

CONSERVATION AREA ST GEORGES



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



St. Georges

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted St. Georges 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.

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Introduction

The St. George's 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 St. George's 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 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 St. George's 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 St. George's 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 St. George's 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 April and May 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 St. Georges 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 12th March 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.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at the Sportsman's Rest, Peterston-Super-Ely on 4th 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. The adopted Unitary Development Plan places St. Georges 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 St. Georges it is unlikely that an intensification of development in the village 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.

Summary of Special Interest

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

- Tiny rural hamlet in the valley of the River Ely;
- Fine ensemble of historic buildings for which St. George's Church is the focal point;
- St. George's Church (grade II*), a Norman church with a possibly Early Christian foundation, altered and restored in 1838;
- Medieval churchyard stone cross (grade II);
- Church Cottage (grade II), a Victorian stone-built cottage c.1860 in a 'cottage orne' style;
- Former 19th century Sunday School building backing directly onto the churchyard;
- Historic churchyard bounded by a stone wall enclosing old tombs and gravestones;
- Winding lane and typical Vale of Glamorgan wayside hedgerows;
- Views over surrounding countryside;
- Mature trees especially within the churchyard.



St. George's church is the focus of the area.



St. George's churchyard.



The tower of St. George's Church rises above two roadside cottages.



Small cluster of stone-built buildings beside the road.

Location and Setting

Location and Context

St. George's lies in the Ely Valley and Ridge Slopes Special Landscape Area on the south side of the river valley of the River Ely between St. Bride's and St. Nicholas about 8 km west of the centre of Cardiff. The St. George's Conservation Area lies as an isolated hamlet around St. George's Church mostly on the south side of the narrow winding lane between Drope and the main village of St. George's to the west.

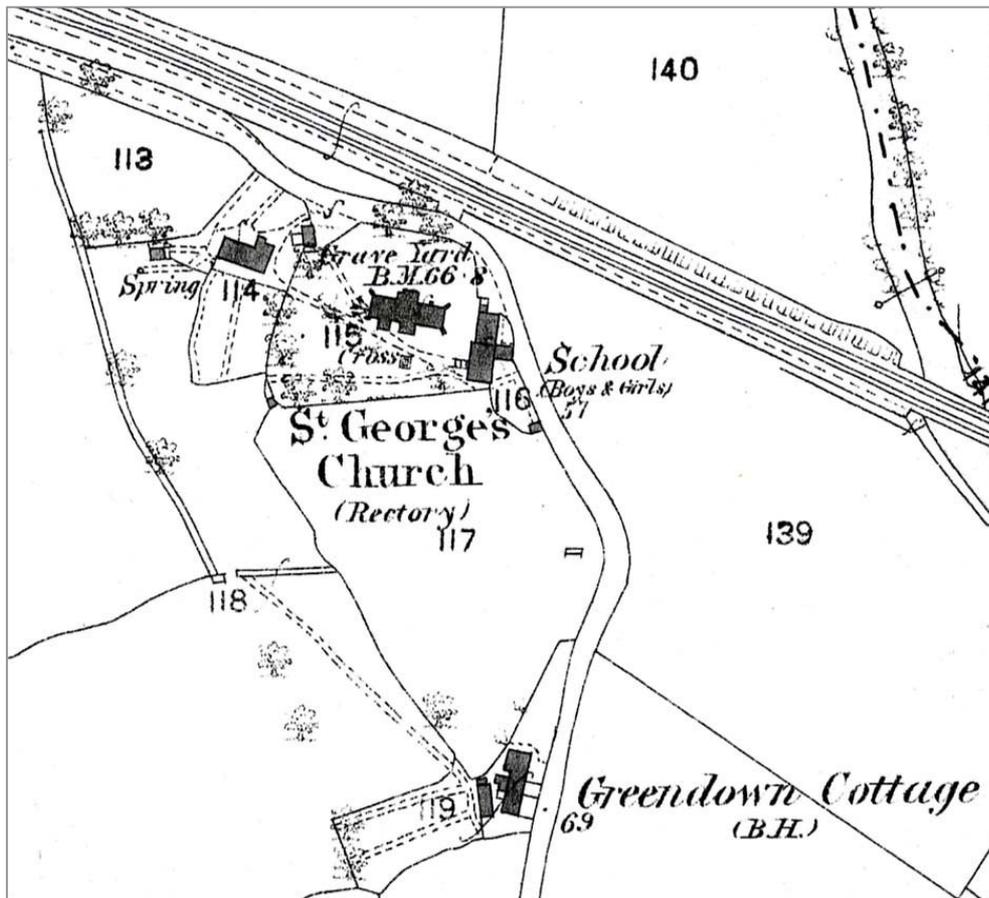
The northern boundary of the conservation area is formed by the mainline railway. To the north of the railway there is a meander in the River Ely.

