

CONSERVATION AREA LLANTWIT MAJOR



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llantwit Major

Conservation Area Appraisal and Management Plan

March 2010

This document is the adopted Llantwit Major 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 11 September 2009 to 23 October 2009, this document was submitted on 6th January 2010 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Llantwit Major
Conservation Area Appraisal and Management Plan

Introduction

The Llantwit Major Conservation Area was designated in October 1970 by the former Glamorgan County Council, and amended in August 1977, by the former South Glamorgan County Council in recognition of the special architectural and historic interest of the town.

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 Llantwit Major 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 included in the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). This document provides a firm basis on which applications for development within, and close to the Llantwit Major 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 Llantwit Major 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 Llantwit Major 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.

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The document is intended for use by planning officers, the Highway Authority, developers, landowners and all those whose activities have the potential to impact on the Conservation Area 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 between October and December 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 Llantwit Major 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 the 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 the local Town Council on 29 September 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues raised through the consultation process is below:

- The importance of the Ogney Brook and the ribbon of open spaces on its banks;
- The importance of historic buildings and boundary walls;
- Cumulative effect of permitted development;
- Poor quality of some development and advertisement control;
- Inappropriate development and alterations to some buildings;
- Speed of traffic passing through the area;
- Variety of buildings in terms of age and style;
- Importance of trees and green areas;
- Pressures caused by traffic negotiating narrow roads through the town;
- Negative impact of traffic and traffic management scheme.

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.

Another important policy relating to part of the Conservation Area is Policy ENV 5 which relates to the Glamorgan Heritage Coast. Much of the landscape to the south of the Conservation Area is included in the heritage coast designation. This serves to protect the important open space that lies between the town and the coast.

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 built to serve a Monastic Grange, the remains of which are now a Scheduled Monument;
- The Parish Church of St. Illtud, grade I listed;
- Location on valley sides of the Ogney Brook;
- Survival of a strong historic street pattern enclosed by a diverse range of historic buildings of appropriate form and scale;
- The special architectural and historic interest of some of the area's historic buildings and structures including listed buildings and scheduled monuments;
- Prevalence of a simple palette of local materials in the construction of historic buildings;
- The Square, the key focal point of the historic town;
- A network of green, open spaces along the banks of the Ogney Brook;
- Stone boundary walls;
- Rural views over surrounding countryside from the north and west of the conservation area.



The use of local materials throughout the Conservation Area provides a strong element of its character.



The Parish Church of St. Illtud

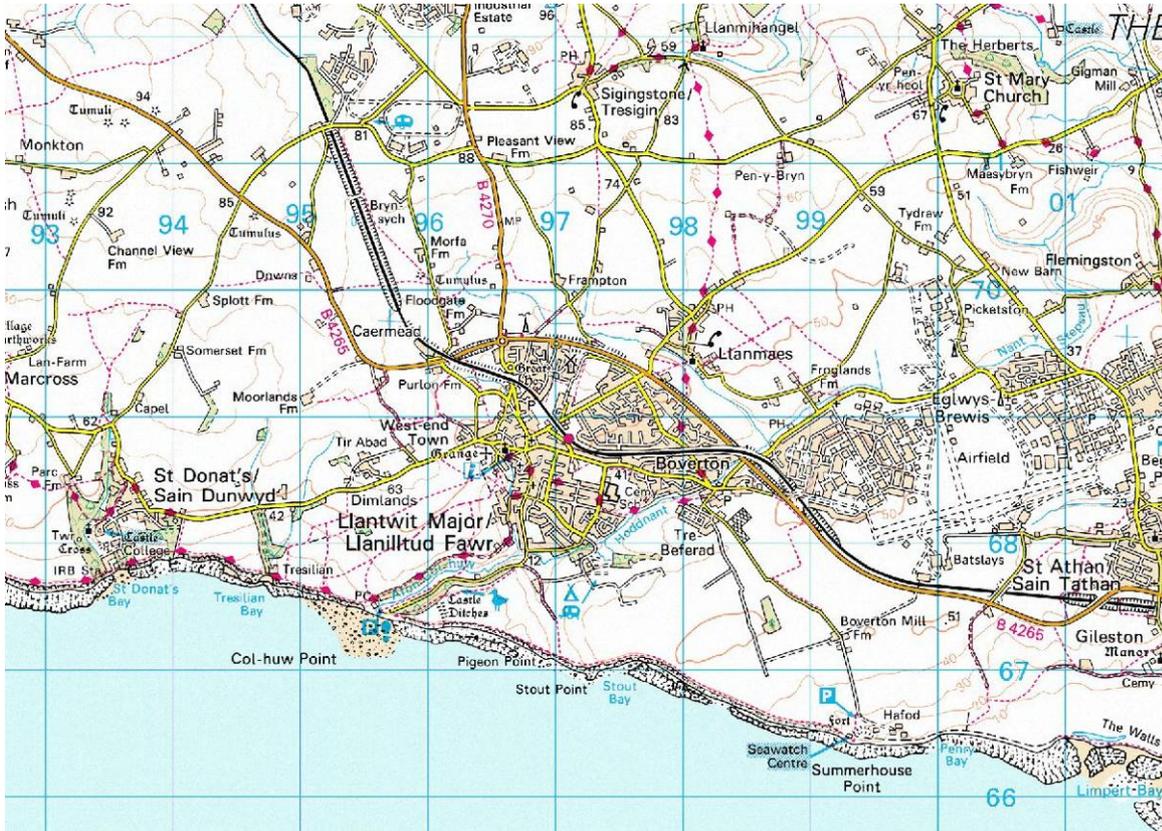


The Ogney Brook has played an important role in the establishment of the town.

Location and Setting

Location and Context

The town is situated approximately 15km west of the town of Barry and 5km south of Cowbridge. It is set on the banks of the Ogney Brook about 2km upstream from the coast. The older buildings, with the exception of the Parish Church, are set on the sides of the valley and together with the gentle slopes form small areas of spatial unity. To the west the valley sides are steeper and the ridgeline forms a definite edge and provides an attractive green backcloth. The fields that run along the valley floor are a legacy of the town's agricultural past and create an interesting feature of the Conservation Area.



OS Map showing location and context of Llantwit Major

General Character and Plan Form

The individual character of Llantwit Major is largely a product of the contrast between fields and the tightly spaced urban areas. Enriching this contrast is the harmony between the various parts of the Conservation Area brought about by related building forms and materials and a commons scale to the buildings, roads and open spaces.

The areas physical character derives from its relationship with its mediæval origins. Most of the streets in the historic core follow the lines of streets and open spaces designed when the town was laid out around the parish church. This pattern has been preserved in the plan form by the pattern of the later developments.

The tightly enclosed, corridor like streets, such as Commercial Street or Methodist Lane, have narrow or no pavements and the buildings front directly onto the street. Even the public open spaces such as the Strand or the Square are relatively compact, are contained by tight terraces of buildings, and have interesting vistas leading from and to them. The scale of the streets is entirely in sympathy with the modest scale of the buildings.

Landscape Setting

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

Historic Development and Archaeology

The Origins and Historic Development of the Area

Although the earliest remaining complete buildings date only from the twelfth century, archaeological evidence points to the existence of a settlement on or near the site that dates back possibly to 4000 B.C. The early town was a centre of trade and farming due to its location in the fertile Vale of Glamorgan and its proximity to the sea. A port trading with the Southwest of England and Ireland flourished at the mouth of the Colhugh River from around 800 to 700 B.C. until it was abandoned shortly after 1590.

It is possible that the present site of the old town remained heavily wooded and hostile until the late fifth century when the Celtic Saint, Illtud, founded a religious order on the site, probably on the fields to the west of the town between the Ogney Brook and the Old Vicarage.

In the fifth and sixth centuries, under the influence of St. Illtud, Llantwit Major became a centre of international importance, involved in the spread of Christianity throughout Europe. Despite its significance no physical evidence remains of this period. There are some surviving ninth and tenth century Celtic headstones, now kept in the Church, which indicate the town was the burial place of local tribal kings and abbots, although it is likely that the importance of the monastic community had begun to decline by this time.

Towards the end of the eleventh century the Normans seized Morgannwg and Llantwit Major was reserved as a demesne of the Lord of Glamorgan, Robert Fitzhamon; Fitzhamon also founded Tewkesbury Abbey in 1102 and he gave the fields to the west of the town to the Abbey as part of the original endowment. The Abbey appears to have used the land as a grange or farm, and it is to this that the Dovecote and Gatehouse are related. Parts of the Church of St. Illtud are earlier (there is eleventh century stonework in the south doorway) but its appearance today is the result of building from the eleventh to the fifteenth century together with nineteenth century restoration.

Under the Norman feudal system Llantwit became a prosperous and sizeable community and it is estimated that the population may have reached 2,000. Buildings such as the Town Hall, the White Hart Inn and the Old Swan Inn all had their origins in this period. However, in 1490 this prosperity was shaken by the 'Black Death'. This and the damage caused by the revolt of Owain Glyndwr blighted the town for much of the fifteenth century. These events weakened the manorial system and in the late fifteenth and early sixteenth century brought about the introduction of an estate system, the enclosure of fields, the aggregation of farms into larger



Postcards of Llantwit Major showing The Strand and The Swan. Note the incongruous extension that has since been removed.



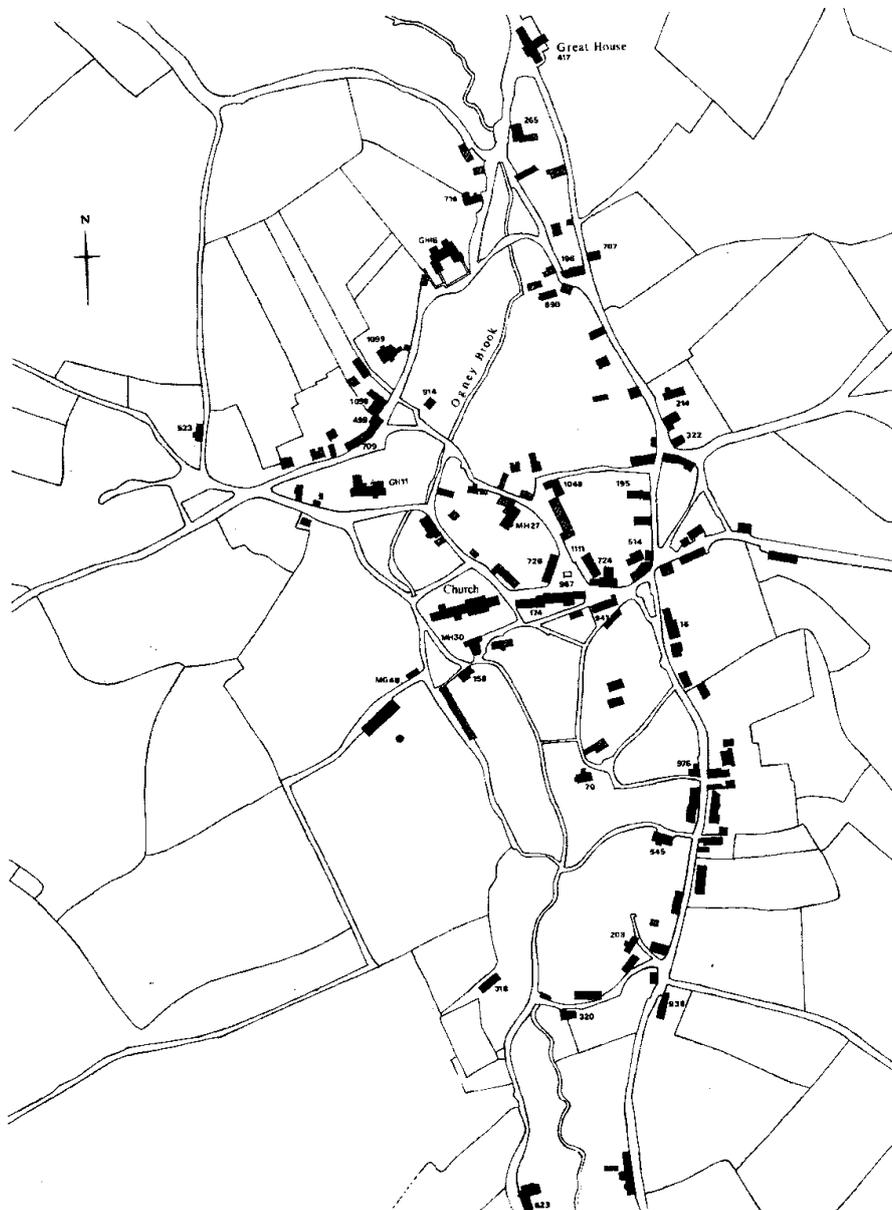
The Mediæval road layout is still apparent in plan form.

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units, and the consequent rise of a class of gentry and yeomanry.

