastic houses in 1536 the land and buildings were sold off to the wealthy Stradling family of St Donat's Castle to the east, now home to Atlantic College. Buildings were plundered for their building stone, some of which will almost certainly have been used in 18th and 19th century alterations to Church Farmhouse and the Plough and Harrow, both buildings with 17th century origins.



First Edition Ordnance Survey Map (1884)

Note that the medieval dovecote in the centre of this map is wrongly identified as a windmill.

St Mary's Church is contemporary with the mid-12th century origins of the monastic grange and contains work from the 16th and 17th centuries. Plain 18th century floor memorials and two 18th century wall memorials show that the church was in good use during this period and Victorian restoration by Prichard and Seddon in the 1860s indicates a supportive congregation well into the 19th century.

Samuel Lewis' *A Topographical Dictionary of Wales* (1833) records that there were 121 inhabitants in the parish in 1831. He remarks that the coast is extremely dangerous for some miles between Monknash and Barry and, as in many coastal areas, there are stories of wreckers. In this case they are supposed to have tied lanterns around the necks of sheep and then let them wander the cliff tops so the sea captains would think they were nearing the docks of Barry or Cardiff. The wreck of a steam vessel in 1831 resulted in a public outcry and the construction of Nash Point lighthouses.

The second half of the 20th century has seen the mechanisation of agriculture, conversion of former farm buildings to dwellings and the falling into disuse of former working buildings such as the forge. New houses have recently been built in Water Street.

The conservation area has a tranquil atmosphere but the pub, access to the beach and location on the Valeways Heritage Trail attracts many visitors by car and on foot. The hamlet lies on a bus route between Llantwit Major and Bridgend.

Spatial Analysis



Stone walls and wide grass verges are a feature of the area. Walls are often topped with a 'cock and hen' coping.



Lichen gives a white appearance to some old stone walls.



Trees in St. Mary's Churchyard stand out in the skyline.



Ivy takes the form of a tree applied to one of the few remaining buildings of the grange.

Church Farmhouse and outbuildings stand at the junction of two rural lanes, one of which runs on a roughly level course along the edge of the coastal plateau about a mile inland from the coast, the other of which leads down to the sea. The farmhouse is set well back from the road facing a small triangular green formed within the intersection of the lanes. This green, kerbed with stone kerbs, contains young trees planted to celebrate Queen Elizabeth's Silver Jubilee in 1977. A modern bus shelter on the edge of the green has a suburban appearance which is at odds with its rural location.

To the south of Church Farmhouse stands the Plough and Harrow Public House and Tithe Barn Cottage, both also set back from the road. It is likely that both buildings are built with stone plundered from buildings of the monastic grange. Further along the lane to the coast stands a compact collection of residences that have been created from the converted farmhouse and outbuildings of Mill Farm.

St. Mary's Church stands apart from the farmhouse and the pub in a stone-bounded rectangular churchyard on a low rise overlooking the Bristol Channel. A neat, former vicarage overlooks the approach to the church.

In the north of the conservation area, off Water Street, Broughton House and nearby converted stone buildings stand on the site of the monastic college. The disposition and exposed stonework of this ensemble of converted historic buildings is in marked contrast to the 20th century linear development of adjacent dwellings beside Water Street and Chapel Road. This small part of Broughton within the Monknash Conservation Area is separated from the southern settlement area around the Plough and Harrow by the fields which contains remains of the medieval monastic grange, now a Scheduled Monument.

The remains of the monastic grange cover 20 acres, about half of the total area of the conservation area as a whole, and is defined by earth banks and ditches. The remains are a dominant feature in the landscape and can be identified in ground formations and free-standing ruins, the most notable of which is a roofless cylindrical stone dovecote. To the south-east of the site, some former monastic buildings form part of more recent buildings or boundary walls. Here the most conspicuous element is the ruined tithe barn whose central porch has been incorporated into a modern

cottage (Tithe Barn Cottage) and whose tall, ivy-clad north-east gable testifies to the enormity of the barn.