General Character and Plan Form

The conservation area is primarily residential. It comprises historic church, some five nearby dwellings, two of which are late 20th century, and the Greendown Inn, a modernised public house and hotel at the southern extremity of the area. The area also includes open farmland east and west of the principal area of built development that is important to the rural setting of the hamlet.

Historic Development and Archaeology

The St. George's Conservation Area is based around the Church of St. George which reputedly had an Early Christian foundation but only in the wake of Norman incursions into Glamorgan in the 11th century does the history of the settlement begin to emerge.



Extract from First Edition
Ordnance Survey Map
c.1880

An old manuscript entitled 'A breviat containing all the manors and Lordshippes of Glamorgan' states that: "St. Georges was given in the decision of fitzHamon to Sir John ffleming knight in the year of our lord 1092 where he builded a castle..." The main body of the village of St. George's grew up around the Norman Castle. The tiny hamlet of St. George's, i.e. the St. George's Conservation Area, stands about a kilometre east of the main village.

The Castle of St. George was situated half way between St. Fagan's and Peterston on a well defensible site beside the River Ely. It is certain that the Castle was standing at the beginning of the 14th century for there is a record that it was attacked in 1315 by Llewellyn Bren. In 1540 the Castle is described as decayed. Castle Farmhouse, a grade I listed building in the main village, incorporates part of the early Castle and is notable for its first floor hall, its roof open to arch-brace trusses.

The church is the centrepiece of the conservation area. With Norman, and possibly earlier origins, the church was made cruciform with the addition of transepts and a new chancel in the 14th century. The font is probably 15th century and there is a medieval stone cross in the churchyard.

The 19th century brought changes to the settlement. The church tower and north transept were reconstructed in 1838 by John Montgomery Traherne of Coedrhylan, commemorated on a plaque inside the church. He had earlier built a handsome Regency villa in the south of the parish. The building backing onto the churchyard, today's Hen Ysgol, was founded in the early 19th century for children of farm workers and tenants of the Traherne family. A school inspector's report from 1847 states that, "...the Sunday School was held in a room over some cottages which were formerly an old poor-house close to the church." The railway that forms the northern border of the conservation area was opened in 1850.

Church Cottage dates from c. 1860. A house on or near the site is shown on the Tithe map of 1844. A village school (1882) and rectory were erected in Drope (outside the St. George's Conservation Area) in the late 19th century. The rectory was for Rector and Chancellor of the Diocese of Llandaff, George Traherne

The Greendown Inn has possible 16th century origins but has been much altered and greatly extended in the late 20th century. In the same period two detached dwellings have been built between the Greendown and the church.

Spatial Analysis

There is no formality in the layout of the buildings though, generally speaking, they are set back from the road. Church Cottage and the Greendown Inn, both historic properties, stand in large irregular-shaped plots of land. In contrast, the modern dwellings of The Pippins and Mornington stand in plots that are not much wider than the buildings and have well defined front and back gardens. Springfield and Hen Ysgol have a much more restricted space.

With the exception of the substantial two storey element that forms part of the Greendown Inn complex and the church tower, buildings have a generally low profile often subservient to adjacent trees. The church tower is the dominant structure in the landscape.