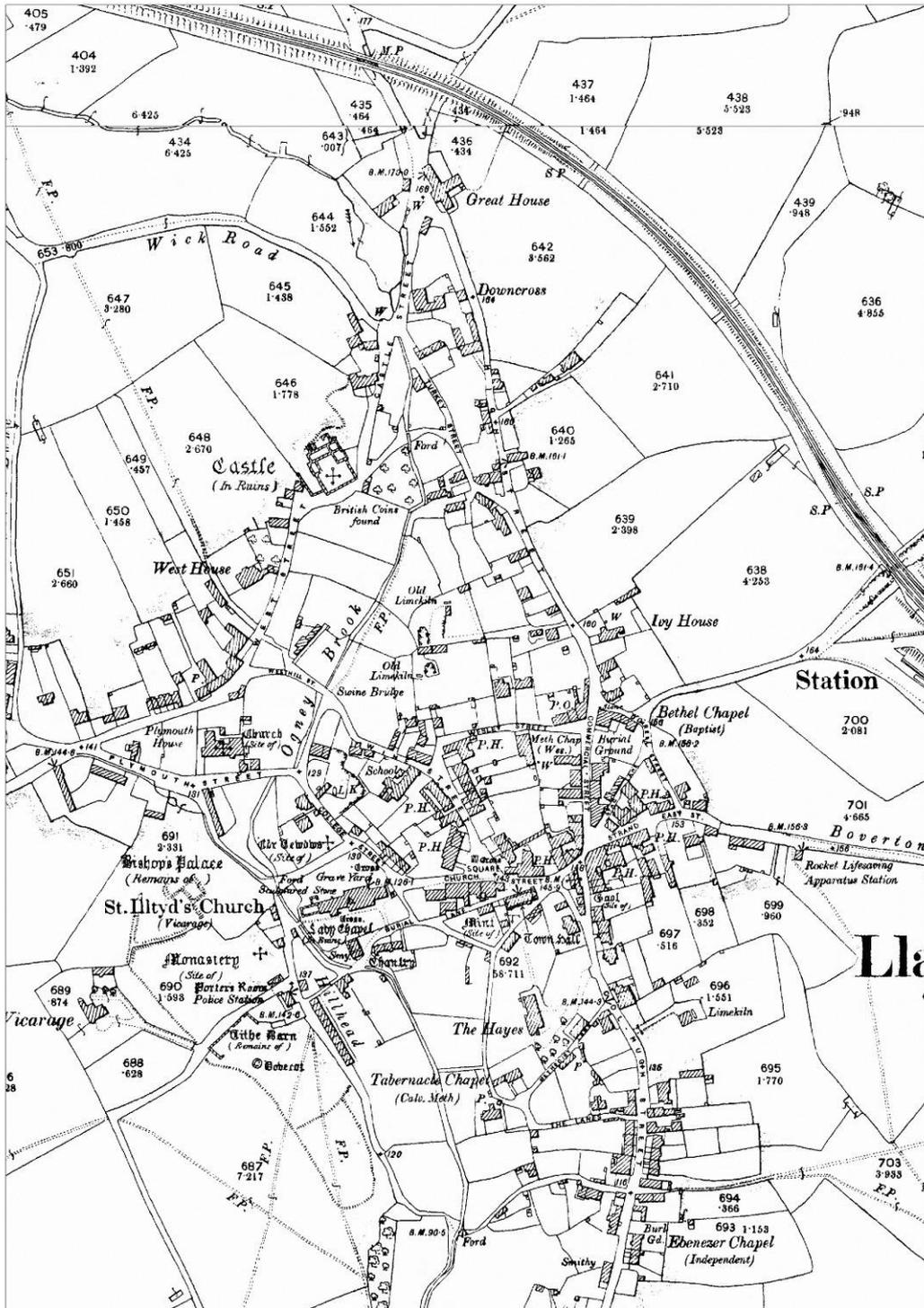
In the sixteenth century the population was much less than it had been, probably about 600, but prosperity had returned. There was a good trade in meat, dairy produce and wool through the port to the Southwest of England. To demonstrate their new wealth the gentry began to build or rebuild their houses; Great House, Plymouth House, Court House, Old Place, The Swan and White Hart Inns and the Town Hall all owe their present appearance to this period.

*Indicative plan of
mediæval Llantwit
Major.*



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Ancient and Historical Monuments of Wales

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Extract from 1899 OS map
showing the introduction of the
railway

The Civil War and the Restoration changed the fortunes of some of the Gentry and others moved to larger estates in England acquired through marriage or inheritance. Houses either fell into ruin, like Old Place, or were let to local farmers.

The period between 1750 and 1900 was a settled one for the town. The buildings of this time are mainly the modest cottages that are now a key characteristic of the town. The local people received non-conformism in the nineteenth century with enthusiasm resulting in the construction of several chapels. Apart from this the town was a quiet agricultural community, and remained so until the opening of the Vale of Glamorgan railway in 1897. This event ended the town's isolation and coupled with the prosperity brought to Glamorgan by the coal trade encouraged the movement of people into the town, whilst the children of local residents left agriculture and Llantwit Major for better paid work in the newly industrialising Barry and Cardiff. The largest period of growth in Llantwit Major has been during the twentieth century and in particular the late twentieth century. This growth has been concentrated on the east of the historic core and therefore impact of the new development has not been excessive.

Scheduled Monuments in the Conservation Area:

- *Old Place*
- *Site of Monastic Grange*
- *Llantwit Major Gatehouse*
- *Dovecote*
- *Former Chantry Priest's House*

Archaeology Including Scheduled Monuments

Given its mediæval origins and the lack of modern development the archaeological potential for large parts of the existing Conservation Area of Llantwit Major is extremely high. A number of excavations have taken place in Llantwit Major since the late 19th Century, in particular in those areas near the present day church and former Monastic Grange. Although the actual extent of the mediæval settlement is unknown it is likely to have centred around the square with Wesley Street and East Street marking its northern and eastern limits.

There are five scheduled monuments in the Conservation Area listed below. Further details relating to these can be found in Appendix 2.

Spatial Analysis

Character of Spaces

Spatial analysis, is concerned with how buildings relate to each other and the space created between and around those buildings. It also examines how views are created and how they may change as the space is passed through.

Llantwit Major, whilst surrounded by attractive countryside, is not a rural village but a sizeable urban centre with the character of a town. The town centre is intensely built-up, with little space between the buildings, and private gardens largely screened behind continuous frontages. However, within the Conservation Area there are a number of open spaces. Many of these key open spaces follow the course of the Ogney Brook from the open field in the north of the Conservation Area immediately southwest of Great House to the meadows east of Colhugh House.

Whilst many of these key open spaces are in private ownership and are not open to the public they can be viewed from the public domain. The most important open spaces are:

- Gardens and fields along the banks of the Ogney Brook to the east of Old Place and northeast of Castle Court;
- Garden to Swimbridge Farm;
- The field to the south of Westhill Street and to the east of Plymouth House;
- The field to the south of Plymouth House and east of Church Lane;
- Gardens and fields along the banks of the Ogney Brook to the south of Burial Lane, as far south as Flanders Barn;
- Garden to Flanders Farm;
- Field to the southeast of Flanders Farm and east of Colhugh House;
- The Square forms an area of public open space within the area and includes the widened pavements and forecourt at the historic centre of the town

These key open spaces are an essential element of the character of the Conservation Area and are identified on the Appraisal map.

The spatial character of the Llantwit Major Conservation Area is primarily determined by the mediæval street pattern which provides an intimate sense of enclosure.



The form and layout of buildings creates interesting spaces in the town.



Fields within the Conservation Area are important.



Footpaths link with the town with the wider countryside.



Small incidental space adjoining the pond in West End.

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Throughout the town there is a clear distinction between public and private space with boundaries well defined by building lines, boundary walls and other softer landscaping such as hedges. The narrowness of the roads is such that the buildings, although themselves small in scale, produce a marked sense of enclosure particularly in the core of the historic area.

Key Views and Vistas

There are many important views into and out of the conservation area. Key vistas and landmark buildings are identified and illustrated on the appraisal map.

Some illustrative views are included here.



These gardens along the edge of the Ogney Brook form an essential part of the setting of Old Place.



Many of the views within the conservation area show the agricultural origins of the town.



View north along High Street towards the Great House.



The form of the buildings provide a frame for the Church from the Square.

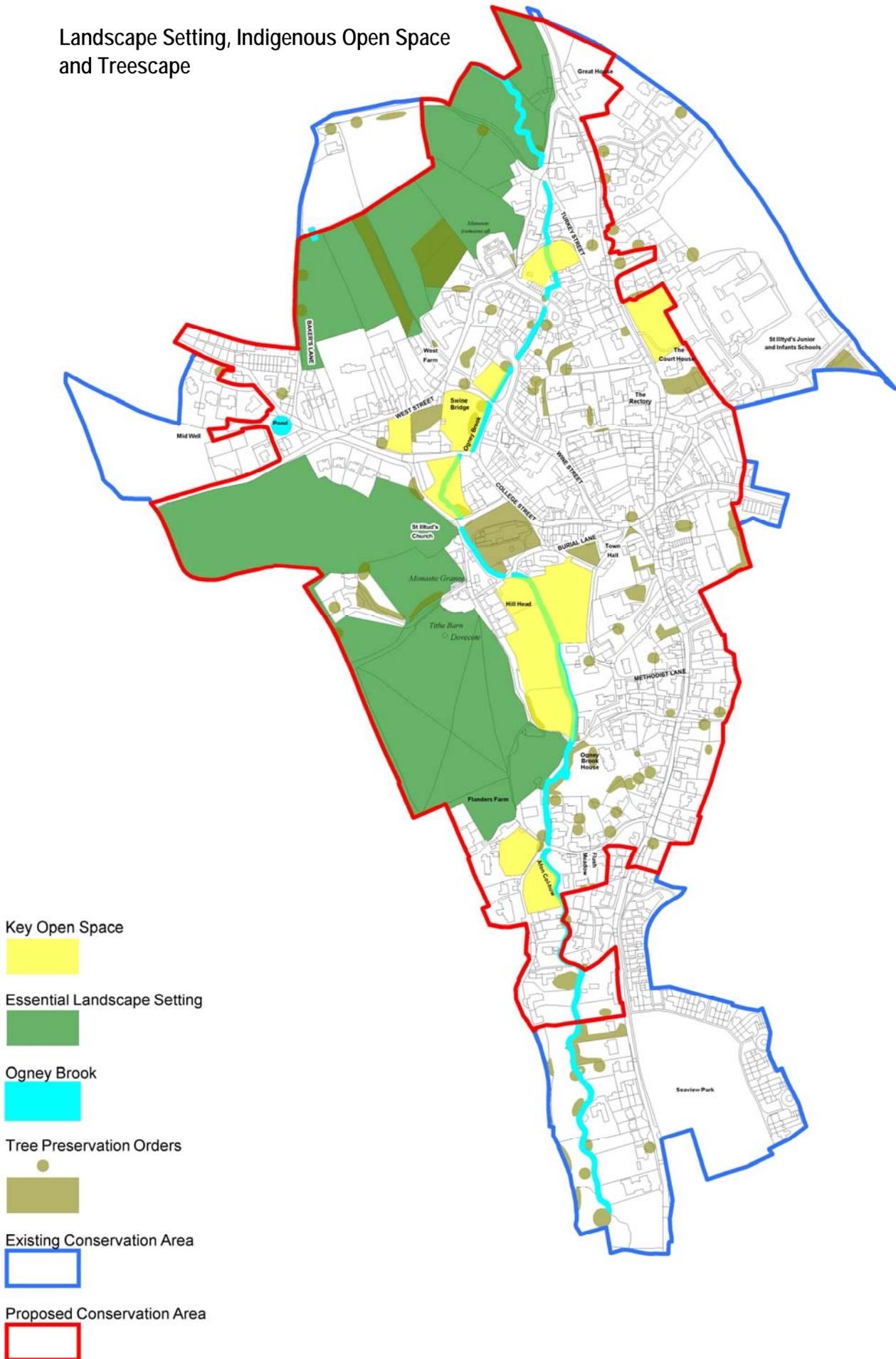


Views within the town are often terminated by buildings.



West Farm can be seen in the distance from this view outside the Old School.

Landscape Setting, Indigenous Open Space
and Treescape



Character Analysis

Activity and Prevailing Uses

The Conservation Area encompasses the historic town of Llantwit Major. The historic town centre formed the commercial and social core of the town. Evidence of this can be found in a number of properties that have been since converted to residential use since the expansion of the town in the late 20th century and the shift in retail to East Street.

There are a number of public houses in close proximity in this part of the Conservation Area which clearly reflect its long established importance as the social focus of the town and provide an important identity to the conservation area.

A number of commercial units in historic core of the town now lie vacant or have been converted to residential use, this is particularly evident on Church Street and Wine Street.

Elsewhere the town's rural origins are evident, although often now surrounded by late 20th century residential development.

Architectural and Historic Character

Llantwit Major has a rich and very varied architectural heritage with a many fine historic buildings providing the town with its unique character and appearance.

There are 54 listed buildings and 22 locally listed County Treasures in the conservation area. The historic grain of the settlement has, for the most part, not been adversely affected by backland or out-of-scale modern development, although there are instances of new housing developments that have had a detrimental effect on the historic plan form, particularly on open spaces adjoining the Ogney Brook. The surviving pattern of streets in the historic core of the town is of note with the best groups of early buildings found in the historic town centre and particularly around the Church and Square.

Most of the buildings facing the principal streets were built as houses and are therefore of a domestic scale, usually two and very occasionally three storeys high. There is a varied roovescape, with some exposed roofs and some hidden. Chimneys also play an important role. Elevations are formed from a less varied palette of render or local limestone with occasional use of brick or dressed stone for quoins and window openings.

In between these domestic houses and shopfronts there are the more prestigious, and much larger buildings relating to religious, governmental and educational purposes, which provide a break in the



The core of the town was the social focus for the area as evidenced by a number of public houses.



There is evidence of former commercial uses in these houses on Church Street.



The mediæval street pattern is still obvious in the heart of the conservation area.



Many buildings sit directly on the road, or against narrow pavements.



Pavement at Wesley Street. Note also the interesting gate.



West End Terrace

small scale domestic character of the principal streets. In the town centre, nearly all of these buildings sit close to the back of the pavement, with no front gardens or front areas.

Building Materials and Local Details

Building materials consist predominantly of local liassic limestone, sometimes with a roughcast render, under natural slate roofs. There are instances of yellow and red brick detailing on some 19th century buildings.

Some modern developments do not follow this palette of materials, but in some cases remain neutral through the use of materials that are sensitive in their colour.

Apart from the pattern of space, the buildings, and the street pattern, smaller details contribute to the quality of the environment. Local details make a vital contribution to the distinctiveness of Llantwit Major. The schedule below identifies some of the most significant local details in the Conservation Area.

- The War Memorial on its ancient base acts as a focal point for the Square;
- The pavements at either end of Wesley Street;
- Pavement at West End Terrace is particularly good;
- Plaques, such as this one at the Swedish Consulate;
- Boundary walls, occasionally with additional items such as letter boxes;
- Railings and gates;
- Individual door furniture;
- 'Sun dial' at Town Hall.

Identification of 'Character Zones'

Within the Conservation Area it is possible to discern a number of different 'character zones'. These are sub areas that may distinctive historic character reflecting periods of development, original functions/activities, specific design and current usage.

Seven areas have been identified and appraisal maps prepared for each zone.

Town Centre



The Square is an important focal point of the historic town.



At the centre of the Square is the town's War Memorial.



The Church terminates the view along Church Street from the Square.



Church Street follows the topography of the area.

