

CONSERVATION AREA RHOOSE



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Rhose

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Rhose 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 5th May 2008 to 13th June 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 Rhose Conservation Area was designated in March 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 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 Rhose Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Rhose 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 Rhose 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 Rhose Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

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

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

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

The Effects of Designation

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

- the Council has a general duty to ensure the preservation and enhancement of the Rhose 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 19 December 2007 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. A further period of public consultation lasting 6 weeks following, including a surgery was held on *** in Rhose library where copies of the Appraisal and officers of the Council were available to answer queries.

Following a consultation period of six weeks from 5th May 2008 to 13th June 2008, which included a surgery held at Rhose Library on 15th May 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.

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 now set within 20th century residential development;
- Level location on coastal plateau above the Bristol Channel;
- The architectural and historic interest of the area's historic buildings and structures including two grade II listed buildings: Lower Farm House and Lower Farm Cottage;
- Three historic farmsteads and their outbuildings that exemplify the local rural vernacular architecture: Lower Farm, Rhose Farm and Upper Farm;
- The Old Chapel, no. 5 and no. 7 Rhose Road form a compact group of late 19th century buildings of local stone with buff brick quoins;
- Prevalence of local lias stone and slate in the construction of farm buildings;
- Two thatched buildings;
- Typical 19th century chapel built to commemorate Queen Victoria's 50th jubilee;
- Five 'County Treasures': Lower Farm House Farm, Lower Farm Cottage, Rhose Farm, village pump, Greystones;
- The old village water pump standing in a small walled roadside park, the site of the former village 'square';
- Located on a network of local footpaths;
- Stone boundary walls and roadside trees in grass verges.



The exposed west gable of Lower House farm is given extra protection by slate hanging



Chimney stack embellished by two tones of brick colour and ornamental courses.



Buff brick quoins are used with the local lias building stone in this late 19th century dwelling.



Clay ridge tiles are a feature of late 19th century buildings



Iron railings along the front boundary of the former chapel.

Location and Setting

Location and Context

Rhoose is a coastal village situated 4 kilometres from Barry and 16 kilometres from Cardiff. It lies immediately to the south of Cardiff International Airport and north of the Vale of Glamorgan railway line although late 20th century housing has been built south of the railway line in Rhoose Point. The Rhoose Conservation Area encloses only a small part of the village, i.e. its historic core on either side of Rhoose Road and the east end of Fontygary Road.

There are regular bus connections to Barry and Cardiff and a recently opened park-and-ride facility beside the Vale of Glamorgan railway line which runs between Cardiff and Bridgend.

Public footpaths link the village to the coast and surrounding countryside. The Valeways Millennium Trail passes through the village.

General Character and Plan Form

The Conservation Area has an essentially linear form comprising roadside buildings on either side of the main east-west thoroughfare through Rhoose. The original settlement was centred on three large farms and their outbuildings. These have now been absorbed within 20th century expansion which has encircled and infilled the original spacious layout of rural agricultural buildings. The result is a haphazard pattern of historic farmsteads comprising farmhouse and outbuildings encompassed by planned and uniform 20th century layouts consisting of terraces, rows and cul-de-sacs. Historic buildings are generally set well back from the road. Former farm buildings i.e. stables, barns and granary, now mostly converted to residential use, are located to the rear of the principal historic farmhouses out of sight of the main road seemingly in a 'backland' location.

Late 19th and 20th century development fronts the highway but as development has occurred sporadically, there is no strong building line. Late 20th century housing in the north of the area is laid out as a series of cul-de-sacs typical of planned residential developments of the period. Two storey detached and semi-detached buildings in small plots of land are the norm – the main exceptions being historic farm buildings which, not unexpectedly, are of greater mass and size than 20th century dwellings. Their former relationship to

farmyard and surrounding agricultural land has been obliterated.

Landscape Setting

The conservation area has an urban setting being surrounded on all sides by built development except to the south east where fields currently extend right up to the boundary of the area.

When originally designated, the northern half of the conservation area was open countryside between the village and the airport but this has now been developed into a large residential area of two storey dwellings in Lower Farm Court, Benecrofte and Readers Way.