The Glamorgan edition of 'The Buildings of Wales' describes the site as "the only monastic grange in the county where enough remains to demonstrate the massive scale on which medieval monasteries carried on their farming" and states that the ruinous barn was "comparable to all but the very largest monastic barns in England".

Buildings in the conservation area are constructed in the local lias limestone stone, some rendered, with slate roofs. The stone, in part plundered from ruins is also used in field boundary walls, which are a feature of the area.



St. Marys Church.



Church Farmhouse.



Outhouse Range to South of Church Farmhouse.



Garden Wall of Church Farmhouse.

Character Analysis

Scheduled Monument

Monastic Grange: Tithe barn, dovecote and remains of other buildings at the site of the former Cistercian monastic grange.

Listed Buildings

St. Mary's Church – Grade II*

The church is probably of late 12th century origin with 16th and 17th century work and Victorian restoration of 1863. It is built of local lias limestone rubble with a slate roof – almost all the wall construction is Norman but the east gable was rebuilt in the 19th century. It is listed grade II* because it is a largely complete early medieval church. The roof is reputed to be constructed with timbers recovered from the wrecks of the Spanish Armada but there is absolutely no backing for this claim.

Church Farmhouse – Grade II

The south west part of the farmhouse comprises a two-storey three unit house of c. 1600 with, in line, a wing at the north east end comprising a converted cow house which was added in the late 18th or 19th century.

It is probable that much of the stone used for building the farm buildings came from the ruinous buildings of the grange.

Outhouse Range to South of Church Farmhouse – Grade II

The outhouse range probably dates from the same 19th century general improvements to the farm.

Garden Wall of Church Farmhouse – Grade II

The stone garden wall surrounding the front garden, probably dates from the 19th century. It is built of roughly squared local lias limestone and has a pair of dressed stone gate piers and decorative iron gate from where a stone flagged path leads to the front door of the house.



Plough and Harrow.



Monknash Forge.



Dovecote of Monknash Grange.



Broughton Farm – unusually the building has a smooth rendered finish.

Plough and Harrow Public House – Grade II

The north east part of the building is an early 17th century building, altered and extended in the late 18th century. It is listed for its special interest as a 17th century house of handsome appearance which has additional historic interest as a long standing village inn.

Monknash Forge – Grade II

The former forge probably dates from the early to mid 19th century and is a good example of a complete surviving village forge. The single storey building is built of local lias stone with dressed stone quoins.

Dovecote of Monknash Grange – Grade II

The dovecote is a roofless cylindrical stone structure with a doorway in the northern part of the wall and some remaining internal nest boxes.

The monastic grange dates back to the 13th century and the dovecote could be later than this, possibly 14th century.

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'. The scheduled monument and listed buildings identified above are included. There are no locally listed County Treasures in the Monknash conservation area.

Positive Buildings - The Contribution of Key Unlisted Buildings

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

Local Details

The rural character of the area is reinforced by an absence of pavements and grass verges without kerbs although, exceptionally, the central green is kerbed with natural stone. Stone walls, some of which are listed, and hedgerows of indigenous species are a feature of the area. Church Farm and St Mary's Church have attractive stone gate piers and wrought iron gates which add to the area's local distinctiveness.

General condition

The conservation area is neat and well cared for. Buildings appear to be in good condition and well maintained but The Forge and Church Farmhouse are currently (March 2008) vacant. The dovecote and remnants of buildings within the site of the monastic grange appear stable but will require care and maintenance.

Green Spaces and Bio-Diversity

The majority of the conservation area is open space that supports many plants, trees, wild animals and birds. The most significant area of open space is the site of the monastic grange. However, two other spaces are vital to the setting of the conservation area: First, the field between St. Mary's Church and the Plough and Harrow which preserves the visual connection between church and settlement. Secondly, the marshy piece of ground between Broughton and the remains of the monastic grange to the north-west of Water Street, which preserves the link between the grange and the site of the monastic college.

The distance between the hedgerows which line the lane between the church and Church Farm is unusually wide which in part gives rise to the wayside green whose spaciousness has been reduced by the planting of trees. In addition, there is an attractive broad verge outside the church and on the opposite side of the road which add to the special interest of the area.