The core of the old town is set on high ground on the eastern side of the Ogney Valley. The site is mostly flat with the spaces closely defined and enclosed by buildings. The central area, that part of the town characterised by an increased density of development, includes Commercial Street, East Street, Church Street, The Square, The Strand, Wesley Street, Wine Street and the upper part of Colhugh Street. The pattern formed by these roads has its origins in the form of the mediæval settlement. The intimate nature of these streets is an essential contributory factor in the character of the town. Within which the traditional relationship between building and street has in the main been preserved. Elsewhere buildings can be less important in defining enclosure and roads are bounded by walls of local limestone.

Buildings in the Character Zone

Whilst individually many of the buildings in the historic core are not in themselves outstanding, a combination of their simplicity, age and use of local materials gives a unity that is an essential quality of the Conservation Area. The area surrounding the Square, however, contains the most interesting group of buildings within the Conservation Area.

The Square

The Square is a misnomer for this triangular focal point for the historic town, which is dominated by the Grade II listed War Memorial at its centre. A number of historically important buildings surround the Square, with a public house on each of its sides. Of these, the Old Swan and Town Hall are listed Grade II*, whilst the White Hart and Tudor Tavern are both listed Grade II. Other listed buildings in the Square are No. 1 Church Street, which adjoins the Tudor Tavern and the K6 Telephone Call Box, both of which are listed Grade II.

These buildings are architecturally and intrinsically the most interesting in the area, some having a very long history. The Town Hall and the Old Swan Inn originated in the eleventh century but now exhibit mostly sixteenth century features. The White Hart Inn has mostly fourteenth century origins.

Church Street

Church Street exemplifies the early expansion of Llantwit Major, lying between the Church, to the west and the Square in the east. A common characteristic of the buildings on this street are the narrow frontages on to the edge of very narrow pavement.



Wine Street.



Wesley Street.



Commercial Street.



The Strand.

No's 1-9 Church Street, although of different form and age, share in common rendered walls under natural slate roofs. Stacks are in dressed local stone or red brick.

Opposite, No's 10 – 12 Church Street are early 20th century buildings, which contrast with the predominant, early nineteenth century style of the area. The stepping of the roofs, together with the lean-to at the lower end of the block accentuate downward development from the Square following the local topography.

Wine Street

Wine Street runs from the Swine Bridge, past the Old School to the Square. Its principal buildings are the Grade II listed Old School and the locally listed County Treasure Ty'r Angel.

Much of the remainder of Wine Street is also late Victorian in origin with 20th century additions and alterations. There are several former shops that have been converted to residential use. Several buildings feature the unfortunate and uncharacteristic exposed stonework to the lower storey with render to the upper storey.

Wesley Street

Wesley Street runs from Wine Street to Commercial Street. Its principal buildings are Andrews House, the Police Station, Ty'r Post and the locally listed Hodnant, which is notable for being the Swedish Embassy, and Jehovah's Witness Hall. Although hidden from view by dense foliage Linden House is also a positive building.

At its western end the street retains a definite rural character through the extensive use of local stone in buildings and walls, and hedges.

Commercial Street

Commercial Street is situated between the junctions of Wesley Street/High Street and the Strand. Many of the buildings on this street have been much altered although there are a number of sensitive alterations.

It has also been the subject of a traffic management scheme which had to balance the needs of traffic and highways requirements against the conservation of the historic environment. As a consequence, the historic environment has been somewhat prejudiced. Notwithstanding this, it retains some of its character through the enclosure created by buildings fronting the edge of the pavement.



The Strand, from East Street remains part of the busy commercial centre of the town.



Stag Lane looking towards East Street.



Greenfield is unusually set back behind a wall.



Chimney to former Oast House.

The Strand

The Strand is situated at the junctions of Commercial Street, Stag Lane, East Street and Church Street. Although not as spacious as the Square, it nonetheless creates an important focal space in the Conservation Area.

The contrast between the narrow entrance from the south into the Strand is striking but a sense of enclosure is maintained due to the buildings within the space being situated immediately on the road, or where they exist, onto small pavements.

Buildings on the western side of the Strand are much altered with varying degrees of quality. Inappropriate half stone/render elevations are apparent. Buildings to the south of the Strand, including the former Cross Keys public house, are of a high quality despite the Victorian corner building being vacant and suffering from damage caused by vehicles travelling through this narrow pinch point. The café at the corner of Commercial Street and the Strand has been the subject of a successful and sensitive scheme to install a new shop front.

East Street, Stag Lane and Durrell Street

East Street runs from Boverton Road into the Strand and is an important route linking the historic core to the modern shopping facilities at the Pound and the late 20th century extensions to Llantwit Major which lie to the east. East Street's architectural and historic interest is strongest at its western end with the two public houses (the Kings Head and White Lion) being the principal buildings. Also of interest is Greenfield, which unusually is set back behind a large wall. Between Greenfield and the White Lion is the entrance to a yard now used for car sales although formerly it related to an Oast House. The original Oast house building remains together with its chimney which forms an interesting, although discrete feature set well back from the main road.

East Street forms part of Llantwit Major's modern retail centre and many shops in this area have been damaged by inappropriate alterations. In particular, shop fronts are often poorly considered and there are two instances of large satellite dishes (Ladbroke's betting shop and 3 Bank House) which detract from the character of the area. Barons Close House together with the Natwest Bank have little architectural or historic interest.

Stag Lane is a service lane and features a number of coach houses to buildings on Commercial Street and East Street, whilst Durrell Street has two buildings fronting it. Both the Old Dairy and Eastfield House are late 19th century buildings but are of limited significance due to a number of alterations.



Modern development and inappropriate alterations to buildings on Station Road have diluted the character of the Conservation Area.



The School, and the adjacent health centre, are modern low buildings set in large open grounds.



The Town Hall is one of the most important buildings in the area.



The Old Swan dates from the late 16th century.

Station Road and Llanmaes Road

The principal buildings are St. Illtyd Junior and Infants School, and the St. Illtyd's family centre, both of which lie in large open grounds. The buildings are modern educational and health facilities and in common with some modern houses on the road, they do not reflect the historic and architectural character of the rest of the Conservation Area.

Listed Buildings

Within the central area there are nine listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix 2.

- Fonmon Cottage
- Bethel Baptist Church
- The White Hart
- The Old Swan
- Telephone Call Box
- War Memorial
- Tudor Tavern
- 1 Church Street
- Town Hall
- The Old School

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures.

- Ty'r Angel
- Former Wesleyan Chapel
- Hodnant, Wesley Street
- Anchor Cottage

Parish Church

The Parish Church of St. Illtud occupies an important site in the centre of the town. It is set in a shallow hollow through which the Ogney Brook flows within narrow banks.



The Parish Church is the principle building in the area.

Buildings in the Character Zone

The Parish Church, which is one of the oldest churches in Wales, dominates this part of the Conservation Area. It is linked to the rest of the town by a network of narrow, winding lanes which follow the traditional mediæval street pattern. The site of the present Church was once part of the monastery of St. Illtud and was restored circa 1900. It is a mix of various mediæval phases of building and is a key feature of the old town due to its prominence with views available of it from many parts of the Conservation Area.



Church Cottages.

Burial Lane

Chantry House, sited immediately below Hill Head, where Burial Lane crosses the Ogney Brook, is finished in grey cement render and is thought to be of 16th Century origin. Beside it a series of steps leads up to Hill Head. Church Cottages have been substantially altered, but nonetheless retain their harmony with the overall scene because of their simple form and materials.



College Gardens.

College Gardens

Green Gables and Hafod y Coed form a pair of 1940's semi detached houses that feature interesting door and window surrounds. Ty Coleg (also known as College House) occupies a position set back from the road.

Church Lane

Church Lane has a particularly rural feel to it. To the west of the road is the site of the former Monastic Grange and to the east is a field through which the Ogney Brook flows. A culvert to the side of the road adds the sound of running water which adds to this rurality.



Hill Head from Burial Lane

Hill Head

To the west of the church is the Gatehouse which sits in a prominent position and forms part of a group of buildings including the Old Police Station and the Old Vicarage. All of these buildings are of local Lias limestone and remain relatively unaltered since their construction.

To the south of this group of buildings is a small terrace known as Hill Head. This row of twelve houses built around 1830 has been extensively altered to create 6 larger cottages. Despite these changes Hill Head remains a positive, prominent feature of this part of the Conservation Area.



Consistent use of local materials is an essential element of character in the area.



This field on Church Lane provides glimpses of Plymouth House and its former barn.



The walls to the Church form part of a culvert to the Ogney Brook.



Church House is a locally listed building.

The buildings in this character zone are an excellent example of the harmony created by the use of local materials. In age, they range from the 12th Century Dovecote and Gatehouse to the 19th Century Old Police Station. They vary in form, yet unity and identity is created through the use of local limestone.

Listed Buildings

Within the Parish Church character zone there are 8 listed buildings which are identified on the townscape map. Further information relating to listed buildings in Llantwit Major is contained in Appendix 2.

- St. Illtud's Church
- Walls to St. Illtud's Church
- Cross in Churchyard of St. Illtud's Church
- Former Chantry Priest's House
- The Gatehouse
- Dovecote
- Old Police Station
- Chantry House

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures.

- The Barn
- Church House
- Terrace at Hill Head

West Street

West Street

West Street runs from the junction with College Street and West End to Old Place in the east. At the western end of the street are a pair of houses typical of the Rural District Council in the 1950s. Opposite is Huntsman's Cottage, a rendered cottage featuring two gabled stacks, and its attached outbuilding and boundary walls.

There are instances of infill development along West Street that, along with insensitive alterations to historic buildings, dilute the character of the area, but nonetheless it still remains a positive part of the Conservation Area.

West Farm is the most prominent building on West Street being sited at the crest of Westhill Street. The 18th Century façade of the building is particularly striking, with comparatively large sash windows emphasised by the rusticated stone architrave which contrast with the pebble dash finish to the walls. Adjacent to West Farm, and also in a prominent position is Hill Cottage a Grade II listed cottage dating from the 17th Century.

The Old Forge, an agricultural building typical of the farming history of the area is positioned on a corner and this building terminates vistas from both directions of West Street adding to its significance. North of West Farm, the West House Hotel is set back behind a high wall and hedge. Further north Felsted is almost wholly concealed by stone walls that echo the appearance of the ruined Old Place which marks the end of this part of the street.

College Street

The principal building on College Street and amongst the most impressive building in the area is Plymouth House, a large white rendered house which is thought to have been the refectory for St. Illtyd's Monastery, although the surviving exterior dates only, in appearance, from the seventeenth or eighteenth century. Plymouth House is not overly dominant in the area, despite its size, because it is sited at the foot of the slope from West Street to Plymouth Street.

West Hill Street

West Hill Street runs from West Street to River Walk. West Farm House terminates the vista to the west whilst the Grade II listed Swinebridge lies at the bottom of the hill. Of particular note here are Swimbridge Farm, recently exceptionally restored, and the walled gardens of West Farm.



The rural origins West Street are apparent in this view towards Old Place.



Tanfield Cottages were built as agricultural workers houses..



West Farm is the most prominent building in the area.



Castle Court is an area of relatively modern housing.



The elevated position of West Street and open spaces provide views over the town.

River Walk and Castle Court

Until the 1960's the land north of Westhill Street, beyond Swimbridge Farm, was an open area in agricultural use. Subsequently new housing has been built on this site introducing a suburban character to the conservation area. However, its neutral colour does somewhat mitigate its incongruity.

Listed Buildings

Within the West Street area there are eight listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix A.

- Old Place
- Swimbridge Farm
- Walls to Garden to West Farm
- West Farm
- Hill Cottage
- Plymouth House
- Garden Wall, Gate and Mounting Block to Plymouth House
- The Swine Bridge

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures.

- The Old Malthouse
- The Old Forge
- West House Hotel
- Felsted – Wall
- The Barn
- Huntsman's Cottage

Turkey Street

At the head of the valley the banks of the Ogney Brook slope gently to form a shallow basin the sides of which are defined by Castle Street and High Street. The basin is bounded and crossed by roads, the brook being forded at Goose Lane and bridged further upstream at the junction of Turkey Street, Castle Street and Wick Road.

Many of the buildings in the area, although basic in form, are built of traditional materials that emphasise the importance of setting and the relationship between scale and detailing.

Turkey Street

Turkey Street runs from Castle Street in the northwest to High Street in the southeast, where its principal buildings lie. Here Peartree Cottage, Corner House and Rawley Court (all Grade II listed) together with Rock Cottage and Primrose Cottage create an interesting group of buildings either side of the lane. Also of note is Orchard View.

Castle Street

Castle Street leads north, from Old Place, and away from the historic core to Great House on the High Street. These form the two principal buildings in the area, and are amongst the most important in the Conservation Area, whilst spaces between buildings increase a sense of enclosure is maintained through high walls and trees. Nonetheless, this part of the conservation area does have a significantly more rural feel to it.

Old Place is a former Tudor manor house, and although only a roofless overgrown ruin remains, it is a focal point and a significant feature of this area. It has been ruinous for many years, and in places the structure is considered dangerous. It is set amidst trees and traces of a terraced garden still exist.

High Street

Great House is a 16th century manor house built of local Lias limestone with a slate roof. It is sited in a relatively elevated position with regard to surrounding buildings. As well as dominating the views from Castle Street and Turkey Street its position makes it a terminal feature of High Street.

To the west of Great House are two stone agricultural buildings with uncharacteristic, but interesting, roofs of clay Bridgewater tile. There is another group of outbuildings at the junction of Castle Street.



Discrete features like this mounting block add to the character of the area.



Many buildings still retain their agricultural character.



Old Place, although ruinous, remains one of the most significant buildings in the Conservation Area.



Wider roads and more dispersed buildings are evident here where the town gives way to the surrounding countryside.



Barriers and railings alongside High Street detract from the character of the area.



Ashgrove House is a positive building situated on High Street.



Modern development such as this at Great House Meadows does not enhance the character of the Conservation Area.



Listed buildings include Corner House and Peartree Cottage.

High Street leads towards the town where it terminates at the junction of Commercial Street, Wesley Street and Station Road. A number of properties that are situated on High Street have been much altered.