The village lies on land that slopes from a 200 ft. plateau to the north of the settlement, on which stands the airport, to the 100 ft. cliffs overlooking the Bristol Channel. A slight southward slope is noticeable down Brendon View Close and Jackson Close and an almost imperceptible downward and westward slope along Rhose Road.

Views within the conservation area are restricted by buildings and, despite the village's proximity to the sea, there is no sight of the sea from a public viewpoint within the Conservation Area.

Historic Development and Archaeology

Maps indicate that the name of this village has gradually evolved over the years. On maps of 1578 and 1610 it is called Rowse, in 1622 Roose, in 1839 it appears as Roos, but by 1878 it was again called Roose. It seems to have derived the present spelling of its name, Rhose, by 1898. In Welsh it is called Y Rhws.

The earliest reference to the settlement was during the 16th century, when it was recorded that the Mathews had established a family house in 'Roose'. The hamlet was probably established between the 13th and 16th centuries, when much rural development was initiated in the Vale of Glamorgan.

The original hamlet of Rhose appears to have been an agricultural centre with lime kilns scattered in the vicinity. There were also lime quarries to the south and north of the village.

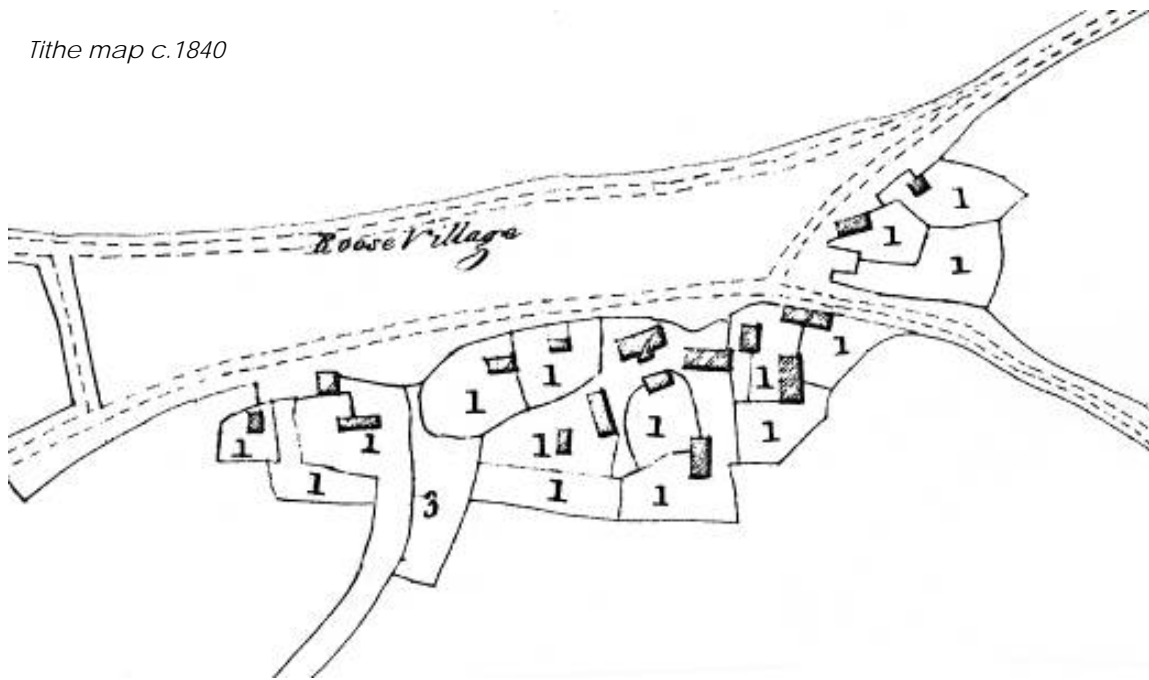
The hamlet grew up around the convergence point of several routes. The dominant road leading from the west of the village linked it to the old port of East Aberthaw. This port was thriving from the fourteenth to seventeenth centuries, trans-shipping agricultural produce and limestone from the Vale of Glamorgan to other ports of South Wales and the South West of England. It is probable that lime from the vicinity of Rhose was used in local farms and also exported either in its treated or untreated form.