A sharp bend in the road and tree cover around the churchyard visually and physically separates the northern part of the area around the church from the southern part around the Greendown Inn. The northern area has a much greater historic character and appearance than the southern area because of the presence of the 14th century church and 19th century cottages. The large car park and open area between the Greendown Inn and the other buildings in the area together with the hotel's slightly elevated location further sets it apart from the historic core of the hamlet.

Character Analysis

Building Type and Principal Buildings

Despite the age of the settlement, there is no uniform architectural character to be found amongst the small cluster of buildings grouped around the churchyard. The listed status of St. George's Church and Church Cottage attest to their historic and architectural interest and these buildings are described below.

Springfield and Hen Ysgol form a short row directly overlooking the road. They both date from at least the 19th century and possibly have earlier origins. Hen Ysgol is noted as the site of a Sunday School in the mid 19th century. Presumably stone-built, it is now covered with a smooth cement render giving the building a modern appearance. Red brick door and window dressing suggest a late 9th century date for Springfield but it may be a rebuilding of an earlier cottage.

Whilst the Greendown Inn has historic origins, unsympathetic extensions and additions dominate the simple lines of the original building. The site contains a separate single storey annex and the buildings are in a variety of styles and lack a cohesive design. The development as a whole thus has limited architectural merit and contributes little to the visual quality of its surroundings.

The Pippins and Mornington are late 20th century detached dwellings.

Listed Buildings

St. George's Church – Grade II*

St. George's Church is remarkable as being one the smallest cruciform churches in Wales.

The church has medieval origins but the tower and north transept were rebuilt in 1838 and the four-gabled tower top with finials is a 19th century introduction. The tower is topped with a vane of gilded copper depicting St. George and the Dragon

Church Cottage – Grade II

Pair of cottages in 'cottage orne' style c. 1860. Listed as a 19th century cottage of definite character and for group value with the church.

Churchyard cross – Grade II

Medieval churchyard cross. Three steps of roughly coursed rubble support a broached socket stone from which rises the new chamfered shaft and replaced head of Maltese format.



The Greendown Inn has been much extended in recent times.



A flight of steps from the upper storey of Hen Ysgol lead down to the churchyard.



St. Georges Church.



Church Cottage.



Churchyard Cross



Springfield has red brick dressing around its windows and doors.



The brick retaining walls beside the entrance to the two modern dwellings are out of keeping with the area.



The stone base of the churchyard cross is in need of remedial works.

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 three listed buildings above have been identified as County Treasures.

Positive Buildings - The Contribution of Key Unlisted Buildings

Springfield and Hen Ysgol and the older part of the Greendown Inn 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.

Local Details, Green Spaces and Bio-Diversity

The area contains several trees, some in private gardens and hedgerows but most notably in the churchyard. Two old yews and other trees frame the building group and define its presence in the open landscape formed by the Ely Valley. Trees, hedges and other greenery soften the streetscene and add to the area's rural atmosphere. Wayside hedges are a defining feature of the area.

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;
- Modern development is out of keeping with the historic character and appearance of the conservation area;
- The churchyard cross and boundary wall are in need of repair;
- Church Cottage appears to be vacant and a window is boarded up. The existing vehicular access is out of harmony with the small lane through the village.

Summary of Issues

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

- Protection of significant views into and out of the conservation area;
- The care and management of the village green and unkerbed grass verges;
- The protection and repair of stone boundary walls adjoining the highway;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary 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 St. Georges Conservation Area was undertaken.

Recommendation:

The existing conservation area has two parts: the northern area around the church and the southern area including two modern dwellings and the Greendown Inn. The areas are visually separated by trees and a bend in the road. The southern area lacks architectural or historic distinction. For this reason it is recommended that the southern area be removed from the St. George's Conservation Area.

The proposed changes are shown on the Appraisal Map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural location. For this reason the boundary has been drawn widely to the west of the church and cottages and includes 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 St. George's churchyard. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

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

Management of Grass Verges

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

Recommendation:

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

Protection and Repair of Stone Walls

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

Recommendation:

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

Building Maintenance and Repair

The stonework at the base of the churchyard cross and the church's stone boundary wall are in need of maintenance and repair.