In the area of the School, the addition of modern pedestrian barriers and railings to the school playing fields detract from the character of the Conservation Area. Whilst the safety of road users is an important priority, closer working between Council departments will hopefully result in more sympathetic treatment.

Court Close and Great House Meadows

Court Close is a small development of modern houses off High Street. The houses are of a simple design but due to their suburban layout, they do not relate well to the Conservation Area.

Great House Meadows lies to the southeast of the Great House and it comprises 16 late 20th century dwellings. They are of little architectural significance and bear little regard to the vernacular building type of the area.

Listed Buildings

Within the Turkey Street area there are 11 listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix 2.

- Great House
- Downcross Farm
- Samsons Well
- Old Place Cottage
- Sunny Bank
- Outbuilding at Sunny Bank
- Corner House
- Peartree Cottage
- The Old House
- Rawley Court
- The Court House

Locally Listed County Treasures

There are no locally listed County Treasures in this part of the Conservation Area.

Upper Colhugh Street

Buildings in the Conservation Area

The principal building in the Upper Colhugh Street character zone is the former Social Club. This building is a substantial three storey Victorian building, constructed of liassic limestone with bathstone quoins and stringcourse detail. Despite several late 20th century extensions it retains architectural interest, in part due to its scale and prominent location, but also because of some notable features. In particular its porch which features a gothic arched doorway with polychromatic stonework detailing and single arched light over the double doorway set in a bathstone surround with miniature Corinthian columns.

Surrounding buildings comprise primarily of two storey domestic houses of variable design and quality. The more historic buildings are mainly of a palette of stone, limewash/render and slate, whilst post-war development is generally not successful in terms of making a positive contribution to the special interest of the area.

Colhugh Street

Colhugh Street is a narrow lane that slopes down from the Strand and leads to the beach beyond the Conservation Area. It features a number of pre 18th century buildings with late 19th century terraces infilling many of the spaces between. Many of the houses open directly onto the street, or where they exist, on to the narrow pavement.

Modern development at Colhugh Close at the northern end of Colhugh Street is incongruous and does not add to the special character of the area, however there are a number of positive buildings, some of which retain their original timber sash windows.

Noteworthy positive buildings include a number of terraced houses, the Ebenezer Chapel dating from 1905 and No's 1 and 2 Coastguard Cottages which are typical of the houses built by the former Rural District Council.



The former Social Club dominates the area from its elevated position above the valley.



Colhugh Street follows a sinuous line parallel to the Ogney Brook.



The Ebenezer Chapel



A Mounting Block sits on a small piece of open space on Methodist Lane outside the Tabernacle Chapel.



The Lanes.



Quaintways and Ty Ni.

Methodist Lane

Methodist Lane forms a loop off Colhugh Street. Although the lane has a particularly rural character along most of its length, a strong sense of enclosure is maintained through buildings fronting the street, and high stonewalls and hedges. The exception to this is the area to the immediate south of the locally listed Tabernacle Chapel which opens up into an informal open space, upon which sits a horse mounting block which is also locally listed. A lane leads off from this space towards the Town Hall which opens up to afford long views over the Ogney Brook towards the Church and Hill Head.

The Lanes

The Lanes is an area of mostly neutral two storey dwellings, although Dail yr Hydref and Horse Shoe Cottage are notable for being positive.

Listed Buildings

Within the Upper Colhugh Street there are three listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix A.

- Ty Ardwyn
- Quaintways
- Ty Ni

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures.

- No's 1 and 2 Hayes Cottages
- Presbyterian Chapel
- Horse Mount at Presbyterian Chapel

Lower Colhugh Street

Buildings in the Conservation Area

Principal buildings in the area reflect the agricultural origins of the town.

Colhugh Street

The southern stretch of Colhugh Street is characterised by a large number of modern dwellings between earlier buildings which were once widely dispersed. These modern dwellings include a small estate at Flanders Meadow that features a wide sweeping entrance, a suburban feature, which is completely alien to the Conservation Area. Importantly, many of these buildings do not add to the special interest of the Conservation Area, although there are some notable historic buildings, including the listed To Hesg and Old Rosedew house, and the locally listed Woodford House.

To the west of this part of Colhugh Street the Conservation Area also includes Seaview Park and parts of a large housing estate built since designation. These houses do not relate to the Conservation Area, whilst the park sits on a plateau above the road and is also detached from Colhugh Street.

Flanders Road

The entrance to Flanders Road is marked by a grouping of buildings consisting of Malta House, 2 Flanders Road, The Cottage and Glen Haven. This ensemble of buildings provides an attractive and positive entrance to the road.

The principal building off Flanders Road is Flanders Farm which occupies a commanding position overlooking the meadows, through which the Ogney Brook flows.

The character of Flanders Road has also been diluted by the addition of modern dwellings but not to the same magnitude as Colhugh Street.

Despite this there remain a number of positive buildings which add to the character of this part of the Conservation Area.



Modern development overshadows the Conservation Area at the south of Colhugh Street.



Flanders Meadow has a suburban character at odds with the rest of the Conservation Area.



An attractive ensemble of buildings mark the entrance to Flanders Road.



Flanders Road still retains a strong character as shown in this view of Flanders Farm.

Listed Buildings

Within the Lower Colhugh Street area there are seven listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix A.

- Malta House, 1 Flanders Road
- 2 Flanders Road
- The Cottage, 4 Flanders Road
- Flanders Farm
- Old Rosedew
- Lower House
- To Hesg

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures.

- The Whitehouse
- Woodford House



The Gardens



West End Terrace.



The Pond at West End provides an open space at the heart of this area.

West End Town

This character zone is almost detached from the rest of the old town, and is surrounded on three sides by open fields. The buildings are grouped informally around the pond, although in no particular relationship either to it, or to each other. Three roads pass through the area. Dimlands Road to the south is the route from Llantwit Major to St. Donats and Marcross,. Bakers Lane joins Dimlands Road to Wick Road but its narrowness discourages traffic. The other road is little more than an access road, leading only to an overgrown track.

Buildings in the Conservation Area

The Gardens is perhaps the most notable building in this part of the Conservation Area. It is of modest size, but has a pleasing symmetry and features some attractive detailing. Of note are its two gable ended projections with particularly interesting fretted barge boarding.

The northern boundary of the area is marked by West End Terrace, a group of twelve dwellings. This terrace has a somewhat incongruous appearance, since it is of Victorian style most commonly associated with highly urbanised areas. The unity of this group has unfortunately been damaged by changes in windows and doors to several of the houses. However, despite its incongruity it remains a positive feature of this part of the Conservation Area due to its materials, form (particularly the small front gardens and front path) and scale.

The other historic buildings in this part of the conservation area, Dyffryn House and Ivy Cottage although both are much altered.

West End Town has also seen a number of modern buildings erected since the designation of the Conservation Area. The sites that have been developed up to now are relatively secluded, and although the quality of individual buildings is not notable the few houses have been individually designed so that original diversity has not been lost.

A small area of green space at the rear of the pond is shaded by trees, and provides access to the nearby listed well. In this part of the Conservation Area the division between town and country is clear, with the buildings looking inward and turning their backs on the open country beyond that provides their setting. The circular pond provides the primary internal open space and focal point of this character zone. Although this was once used for watering cattle its rural character has been damaged due to the inappropriate sand and cement finishing to the walls and the incongruous inspection pit cover.

Views out of the area are restricted due to the enclosure the buildings provide, although there is a notable view looking southeast along Plymouth Street towards the Church.

Some of the less attractive features of West End Town have already been mentioned. In addition there are a number of unsightly poles and wires in the area of the pond, and to the west there is a concrete barn which detracts from the character of the Conservation Area.

The character of this part of Llantwit Major is distinctively different from the rest of the Conservation Area. It is not based so strongly on its history, or on its visual appeal, nonetheless, it retains significant special interest.

Listed Buildings

Within this character zone there are two listed buildings which are identified on the townscape appraisal map. Further information relating to listed buildings in Llantwit Major is contained in Appendix A.

- Mid Well
- Circular Wall and Steps at West End Pond

Locally Listed County Treasures

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition. The following are recognised as locally listed County Treasures:

- Ivy Cottage
- 1 & 2 The Gardens

Character Analysis

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.



The Gardens



West End Terrace.



The Pond at West End provides an open space at the heart of this area.

Landscape Setting and Biodiversity

The natural environment supports many plants, wild animals, and birds, including many protected species. A considerable proportion of the Conservation Area is open space and natural landscape. It is this open landscape that gives Llantwit Major its rural setting and adds strongly to its character. The foliage maintains a sense of enclosure even outside the core of the town.

Trees in the Conservation Area play an important role in helping to form the character, which makes Llantwit Major so distinct. The predominant species include field maple, ash and hawthorn, with some groups of oak and beech.

Negative Factors

Despite the qualities of the area there are a number of visual intrusions although fortunately these are not dominant. These negative factors include:

- Loss of architectural details (windows, doors and roof materials particularly);
- Impact of some modern development;
- Little public linkage with the Ogney Brook;
- Some poorly designed shopfronts detract from the character of the area;
- Plethora of street signage;
- Poor quality public realm.



Vacant buildings in the Conservation Area detract from its character.



Conflict between pedestrians and vehicles can be an issue.



There are examples of poorly considered development in the Conservation Area.



Some alterations, such as the insertion of plastic windows, dilute the character of the Conservation Area.

Problems, Pressures and Capacity for Change

Llantwit Major is an important settlement within the Vale of Glamorgan that has undergone a significant amount of change, and growth, in the late 20th century. This growth has led to a number of problems and pressures on the historic core of the town.

Problems include:

- Poorly-maintained and vacant buildings;
- Modern alterations to historic buildings and loss of traditional architectural features which damage the buildings' special qualities;
- Vehicle congestion;
- Inappropriate modern development which has occurred adjacent or close to historic buildings.

Pressures include:

- High pedestrian and vehicular traffic levels creating pressure on road systems and conflict between the two;
- Development pressures.

Capacity for change:

- The designation of the Conservation Area is not intended to prevent change, especially that which would enhance the character or appearance of the area. It seeks to ensure that future development is appropriate to the character of the area.
- There is generally little capacity for new development except as replacement for existing buildings;
- The enhancement of poor quality areas of public realm including the rationalisation of street furniture;
- Coordinated approach to traffic management balancing the needs of traffic and safety in the historic environment.

Poorly Designed Development

Suburban development such as that at Castle Court or Flanders Meadow often pays little regard to the Llantwit Major vernacular and is considered, at best, to be neutral. Where this development is on the edge of the Conservation Area there may be scope to redraw the boundary to remove those areas that do not merit inclusion. This will serve to reinforce the special character of the area.



Here, inappropriate plastic windows and the stripping of render detract from the character of the area.



There are examples of poor quality shop fronts.



A well designed shopfront is a positive element of the area.

Poorly Maintained and Altered/Repaired Historic Buildings

Insensitive alterations to unlisted buildings within the Conservation Area (for example the insertion of modern windows, the loss of original roof slates, and the insertion of unsympathetic shop fronts) detract from the architectural quality and character of the area. Poor building maintenance and the introduction of unsympathetic doors, windows and rainwater goods, have also assisted in diluting the character of the street facades.

Loss of Architectural Features

Around the Conservation Area various features that were once commonplace have gradually disappeared and have not been replaced. The most affected features are chimney pots, street finishes and stone kerbs, boundary railings which used to retain the line of the street as well as creating interest, and cast iron rainwater goods.

Use of Inappropriate Materials

The predominant, traditional building materials in the Conservation Area are local limestone for walls, natural slate for roofs and timber for doors and windows. The replacement of original features, such as timber windows or doors, with materials, such as uPVC is fairly common throughout the Conservation Area.

Poorly Designed Shopfronts, Advertisements and Signage

Shop fronts can be positive elements, adding interest and vitality to the street scene and promoting enhanced retail activity as well as contributing to visual interest. However poor ones have a negative effect, destroying local architectural quality and character and detracting from the overall shopping environment. Many of the shops in the Conservation Area have poor quality fascias and shop fronts in insensitive modern materials.

Advertisements and shop signs can contribute significantly to the character of an area if designed properly. Shopkeepers need to advertise their presence, but a proliferation of poorly designed incongruous signs can spoil an area.

All outdoor advertisements affect the appearance of the buildings or place where they are displayed. The Llantwit Major Conservation Area suffers from the loss of traditional fascia signs which were hand-painted or consisted of individually applied letters which were designed to suit the building to modern unsympathetic signs. Overly large fascias with enlarged commercial logos made of inappropriate materials and painted with garish colours creating an overall effect which is detrimental to the character and appearance of the historic centre. Frequently these reflect the corporate



In places, the public realm is of a poor quality and there may be potential for improvements.



Traffic management works are successful in slowing traffic down but do not enhance the appearance of the Conservation Area.

image of the company rather than complementing the style of the building. Gradually this has resulted in the ground floor of buildings appearing visually divorced from the upper storeys, in character, design and proportions.

Frontages to shops are an integral part of the façade of a building. Whilst they serve a variety of functions, e.g. allowing light into the ground floor and providing an area for the display of goods, they also provide visual and physical support for the upper floors of the building. It is vital therefore that shop front design is contextual, reflecting the details, proportions, emphasis, scale and design of the whole building. Shopfronts must also respect/relate to their neighbours.

The increased demand for security measures has led to an increase in the number of solid roller shutters over shopfronts which present a blank and featureless frontage to the street. They display no visual interest or variation and consequently create a break in the variety and attractiveness of the street scene. These are most obvious at night when their appearance often creates an undesirable impression of fortification.

Poor Quality Public Realm

Some of the streets in the Conservation Area are obstructed with a significant amount of street clutter in the form of insensitively designed or located street furniture. This is in the form of railings, bins, light columns, bollards, seating, advertisements and signage. Coordination between the Council, as highways authority and planning officers could seek to minimise the impact of street furniture and structures. Inappropriately sized or excessive signs on buildings and A-board adverts adds to the visual clutter and impacts on the character and appearance of the Conservation Area.

Another problem is the use of railings and bollards in the streets. Inappropriate railings give a confined view to the street scene. The use of 'heritage' style bollards does not overcome the poor effect as illustrated in Commercial Street.

Traffic signs are not always well located in the area and visual 'clutter' is a problem. Well designed and appropriately sized and coordinated signage would significantly enhance the character of the Conservation Area, although it is recognised that signage often has to be sited appropriately to meet traffic needs.