Today's Brendon View Close follows the course of an old route to Nurston, Penmark and Llancafán. This route was truncated to form Brendon View Close when the airport was constructed. There was a wide space at the junction of this old road to Llancafán and the main east-west route. Today that space is occupied by the village pump and small park.

During the 16th century the Mathews, a family of old Welsh connections, settled in the area and built a house in Rhose. On the 1876 map the site of this building is called the 'Old Castle' but it is unlikely that it was anything more important than the family house of the Mathew family. The ruins of this house were swept away by the excavations for Station Road.

The physical appearance of the older buildings of the village originates from the 18th and 19th centuries. By 1840-42, when the tithe map was produced, the three farms within the conservation area were fully established in their present form. At this time the landowners were 'Charles Kemys' and 'Lady Mary' (no further details of her family name are given). Charles Kemys owned Lower Farm and its surrounding land whilst Lady Mary was in possession of Rhose Farm and other parcels of land in the vicinity.

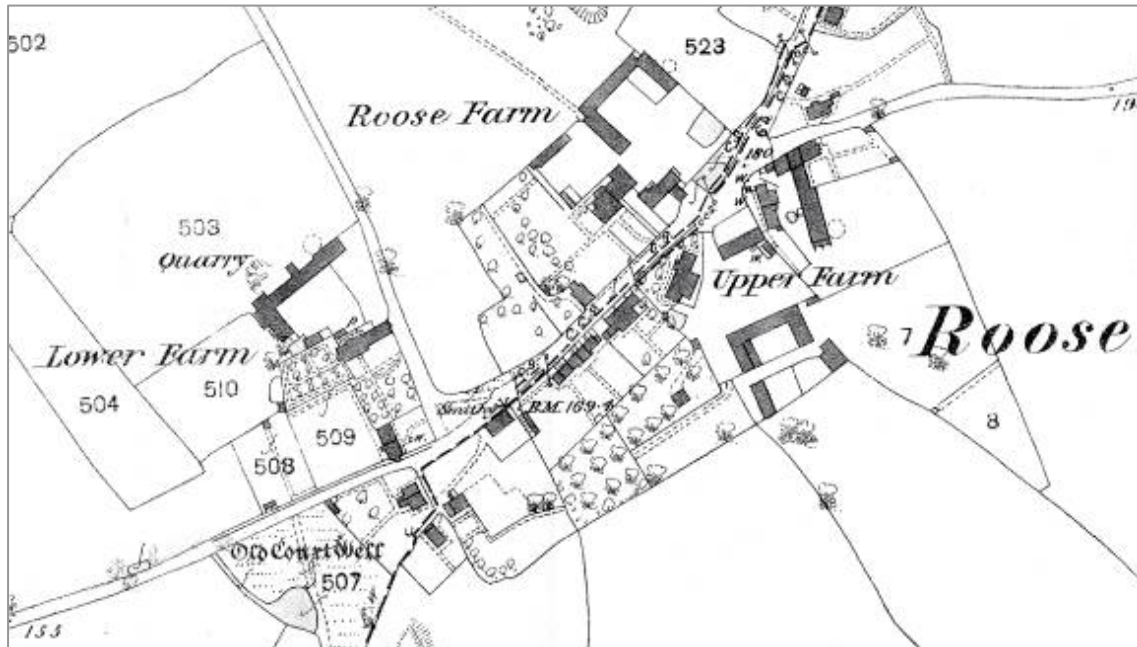
Tithe map c.1840



From the first Ordnance Survey Maps of 1876 it can be seen that a smithy existed and that a number of orchards were associated with the farms. Also of interest are the number of lime kilns and quarries in the neighbourhood.

Until the start of the twentieth century, the hamlet appears to have undergone little change but in 1897 the Vale of Glamorgan Railway was built to link Bridgend to Barry, for the purpose of carrying coal from the Llynfi and Garw valleys to Barry. The railway track was built parallel to the main road and a station was constructed to the west of Station Road, 200 yards to the south of the village centre. This railway attracted both industry and tourists to the coastal areas of Glamorgan.

This improvement in communications initiated the mushrooming of Rhose from a small rural hamlet in the nineteenth century to an extensive village with industrial associations in the twentieth century.



First Edition Ordnance Survey c. 1880

'Rhose' was a rural farming village at the end of the 19th century.