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 St. Georges 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 '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 St. George's 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. Charles Shepherd, St. George's-Super-Ely

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'.

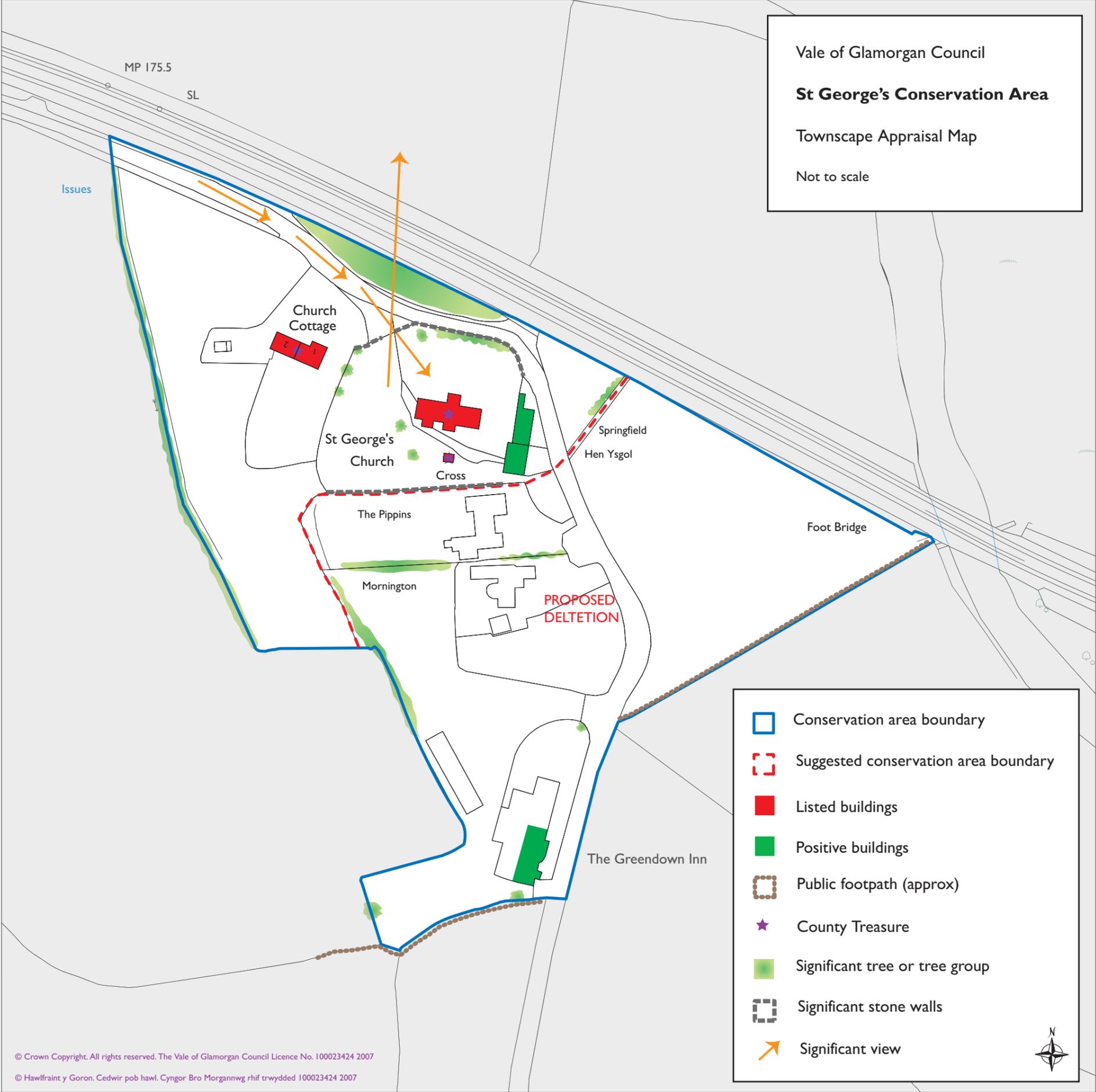
For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

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
St George's Conservation Area
 Townscape Appraisal Map
 Not to scale



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