There are also examples of damaged pavement surfaces and kerbs. It is likely that most are caused by utility undertakings not restoring the surfaces and kerbs properly and damage caused by goods vehicles parking on pavements.

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;
- Inappropriate alteration, 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;
- Poor quality public realm.

References and Useful Information

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5. WS Atkins Llantwit Major Town Study: Final Report The Strategy, 1996
6. Llantwit Major, Conservation Area Study, 1977
7. Royal Commission on Ancient and Historic Monuments in Wales, Llantwit Major and Cowbridge, 1989

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Management Plan

Introduction And Purpose Of The Management Plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Conservation areas are, nevertheless, living environments which, despite their history, will continue to adapt and develop. This reality is made clear in government policy regarding their management.

Part One of this document provides a character appraisal of the area. It is designed to provide a record of the best attributes within the historic town and identifies positive and negative features. It provides an outline of the main issues affecting its character.

Part Two, the Management Plan, is designed to progress the issues identified in the Appraisal and provide a focus on the future management of the town's historic environment. In this it builds upon existing national and local policies as contained in Planning Policy Wales, TAN 12 (Design) and the adopted Unitary Development Plan for the Vale of Glamorgan.

Boundary Review

As part of the Appraisal a thorough survey and review of the existing boundaries of the conservation area was undertaken.

Recommendation:

The following amendments to the boundary of the Llantwit Major Conservation Area are proposed:

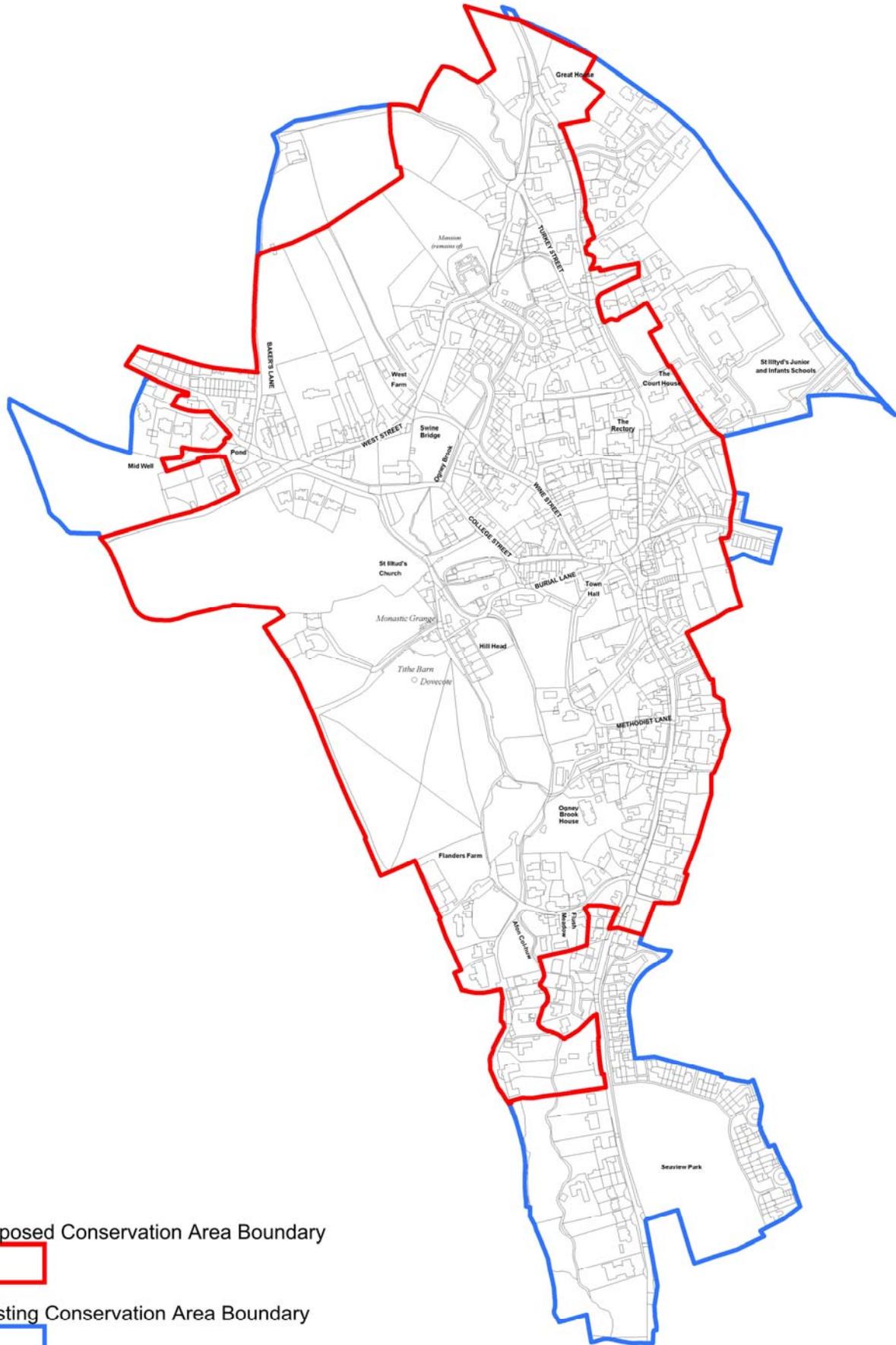
1. *Exclusion of modern development in the north-east of the Conservation Area including Great House Meadows and St. Illtyds Junior and Infants School;*
2. *Exclusion of modern development in the south-east of the Conservation Area including Flanders Meadow, Tresillian Close, Daniel Hopkin Close and Tewdrig Close;*
3. *Exclusion of modern development in the south of the Conservation Area at Colhugh Street;*
4. *Exclusion of modern development in the west of the Conservation Area at West End town;*
5. *Exclusion of The Meadows, Old Wick Road.*

A schedule of properties that recommended for exclusion from the Conservation Area is contained in Appendix C.

If these recommendations are accepted, the effect will be to create a new conservation area boundary which embraces the best environmental attributes of the historic town

The proposed changes are shown on the opposite page.

Llantwit Major Conservation Area Appraisal and Management Plan



Expectation in Design

Consideration of, and response to planning applications is a key way through which the character of the conservation area can be influenced. Whilst there is evidence of insensitivity since the original designation, the contemporary process is now better informed and debated. Whilst the contemporary process is supported by stronger policy (through the Unitary Development Plan) and better guidance, it is further strengthened by the introduction of mandatory Design and Access Statements for the majority of new development since June, 2009. As a result, fundamental considerations such as the approach to contextual design, the density, form and scale of new buildings, the composition of facades and the use of detailing and materials require to be clearly illustrated and assessed in planning applications.

Recommendation:

Applications for planning permission will be required to illustrate full details of a proposal and promote high standards of design. Applications should demonstrate the evaluation of the design of new proposals in their setting, where appropriate by clearly illustrating adjacent buildings in context.

Cumulative Impact of Small Alterations:

The cumulative impact of minor alterations to unlisted residential buildings has had a significant and negative impact on the character of the conservation area. These include the inappropriate detailing of windows, external doors, changes in the elevations of buildings (e.g. through the exposure of stonework and poor use of render) and alterations to roofs/chimneys.

Many of these minor alterations can currently be undertaken under 'permitted development rights'¹ without the need to apply to the Council for planning permission. Whilst it is recognised that the erosion of traditional detail has been cumulative over many years, it is also considered that new controls need to be introduced. This will be designed to arrest this process of decline and to foster the retrospective reinstatement of traditional detail.

Recommendation:

The Council will promote:

- *the introduction of an 'Article 4 Direction'² in respect of single residential properties identified as locally listed County Treasures and positive buildings in the Appraisal.*
- *the restoration of traditional architectural detailing to historic facades subject of the Direction;*
- *new information and advice to support the introduction of the Direction.*

Satellite Dishes and Antennae

The rules governing satellite dishes/antennae within the conservation area are significantly more restrictive than elsewhere. Such installations are not permitted development if they lie on a chimney wall or roof slope which both faces onto and is visible from a highway.

Recommendation:

The Council will not support planning applications relating to the provision of satellite dishes and antennae which are proposed to chimneys, walls and roof slopes which are visible within the conservation area from a highway where they will cause visual harm.

¹ Under Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995.

² The removal of permitted development rights under Article 4 of the same direction.

Commercial Buildings and Residential Properties in Flats

The historic core of the conservation area contains diverse uses which include pubs, shops and cafes. Whilst major retail uses are now located in the Poundfield shopping area to the east, within the historic town commercial uses are nevertheless valuable in terms of the contribution they make to its character.

The success and viability of commercial development in the light of the development at Poundfield is beyond the sphere of influence of the Management Plan. However, the appearance and setting of such uses within the historic town is subject to careful consideration and control in the form and design of replacement shop fronts and signage. In addition, changes to details above such units and to flats (such as windows) remain a material alteration which may require planning permission.

The Council has existing general guidance relating to the design of traditional shopfronts and signage within its historic towns and this is widely used in support of advice relating to alterations to these elements.

Recommendations:

The Council will:

- *Apply controls over shopfronts and signage in accordance with its adopted Shopfront Design Guide.*
- *Through planning control, monitor and encourage the appropriate replacement of external details in respect of commercial buildings and residential properties in flats.*

'Positive Buildings'

These have been identified as part of the Appraisal process and are marked on the Appraisal Map. They are individual or groups of buildings which 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 their selection are identified in Appendix 1.

In the recognised contribution that these make to the character of the conservation area, alterations made to them will be subject to more careful evaluation. There will also be a general presumption against their demolition and loss.

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.

Locally Listed 'County Treasures'

Some buildings and structures, although not contained within the statutory list of buildings of architectural and historic significance are, nevertheless, of local interest. Whilst the existing County Treasures Survey (adopted in 2008) contains nineteen existing entries, the Appraisal has identified several additional potential candidates for inclusion on the inventory.

Supplementary Planning Guidance to the adopted Unitary Development Plan (1992-2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list and identifies criteria for inclusion.

Recommendation:

The Council will, as part of a future review of the list of county treasures, support the inclusion of:

- *The Oast House, East Street*
- *Ebenezer Chapel, Colhugh Street*

Buildings Listed of Architectural or Historic Interest

Llantwit Major is noted for its exceptional ensemble of farmhouses and cottages which extend from the late 15th to the 17th centuries. There are several noteworthy 'greater houses' in Great House, Plymouth House and in the ruins of the former mansion at Old Place. The grade one listed Saint Illtud's Church lies in an associated churchyard with associated buildings and is of outstanding interest.

Alterations to these buildings are subject to the closest scrutiny. In recognition of the great interest of individual buildings within Llantwit Major, an audit of historic assets is included in the Management Plan as Appendix 2.

Protection And Repair Of Stone Boundary Walls:

Many boundaries in the conservation area outside the town centre character zone are defined by local limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections have 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 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.

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 Appraisals Map.

Recommendations:

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.

Landscape Setting, Indigenous Open Space And Treescape

The Appraisal identifies the significance of the landscape setting to the historic town on its northern and western edges, in distinction to the north-east and east where it is encompassed by the Vale of Glamorgan railway line and modern development. The significance of the landscape setting to the north and west is reflected in the adopted Unitary Development Plan (1992-2011) within which the settlement boundary defining the settlement and open countryside is tightly drawn around the limits of a built-up development (see Policy HOUS 2).

Key 'internal open spaces are notably related to the line of the Ogney Brook, some as gardens to residential properties others as privately owned incidental space. They are identified on page 12 of the Appraisal and are recognised as making an essential contribution to the layout, form and overall character of the conservation area.

The law protects all trees in the conservation area over a certain size. Additionally, there is already extension of major trees and tree groups through tree preservation orders. Treescape and hedging make a more significant contribution to the character and setting of the conservation area beyond the historic core of the town. However, particularly noteworthy groups of trees are located:

- to the north west of 'Felsted', 'The Bailey' and Old Place (off Castle Street).
- around Plymouth House (between West Street and College Street).
- along the line of the Ogney Brook as it proceeds south.

Recommendations:

Recognition is given to the contribution made to the setting and character of the conservation area of the following key open spaces:

- *agricultural fields to the west and north west of the existing built-up area;*
- *open spaces contained within the layout of the historic town (as identified on page 12 of the Appraisal).*

The Council will resist proposals for new development in these areas. The Council will not support proposals which result in the cutting down, topping or lopping of a tree (except in special circumstances) within or which affects the setting of the conservation area. Where the loss of a tree is unavoidable, the Council will seek the replanting of a new tree with a species which is native or traditional to the area.

Traffic Management, Signage And Street Furniture

Although traffic flows are comparatively light, vehicles can at times dominate the narrow streets within the Conservation Area. The street pattern includes tight kerb radii and pinch points which can exercise a calming effect upon the speed and movement of traffic.

As roads extend beyond the narrow streets of the centre, they characteristically extend into semi rural lanes to which enclosure by stone walls and grass verges combine to present a more informal appearance. The ongoing maintenance of the boundary walls and their repair remains important in the preservation of the character of the conservation area.

The lack of, or narrow width of footways remains a problem in terms of pedestrian safety and movement with particular reference to the junction at East Street and Colhugh Street and on the approach from the east to The Square. In recent years, an improvement has been made in Commercial Street which includes a high standard of paving material and kerbing. The character of the street has, nevertheless, been overwhelmed by the repetitive use of cast iron bollards and street humps, and it is important that in future all schemes are carefully considered not only from a highways and traffic management perspective, but with regard to the preservation and enhancement of the Conservation Area. It is therefore recognised that there needs to be a balanced approach when progressing schemes.

There is a perceived issue regarding the inconsistent maintenance of roads which includes paving, signage, as well as disruption by painting and yellow lines. Care needs to be taken to ensure road signs are not out of scale with neighbouring historic buildings.

In 1996, the Llantwit Major Town Study reported that the car park in the town centre was perceived to be poorly designed, unattractive and congested. To this might be added the poor state of the boundaries with adjacent properties and the rather unattractive flat roofed toilet block. Taken together these represent a poor image and arrival point for visitors to the town. 'Street furniture' includes freestanding items in the street, including directional 'finger' posts, seating and benches. These also appear to be haphazard and uncoordinated in their provision.