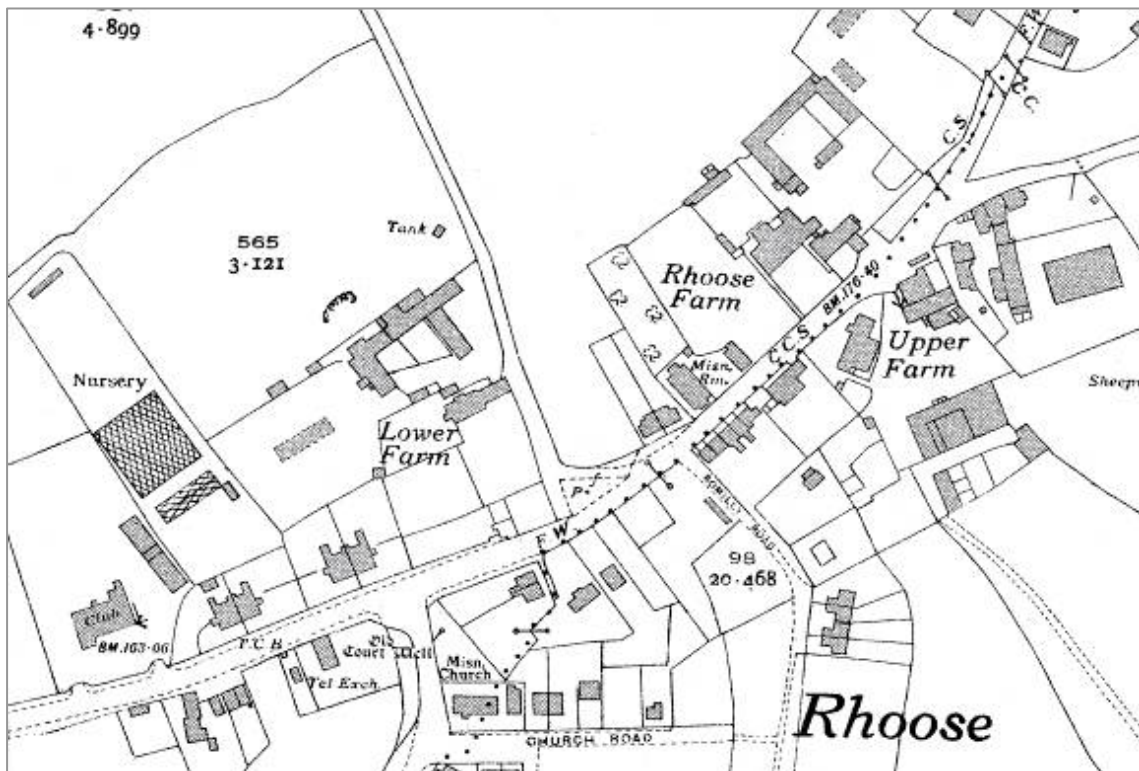
In 1912 the local limestone, previously exploited only in small lime kilns, became the basic raw material for the Aberthaw and Bristol Channel Cement Works. This industrial growth brought with it an influx of workers and a subsequent increase in residential development. The attraction of the coast, not only to the retired, but also to the tourist, led to a further increase in the number of houses within the Conservation Area.

In 1935 the Turners Asbestos Cement Company was built to the south of the village and in 1941 the Royal Air Force built an airbase at Rhose which became Glamorgan's civil airport in 1954 and is now Cardiff International Airport.

Ordnance Survey c. 1920

Expansion of the village has commenced: Church Road, Romilly Road and Station Road have been constructed.

During this period of expansion several churches were built in the village. A Methodist Church in 1887 (sold to the Wesleyan Methodists in 1938), an Apostolic Church in 1904 and a Presbyterian Church in 1931. A County Council School was also built in 1931 (Rhws County Primary School).



Together with these various developments, private and Local Authority housing was built to accommodate employees and their families. During and subsequent to the inter-war period, commuters from Barry and Cardiff have also settled in the community. Holiday and retirement bungalows and houses have also been built in the neighbourhood during this century.

Spatial Analysis

Character of Spaces

Although the main highway through the area has a uniform width and is flanked by typical suburban tarmac pavements, variations in the width of the thoroughfare are notable and are a characteristic feature of the area deriving from the area's origins as a small agricultural village.