Ancient hedgerows and trees make a positive contribution to the character of the conservation area mostly around the northern and southern building groups. Trees in the wider landscape are few and have a lop-sided appearance due to the prevailing westerly winds. In addition to mature hedgerow trees, trees of note include the 20 year old copse planted on the green and oak trees recently planted on the roadside verge between Tithe Barn Cottage and Mill Cottage.

Nash Brook runs through the area, its presence being one of the reasons for siting the medieval grange in this location. Today it remains a distinctive feature that adds to the bio-diversity of the area.



An old directional sign post is in need of attention.



Waste and refuse might be less unsightly if concealed behind repaired stone wall.



Double yellow lines on each side of a country lane give the area an urban character.



Medieval buildings at the site of the grange are in danger of falling into disrepair.

Negative Factors

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

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some stone boundary walls are in need of repair;
- Litter along the public footpaths is unsightly;
- The Forge and Church Farm are currently vacant and therefore at risk of decay;
- Double yellow lines on both sides of the lane leading to the beach are evidently necessary but bring an urban ambience to the area;
- The monastic grange lacks interpretation for visitors although the absence of signs and boards might also be counted as a positive factor;

Summary of Issues

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- The care and maintenance of the Scheduled Monument (Monastic Grange);
- The investigation of opportunities for improved interpretation of historic buildings and archaeological remains;
- Protection of significant views into and out of the conservation area;
- The care and management of unkerbed grass verges, hedgerows and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The protection and maintenance of footpaths;
- The care and management of important trees and tree groups;
- Boundary review;
- Enhancement opportunities: the exposed rubbish collection point for the Plough and Harrow is unsightly.

Management Plan

Introduction

The Monknash Conservation Area Management Plan sets out proposals and policies which can enhance the character and appearance of the Monknash Conservation Area in the light of the issues identified in the above Monknash Conservation Area 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 Monknash Conservation Area was undertaken. New dwellings at the west end of Water Street have been constructed since the original 1973 designation of the conservation area and do not contribute to the special historic interest of the area.

Recommendation:

It is proposed that five 20th century dwellings at the west end of Water Street and Chapel Road are omitted from the Monknash Conservation Area.

In addition, it is proposed that the boundary is amended west of Y Felin Fach to follow actual field boundaries.

The proposed changes are shown on the accompanying appraisal map.

Landscape Setting

The landscape setting of the Conservation Area is very important and for this reason the boundary has been drawn widely around the historic built environment and includes fields and open spaces that are vital to the area's rural landscape setting.

Recommendation:

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

Views

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

Recommendation:

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

Protection of Important Open Spaces

Open areas and 'greens' between buildings and groups of buildings play an aesthetic part in forming the character of the village, in particular the wide verges and the 'village green' south of Church Farm.

Recommendation:

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

Management of Grass Verges

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

Recommendation:

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

Protection and Repair of Stone Walls

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

Recommendation:

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

Building Maintenance and Repair

There are a small number of historic buildings in need of routine maintenance and repair, particularly outbuildings at Church Farm. Church Farm itself (currently vacant, April 2008) is at risk if it does not soon come back into use. The Forge is similarly at risk from decay.

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

Some of the unlisted buildings in the Monknash Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the Conservation Area.

Recommendations:

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

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

Control of New Development

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

Recommendation:

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

Conservation Area Guidance

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

Recommendation:

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

Buildings and Land in Poor Condition

Recommendation:

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

Monitoring and Review

Recommendation:

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

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

References and Useful Information

Local Generic Guidance

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

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

Bibliography

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

Contact Details

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Appendix 1

Criteria for the Selection of 'Positive Buildings'.

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

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

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

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

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Monknash Conservation Area

Townscape Appraisal Map

Not to scale

-  Conservation area boundary
-  Suggested conservation area boundary
-  Listed buildings
-  Positive buildings
-  Public footpath (approx)
-  Significant tree or tree group
-  Significant view
-  Significant public open space
-  Scheduled Monument