Recommendation:

The Council will undertake a comprehensive study and audit relating to the provision of traffic management measures and street furniture. It will agree a palette of designs, materials and components as a basis for future repair and replacement in highways, based upon good practice guidelines for the management of traffic and public spaces in historic towns.

Repairs To Historic Buildings

The conservation area contains a diverse range of building types of varying periods of development up to the first world war. After this, development in the historic town appears to have slowed until a further period of growth after the second world war. Historic buildings are characterised by their construction in local stone, with slate roofing, rendering and traditional window and door patterns. Boundary walling in stone and the use of iron railings and gates are also important in framing the setting of buildings.

There has been significant damage done by the progressive loss of traditional details in Llantwit Major. In addition, there is evidence that using inappropriate technology is a further factor in the general decline of the appearance of some historic buildings. This may be due to a number of factors, including lack of awareness on the part of owners, a lack of appropriate contracting skills and cost.

These were issues intended to be addressed by the introduction of the Llantwit Major Town Scheme in 1992. Through this, grant aid was made available through the Council and Cadw, Welsh Historic Monuments for the accurate renovation and repair of buildings.

In the intervening years, the need for a similar scheme has not diminished although the provision of funding and means of support for such a proposal would need to be established.

Recommendations:

An evaluation will be made of the demand for grant aided repairs to historic buildings in the conservation area, together with the available sources of the funding required to support such a scheme.

The Council will provide and make available supporting information designed to improve awareness of issues relating to elemental detail and small repair.

Buildings And Land In Poor Condition

The Appraisal suggests that, in general, the conservation area appears quite well cared for. An exception is the tendency for commercial property in the historic core to fall into disuse due to low demand and the accompanying effects, for example, relating to vacant shop premises.

In addition, the field which lies to the east of Hillhead and the Ogney Brook appear unkempt with disused garages in the north-east corner. The condition of this piece of land requires to be monitored to avoid further deterioration.

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.

Conservation Area Guidance

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

Recommendation:

The Council will consider preparing Supplementary Planning Guidance 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:

- *Development Affecting Conservation Areas*
- *Management of Trees*

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.*

Llantwit Major
Conservation Area Appraisal and Management Plan

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?

Llantwit Major
Conservation Area Appraisal and Management Plan

Appendix 2

Audit of Historic Assets

The following consists of an audit of historic assets in the Llantwit Major Conservation Area.

Scheduled Monuments

The Ancient Monuments and Archaeological Areas Act 1979 defines a monument as, "*any building, structure or work, whether above or below the surface of the land, and any cave or excavation*" or any site comprising the remains of such things or comprising any "*vehicle, vessel, aircraft or other movable structure or part thereof.*" A scheduled monument is any monument included in the schedule to the Act. Once scheduled, consent for any works is required from Cadw. Most scheduled monuments are archaeological sites or ruined buildings. Ecclesiastical buildings in use or inhabited buildings cannot be scheduled. Not all ancient monuments are scheduled, the term "ancient monument" actually has a wider meaning which includes both scheduled monuments and any other monument which is considered to be of national importance.

The following pages provide an inventory of the scheduled monuments in the Llantwit Major Conservation Area.

Old Place

The roofless and overgrown ruin of a former half H-shaped house, Old Place in West Street is often, incorrectly, called Llantwit Major Castle. It is in fact the ruins of a building described in 1598 as "a very sumptuous new house". It was built in 1596 by Griffith Williams of Candleston for his daughter and son-in-law, Edmund Van.

Originally a single-pile house, it was given the forward wings, rear stair-tower and forecourt walls in the early seventeenth century soon after 1600. It remained with the same family until 1694, but was abandoned as a house in the early eighteenth century and fell into ruins; the interior had been fully dismantled by 1834.

The ruin is built of coursed white limestone with neatly squared corners.



Old Place



The site of the Monastic Grange.



Llantwit Major Gatehouse.



Dovecote.



Former Chantry Priest's House.

Site of Monastic Grange

In the early twelfth century the Church of Llantwit Major, together with its lands, was granted to the Benedictine Abbey of Tewkesbury, which established a grange. Very little remains, but there are some notable surviving structures including the Gatehouse (see below), Dovecote (see below) and the remains of a tithe barn.

Llantwit Major Gatehouse

The Gatehouse is a thirteenth century stone building associated with the former monastic grange of Tewkesbury Abbey. It appears to have been adapted as a house and for agricultural use at different times.

Dovecote

A thirteenth century dovecote of the monastic grange at Llantwit Major which belonged to Tewkesbury Abbey. It is a cylindrical structure with walls of roughly coursed limestone and with a corbelled domical roof; the occasional course, especially the one about 300mm above the door arch, is much more carefully squared. The walls are about 1m thick, with a narrow segmentally arched doorway, the head of which looks as if it has been rebuilt.

Former Chantry Priest's House

Dating from circa 1500, it was bombed in 1940 and is now a roofless ruin. It was built opposite to the Raglan Chantry where the priest officiated every day until the Reformation. It must have remained a house for many years, but at some time was put to industrial use; in 1856 it had recently been a mill, it was later a house again and then a builder's workshop and latterly was in use as a smithy (recorded in this use in 1906).



The Parish Church of St. Illtud.



The ruinous Chapel at the western end of the Parish Church.



Llantwit Major Town Hall.



Old Swan Inn

Listed Buildings

A 'listed' building is a building or structure deemed of architectural or historic interest and included on a list compiled by Cadw, a part of the Welsh Assembly Government. Thereafter it is protected in law.

All listed buildings are of National significance and have been identified because of their importance in terms of architectural design, building type, and form, and/or because of the techniques or craftsmanship used in their construction and decoration. Some buildings have been included for reasons of historic interest. These include buildings which illustrate important aspects of the nation's social, economic, cultural or military history or which have historical associations with people or events important to Wales. Each building or structure is graded in terms of importance; either Grade I, II* or II. Grade I and Grade II* designations indicate that such buildings or structures are considered of an exceptional quality/importance in terms of their national significance.

Grade 1

Parish Church of St. Illtud

Grade 2*

Town Hall
The Gatehouse (Porter's Room)
Dovecote
Old Swan Inn
Ty Mawr (Great House)

Grade 2

Cross in Churchyard of Church of St. Illtud
Churchyard walls and gates to St. Illtud's Church
Mid Well at West End Town
Circular Walls and Steps at West End Pond
Former Chantry Priest's House
Old Place (or Llantwit Major Castle)
Forecourt Wall of Old Place
Old Place Cottage including garden walls and gates
Well opposite Downcross Farm
Downcross Farmhouse including Front Garden Walls
Footbridge over Stream at West Entrance to Churchyard at Church of St. Illtud
Tudor Tavern PH
1 Church Street
Quaintways, with attached garden wall
Ty-ny, with attached garden wall
To-hesg including attached garden walls
Old Rosedew House
Rosedew
Bethel Baptist Church
The Old House
Plymouth House
Garden Wall, Gate and Mounting Block and stables at Plymouth House



The Old Police Station



Peartree Cottage and Corner House



The Gardens



The Horse Mount at Tabernacle Presbyterian Chapel.

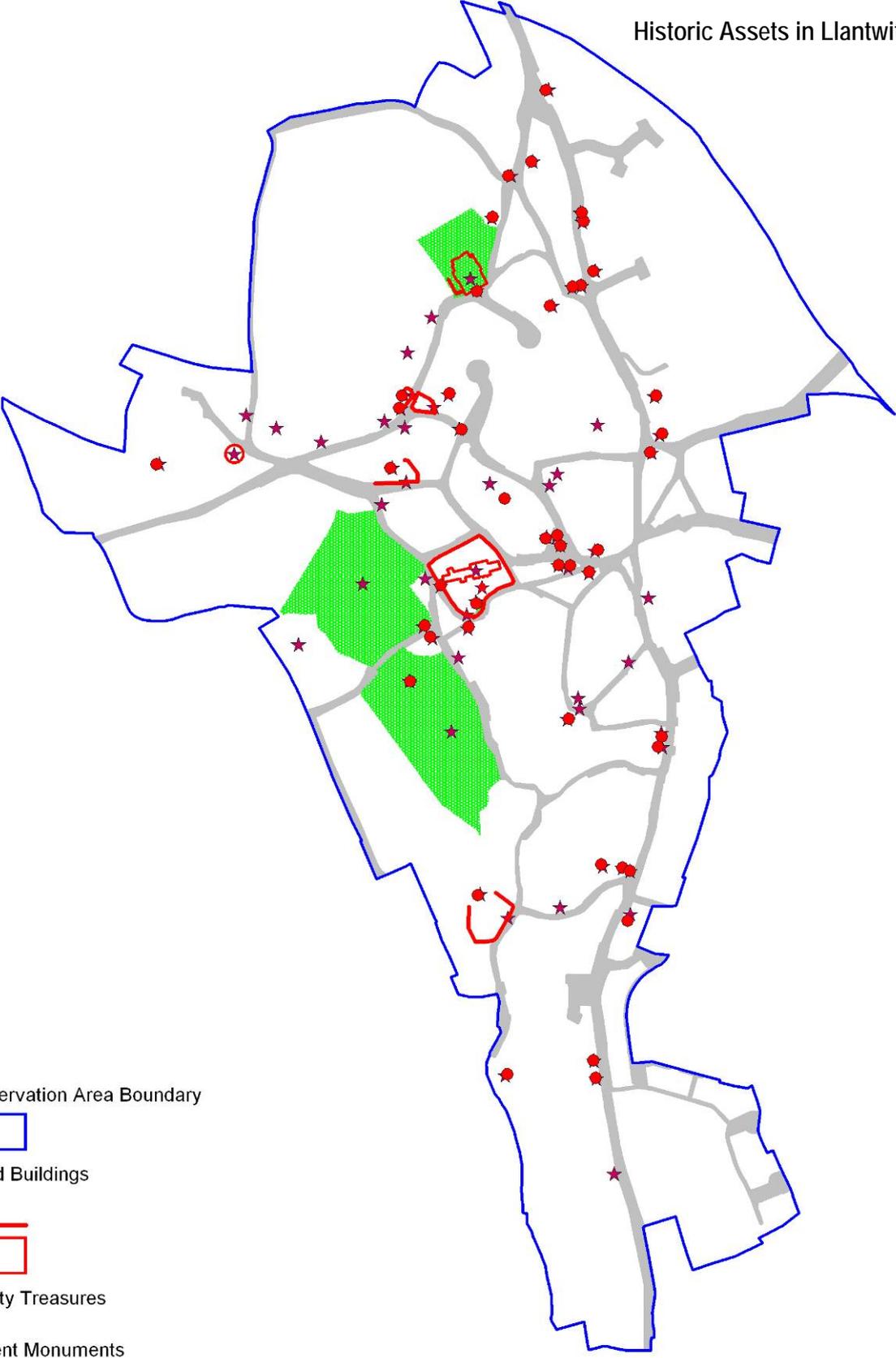
Malta House
2 Flanders Road
The Cottage with attached garden walls
Flanders Farmhouse
Garden Wall and Gate of Flanders Farmhouse
Lower House
Court House
Sunny Bank, with attached garden wall
Outhouse at Sunny Bank
The Old Police Station
Brooklands Cottage
Fonmon Cottage
War Memorial
Telephone Call-Box outside Old White Hart PH
Pear Tree Cottage with attached wall & mounting block
Corner House
Rewley Court
West Farm
Front Garden wall to west Farm
Walls to Garden to west Farm on SE side of West Street
Hill Cottage
Swimbridge Farmhouse
The Swine Bridge
Old White Hart PH
The Old School, including attached walling

Locally Listed 'County Treasures'

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition.

Wall at Felsted
West House, West Street
Huntsmans Cottage, West Street
The Gardens
Old Malt House Cottage
Old Forge
Plymouth House Barn
Brooklands Cottage
Ty'r Angel
Hodnant, Wesley Street
Weslyan Chapel
Old Vicarage
White House, Flanders Road
Anchor Cottage
Church House
Tabernacle Presbyterian Chapel
Cottages on Methodist Lane
Ivy Cottage, Bakers Lane
Horse Mount at Tabernacle Chapel
Old Rosedew House (Nof Rosedew)
Hill Head
Woodford House

Historic Assets in Llantwit Major



- Conservation Area Boundary
- Listed Buildings
- County Treasures
- Ancient Monuments

Llantwit Major
Conservation Area Appraisal and Management Plan

Appendix 3

Schedule of Properties

The following consists of a schedule of properties that are recommended for removal from the Conservation Area.