Most obvious is the greater width on the north side of the road at the site of the old village pump. The orientation of nos. 3 and 3a Rhose Road, at an angle and set back from the road, adds to the spacious width. This is an area that was once the core of the old village at the meeting of roads. A similar but less exaggerated width is apparent on the south side of the road in front of Greystones and the Malt House.

Whilst 20th century buildings in the area are located on narrow plots with small front and rear gardens, the historic farm buildings have much more spacious surroundings as befitted their original use. Thus Lower Farm House, Rhose Farm (now no. 7 Rhose Road) and Ty Uchaf (Upper Farm) are set well back from the road behind enclosed front gardens.



This wide pavement is a remnant of Rhose's old street pattern before the village grew in size in the 20th century



An open space at the centre of a former courtyard of farm buildings at Rhose Farm.



The village pump occupies the site of a former village 'square' at the junction of two main roads through the village.



The west end of Fontygary Road on the verge of the conservation area

Character Analysis

Activity and Prevailing Uses

Until the 20th century Rhose was a small agricultural hamlet centred on three farmsteads. Today, the village as a whole is a residential settlement large enough to support schools, places of worship and a small number of shops and businesses. The conservation area is primarily a residential area in which, in addition to 20th century houses, there is a significant proportion of historic buildings (i.e. farm buildings and a former chapel) converted to residential use. There is a small café at Lower House Farm and a few shops (e.g. butcher, supermarket, estate agent) located between nos. 1 to 17 (odd) Fontygary Road.

Traffic levels are low except during rush hour periods and close to school opening and closing times. Noise from planes at Cardiff Airport can occasionally be heard.

Buildings in the Conservation Area

The special interest of the area resides mainly in the 18th and 19th century farm buildings and cottages, two of which are thatched. Also of note is the group in Rhose Road (north side) comprising Old Chapel and nos. 5 and 7 which date from the period when Rhose was beginning to expand and display characteristic details of the period: stone with buff brick dressings, slate roof, clay ridge tiles, brick stacks. Post-1914 20th century buildings do not have special historic or architectural interest.

Three historic farmsteads and their outbuildings exemplify the local rural vernacular architecture: Lower Farm, Rhose Farm and Upper Farm. The farmhouses and their barns and outbuildings are constructed of the local lias limestone (some being also rendered), with slate roofs. Slate is now the most prevalent roofing material although there are two remaining examples of thatched roofs (Lower Farm Cottage and Greystones). The exposed west gable of Lower Farm House is clad with slates. Brick is common in 20th century buildings but its use in pre-1900 farm buildings is confined to chimney stacks.



*Former farm buildings at Upper Farm.
Note the central carriage entrance.*



Church Cottages stand gable end on to the main road with a narrow stone walled access path.



Former agricultural building at Rhose Farm now converted to residential use.



Outbuildings for agricultural equipment at Rhose Farm



'The Granary', a converted farm building that was once part of Lower Farm.



Lower Farm House is a grade II listed building dating from the mid/late 18th century.



The village pump is a 'County treasure' and was the focus of Rhose until the 20th century.

The size and range of outbuildings suggests that the local farms were prosperous agricultural holdings. Both Rhose Farm and Upper Farm had associated courtyard range of outbuildings (now converted to residential use) and to the rear of Lower House Farm was a linear range comprising barn, stables, granary and cowsheds. The disposition and extent of these buildings is essential to the quality of the area.

Listed Buildings

Lower Farmhouse – Grade II

A late 18th century building in a Georgian style, three windows wide with central doorway and recessed vertical sliding sash windows. The porch and probably the dormers are 20th century additions, otherwise the house has changed little. The rear elevation has had some modern alteration

Lower Farm Cottage – Grade II

The Cottage and attached garden wall probably dates from earlier than the adjoining farmhouse. Rendered and painted over local rubblestone with thatched roof and red brick stack. The low, limestone rubble boundary wall which runs forward from right end of house to enclose a large rectangular forecourt is also listed. Despite alteration, the cottage retains its character and thatched roof and also has group value with the adjoining farmhouse

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'. There are three locally listed County Treasures in the conservation area: Rhose Farmhouse, the village pump and Greystones.

Rhose Farmhouse

A stone built farmhouse, now rendered and is one of the three old farms of the village. Much altered, it has stone steps leading to a first storey.

The Village Pump

A distinctive feature of the area. It occupies an open space that was formerly a village 'square' at the junction of two roads (Brendon View Close is created from the truncation of an earlier route northwards).



Jubilee Hall (1887), formerly a chapel, now a dwelling.



No. 7 Rhose Road is an impressive late 19th century building with a classical portico.



Front boundary of Upper Farm Cottages consists of a characteristic stone wall.



Some boundary walls along Rhose Road have survived for over 100 years.

Greystones

An 18th century cottage at the east end of the village, one of only two thatched cottages in the 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.

Amongst the positive buildings, the former chapel ('Jubilee Hall') and No. 7 Rhose Road stand out as having special architectural or historic interest and should be considered for inclusion as locally listed County Treasures.

The Jubilee Hall was built in 1887 (the 50th year of Queen Victoria's reign) and it flourished as a Gospel Mission until it was sold to the Wesleyan Methodists in 1938. It closed in the 1960s and is now a dwelling.

No. 7 Rhose Road is a late 19th century building with a classical portico. Like the former chapel and neighbouring no. 5 Rhose Road, it is built of local lias stone with buff brick dressings, slate roof and brick stacks. These three buildings form a pleasing ensemble of late 19th century building that provides a contrast to the less formal vernacular architecture of the earlier farm buildings.

Local Details

Stone walls add to local identity and are a remnant of the area's agricultural past. From the late 19th century, the wall and iron railings in front of the former chapel add to the area's historic interest.

General Condition

The general condition of the conservation area is good.



The area around the village pump would benefit from refurbishment.



Some old buildings have lost their original timber windows.



Ty Uchaf, formerly the farmhouse of Upper Farm, one of Rhose's three historic farmsteads.

Green Spaces and Bio-Diversity

The Rhose Conservation Area has an urban context and the only significant green spaces are roadside verges and private gardens. Trees enhance the area either in a roadside location in the grass verge beside Rhose Road or in private gardens.

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;
- The area around the village pump is in need of enhancement.

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 protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review - possible boundary changes to take account of developments since conservation area designation.



The open space in front of the supermarket is a poor area of townscape.



These extensions are out of keeping with the host building and its neighbour.



Street trees are a feature of the area and need appropriate management.

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 Rhose Conservation Area was undertaken.

Recommendation:

Since designation of the conservation area, an estate of houses north of Fontygary Road and Rhose Road has been built on previously undeveloped land. The development does not make a positive contribution to the conservation area and there is no longer any justification for keeping it within the conservation area.

Shops and houses in Fontygary Road were not part of the historic core of the old village and they play no part in the special interest of the area. Similarly, there is no justification to include nos. 1 and 1a Rhose Road and nos. 3 and 2 to 8 Romilly Road and Deans Court which are modern developments out of character with the historic farm buildings which form the core of the area's special interest.

It is therefore recommended that the boundary of the conservation area be redrawn to exclude modern development in Lower Farm Close, Benecrofte and Readers Way together with nos. 1 and 1a Rhose Road, nos. 3 and 2 to 8 Romilly Road and Deans Court and nos. 1-17 (odd) and 2-10 (even) Fontygary Road.

The proposed changes are shown on the Appraisal Map.

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 park by the village pump. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

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

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 the thatched roof of Lower Farm Cottage.

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 Rhose 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.

Recommendation:

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 Rhose 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.

Locally Listed Buildings

Some buildings or structures in the Vale of Glamorgan, although not contained within the statutory list ('listed buildings'), are nevertheless of local interest. Survey work for the character area appraisal has identified two unlisted buildings of local importance that merit future inclusion as County Treasures. Draft Supplementary Planning Guidance to the Adopted Unitary Development Plan (1996 – 2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list and lists criteria for inclusion.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, support the inclusion of the former chapel ('Jubilee Hall') and No. 7 Rhose Road.

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. 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. Rhose Conservation Area Appraisal c. 1975
3. Statutory List of Buildings of Special Historic or Architectural Interest
4. Thomas, K.D. and Hugh Thomas, J.D., A brief history of Rhose and District
5. Vale of Glamorgan Council, County Treasures, 2007
6. 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.