1 – 15 Tresilian Close
18 – 36 (Evens) Tresilian Close
1 – 7 Flanders Meadow
Greenacres, Colhugh Street
Greystone, Colhugh Street
Mill-Lay, Colhugh Street
Ty Pererin, Colhugh Street
Woodford Cottage, Colhugh Street
Woodford House, Colhugh Street
Craig Y Don, Colhugh Street
Croft Cottage, Colhugh Street
Caprera, Colhugh Street
Colhugh Chine, Colhugh Street
Brynfield, Colhugh Street
Stepaside, Colhugh Street
St Clairs, Colhugh Street
1 – 3 Woodford House, Colhugh Street
1 – 3 Flush Meadow
16 – 22 (Evens) Daniel Hopkin Close
21 – 27 (Odds) Daniel Hopkin Close
15 – 23 (Odds) Tewdrig Close
22 – 28 (Evens) Tewdrig Close
Wyndham House, Boverton Road
1 – 6 Barons Close House, East Street
Unit 1 & 2, Compton House, East Street
Compton House, East Street
The Crooked Shoard, High Street
Penmaes, High Street
Western Vale Integrated Childrens Centre, Station Road
St Illtyd Primary School & Nursery Unit, Station Road
1 – 15 Great House Meadows
1 – 6 Court Close,
The Meadows, Wick Road
Penny Cottage, Dimlands Road
Midwell, West End
Orchard End, West End
Ty Croeso, West End
Tegfan, West End
4, West End

Llantwit Major
Conservation Area Appraisal and Management Plan

Appendix 4

Townscape Appraisal Maps

Town Centre
Parish Church
Turkey Street
High Street
Upper Colhugh Street
Lower Colhugh Street
West End Town



Vale of Glamorgan Council

Llantwit Major Conservation Area Zone I. Appraisal Map

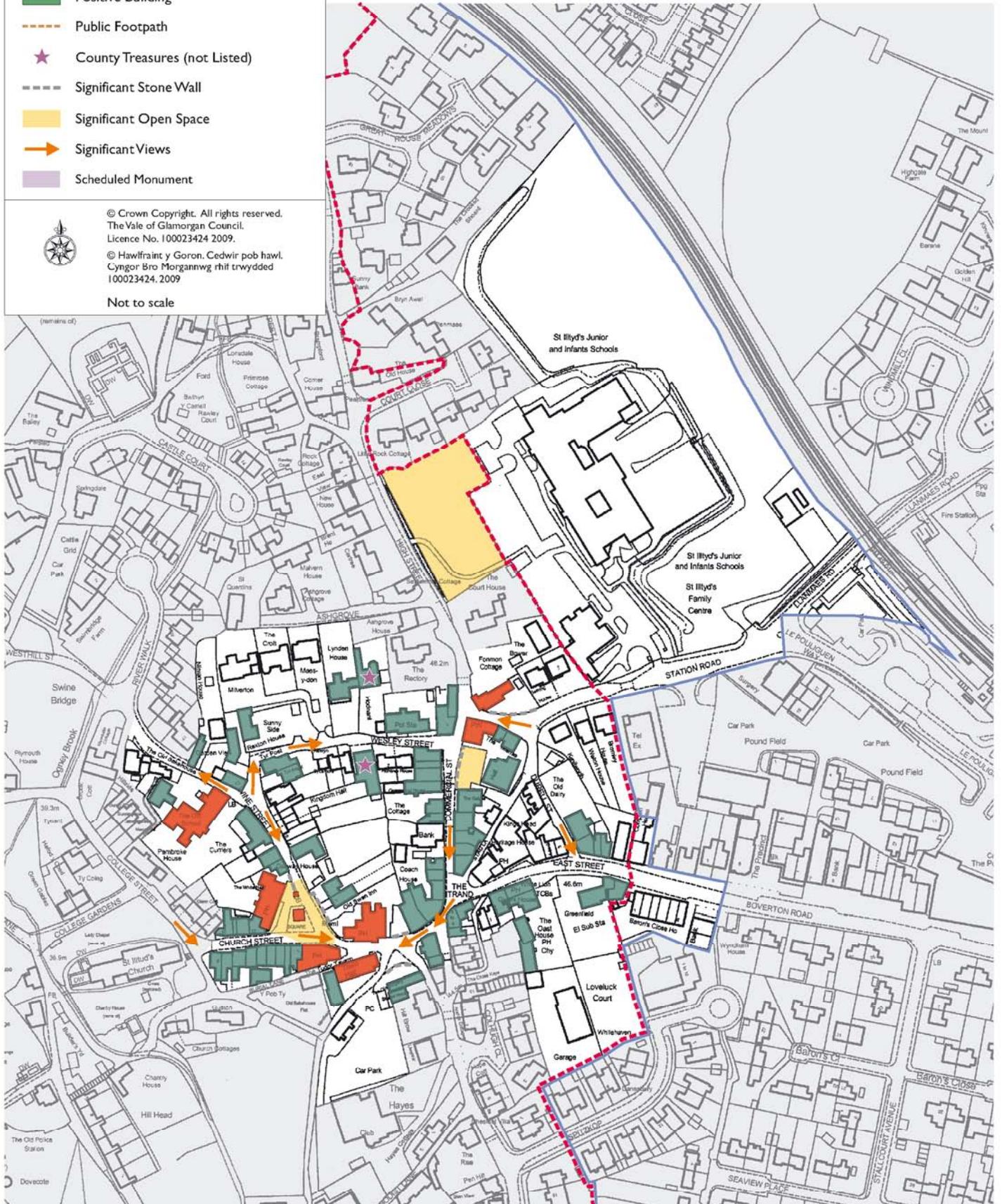
- Existing Conservation Area Boundary
- - - Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- - - Public Footpath
- ★ County Treasures (not Listed)
- - - Significant Stone Wall
- Significant Open Space
- Significant Views
- Scheduled Monument

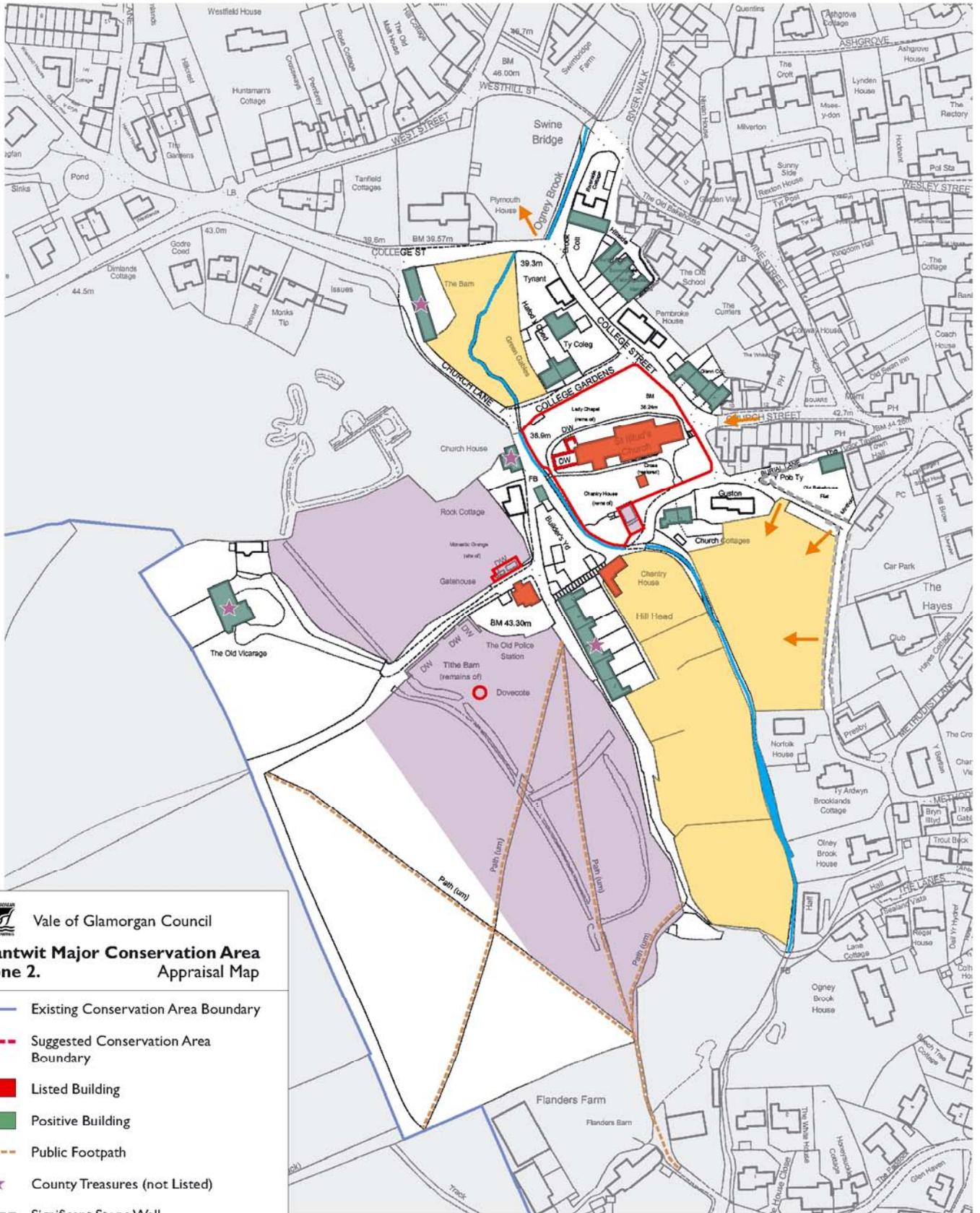


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Llantwit Major Conservation Area Zone 2.
Appraisal Map

- Existing Conservation Area Boundary
- - - Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- - - Public Footpath
- ★ County Treasures (not Listed)
- - - Significant Stone Wall
- Significant Open Space
- ➔ Significant Views
- Scheduled Monument



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Llantwit Major Conservation Area Zone 3. Appraisal Map

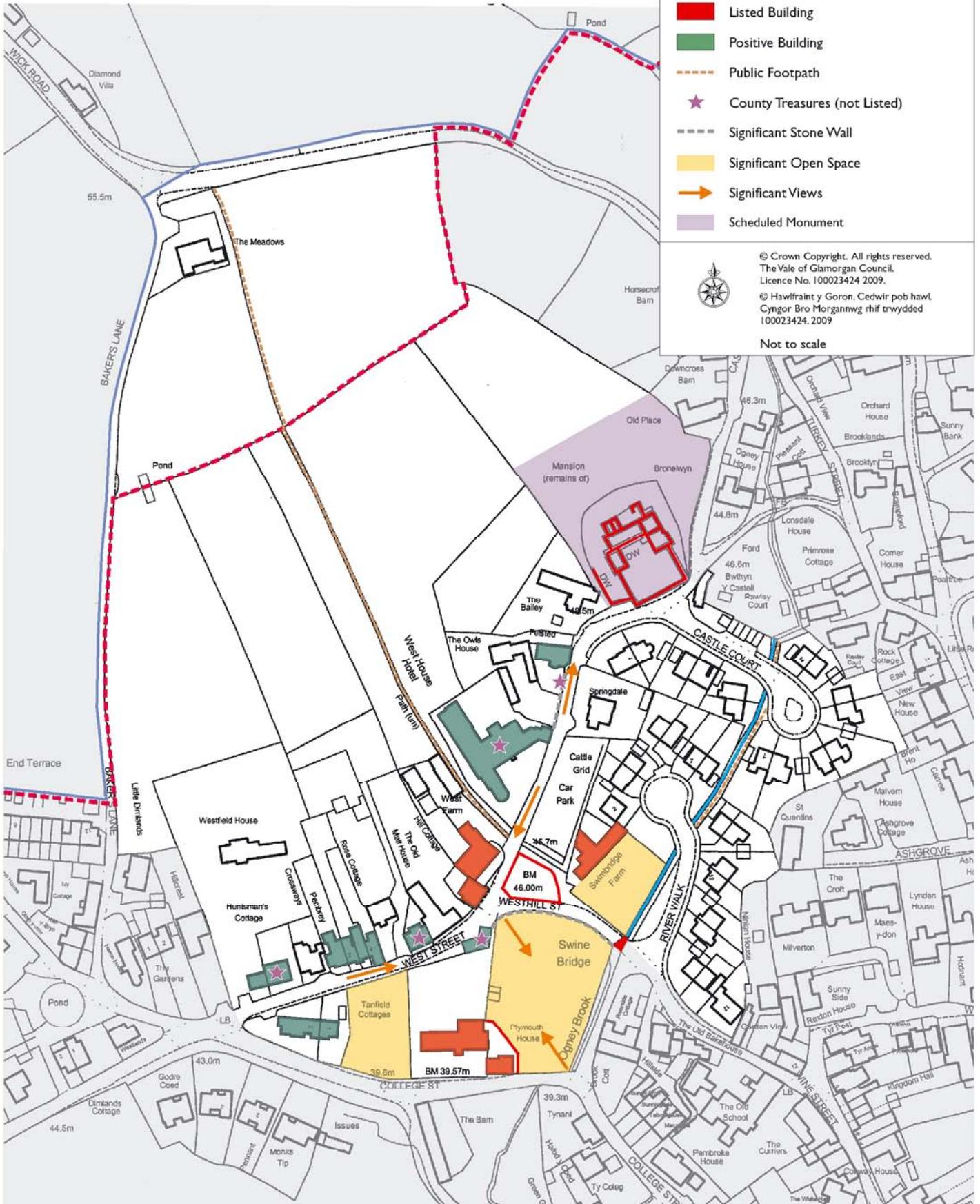
- Existing Conservation Area Boundary
- - - Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- - - Public Footpath
- ★ County Treasures (not Listed)
- - - Significant Stone Wall
- Significant Open Space
- Significant Views
- Scheduled Monument

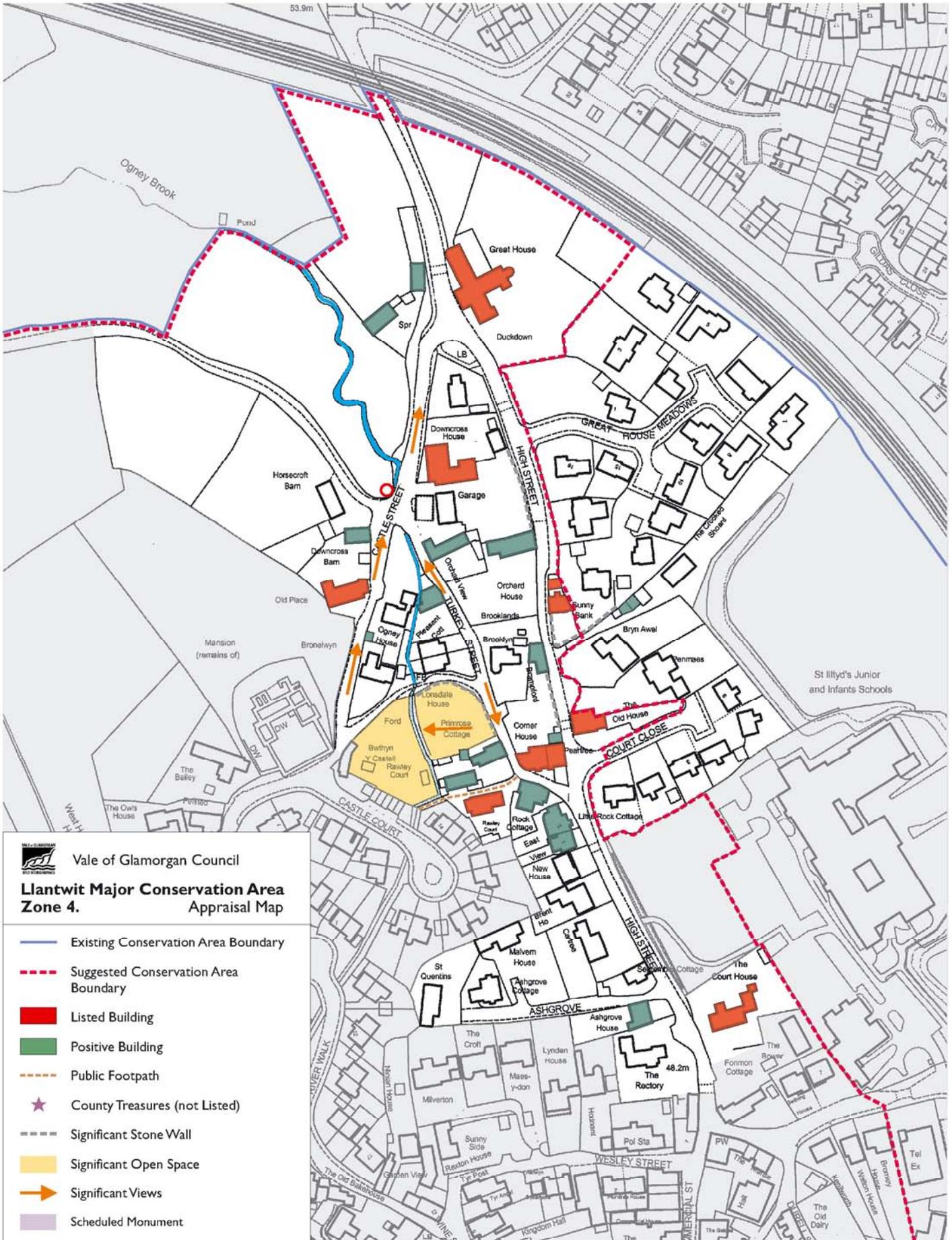


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**Llantwit Major Conservation Area
Zone 4.** Appraisal Map

- Existing Conservation Area Boundary
- Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- Public Footpath
- ★ County Treasures (not Listed)
- Significant Stone Wall
- Significant Open Space
- Significant Views
- Scheduled Monument



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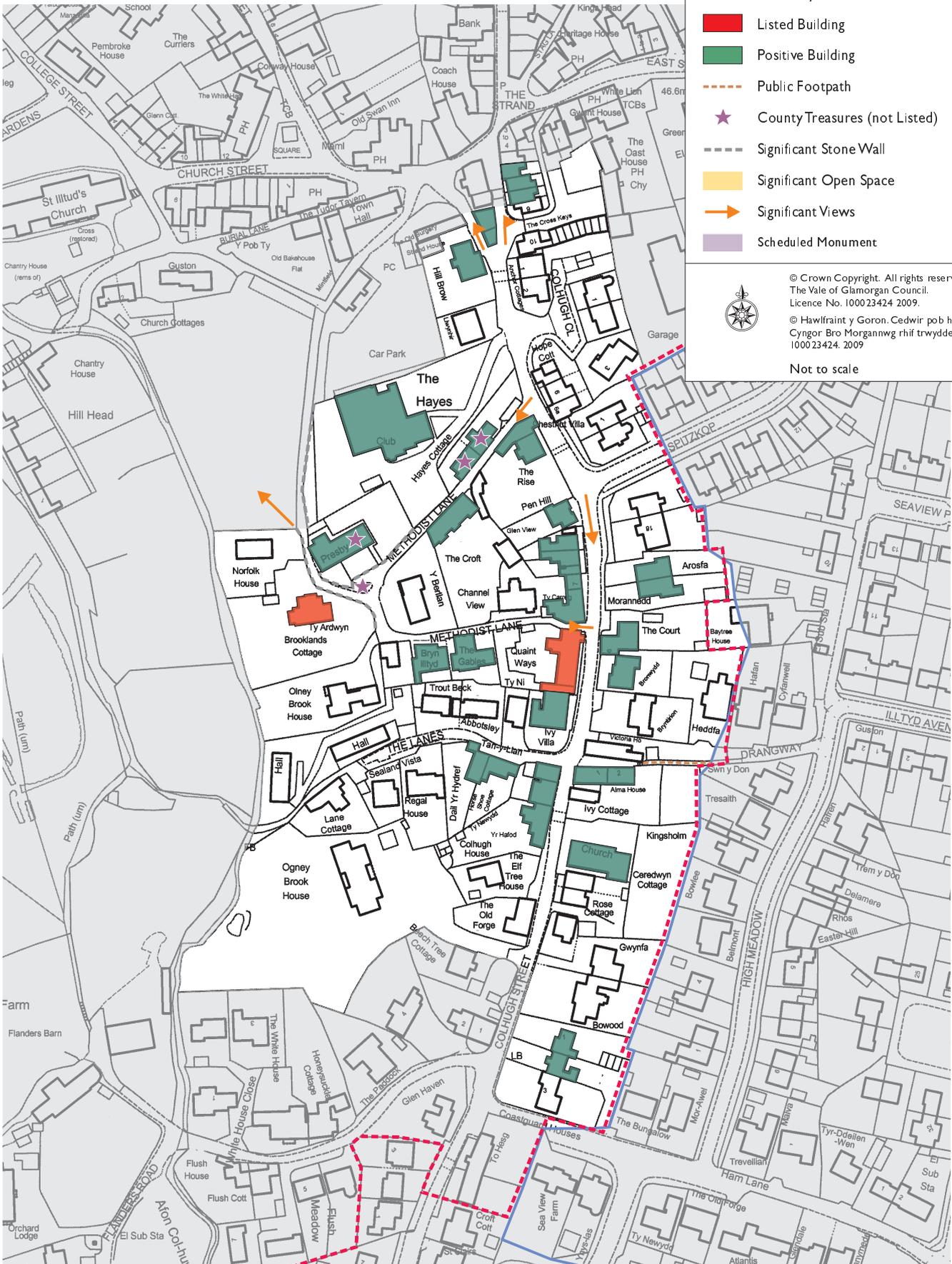
Llantwit Major Conservation Area Zone 5. Appraisal Map

- Existing Conservation Area Boundary
- Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- Public Footpath
- County Treasures (not Listed)
- Significant Stone Wall
- Significant Open Space
- Significant Views
- Scheduled Monument



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Llantwit Major Conservation Area Zone 6. Appraisal Map

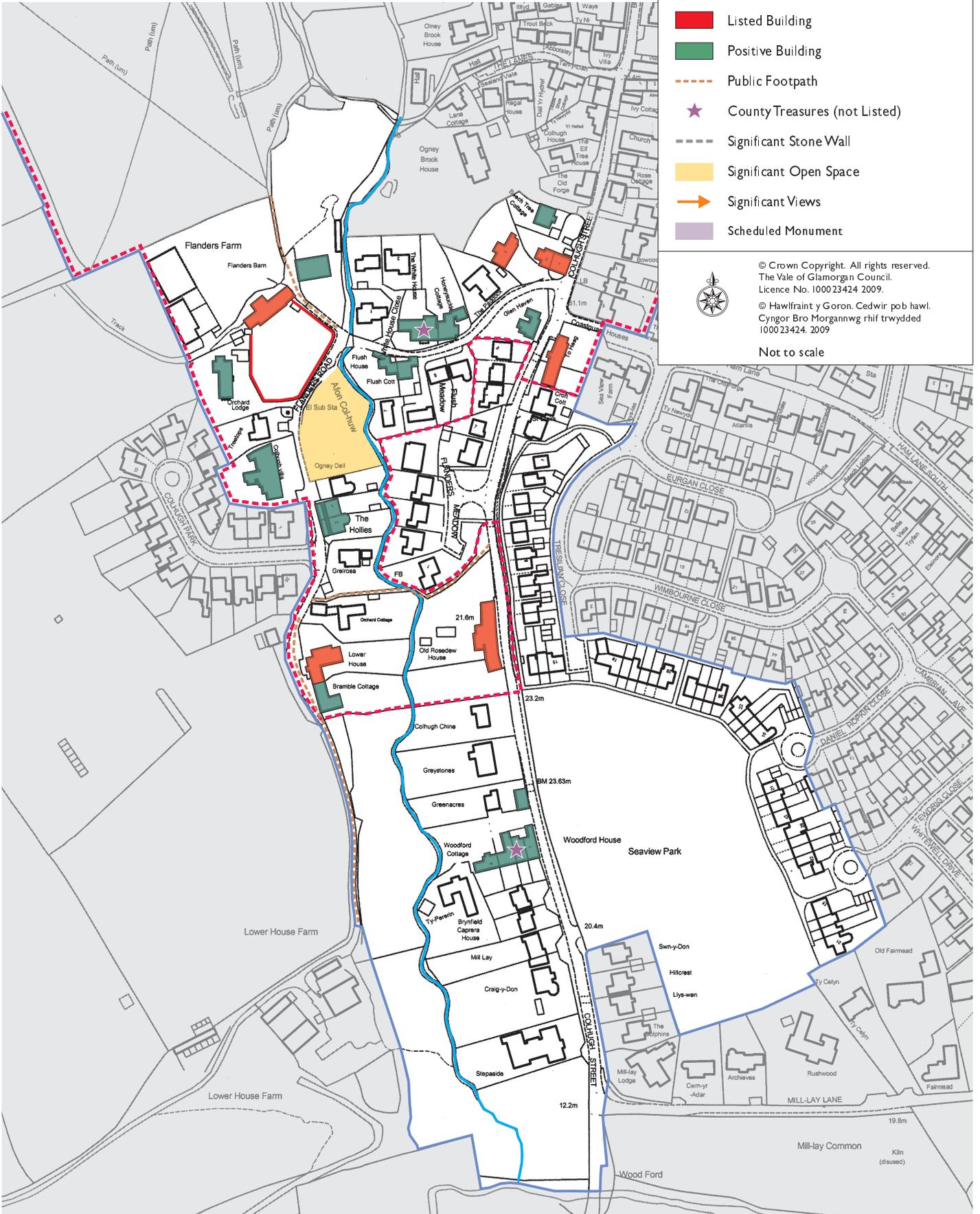
- Existing Conservation Area Boundary
- - - Suggested Conservation Area Boundary
- Listed Building
- Positive Building
- - - Public Footpath
- ★ County Treasures (not Listed)
- - - Significant Stone Wall
- Significant Open Space
- Significant Views
- Scheduled Monument

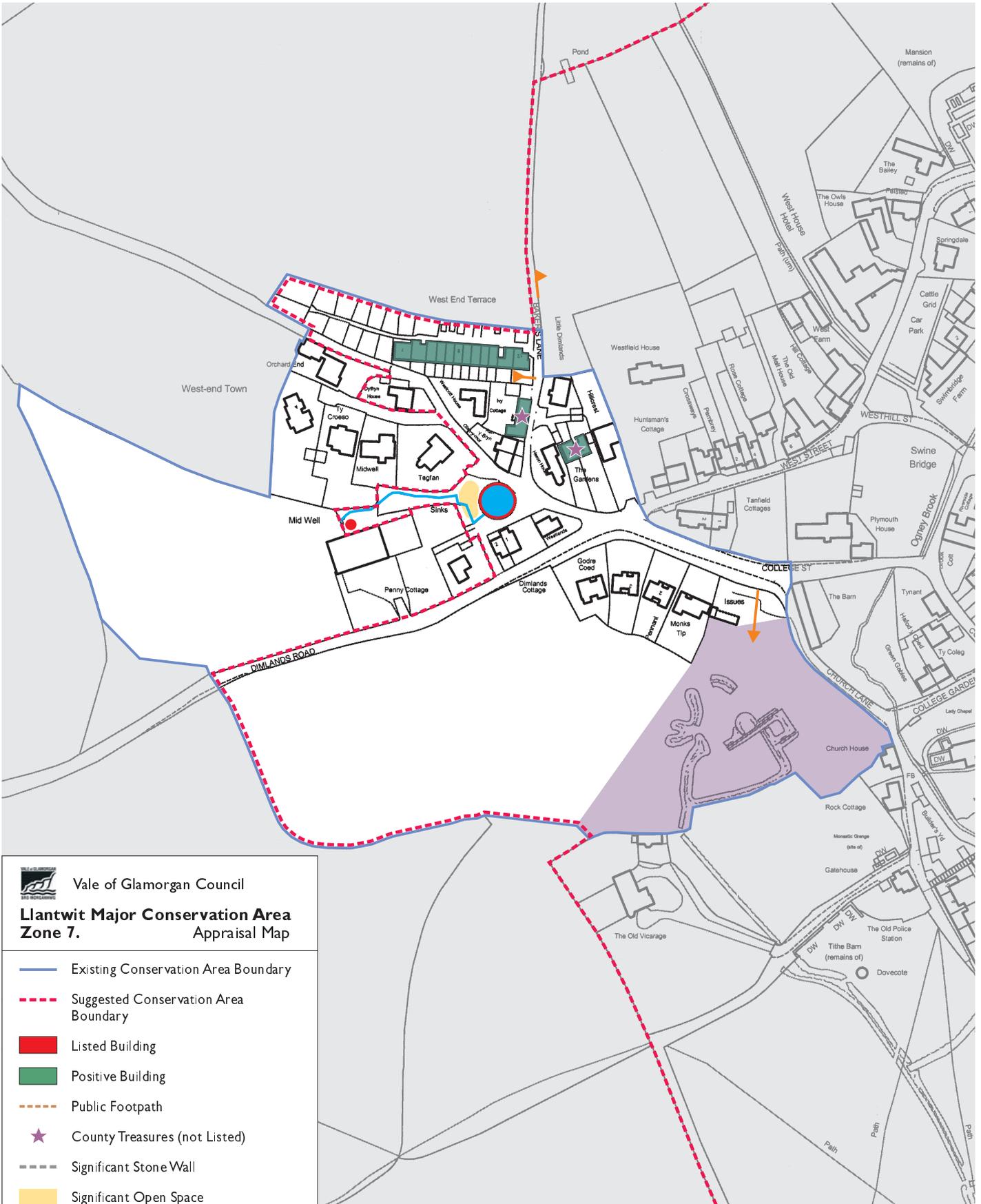


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Llantwit Major Conservation Area
Zone 7. Appraisal Map

-  Existing Conservation Area Boundary
-  Suggested Conservation Area Boundary
-  Listed Building
-  Positive Building
-  Public Footpath
-  County Treasures (not Listed)
-  Significant Stone Wall
-  Significant Open Space
-  Significant Views
-  Scheduled Monument


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