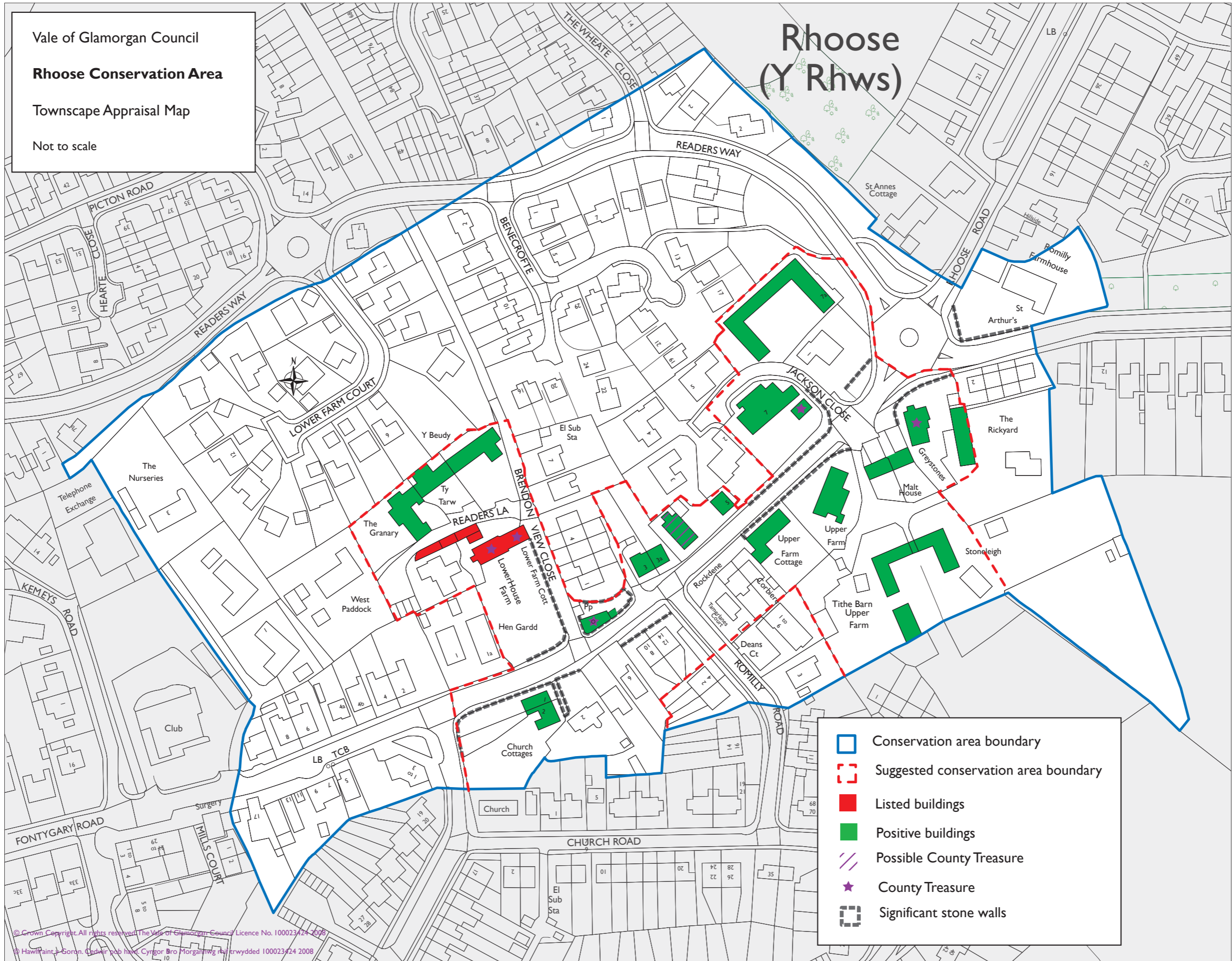
The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

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?

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

Rhoose (Y Rhws)



- Conservation area boundary
- Suggested conservation area boundary
- Listed buildings
- Positive buildings
- Possible County Treasure
- ★ County Treasure
- Significant stone walls