

CONSERVATION AREA BARRY GARDEN SUBURB



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IN THE

APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Barry Garden Suburb Conservation Area Appraisal and Management Plan

July 2009

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

Following a period of public consultation from 16th March 2009 to 24th April 2009 this document was submitted on 29th July 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Introduction

The Barry Garden Suburb Conservation Area was designated in 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the area.

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

A Barry Garden Suburb Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in May 1997, and has been used as a basis for the production of this updated Appraisal and Management Plan. In addition, the Conservation Area has been surveyed and a detailed photographic record made of the spaces and buildings.

The Barry Garden Suburb 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. This document provides a further, firm basis on which applications for development within, and close to the Barry Garden Suburb 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 Barry Garden Suburb 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 Barry Garden Suburb 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 cooperation with property owners, groups and local businesses.

The document is intended for use by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and enhanced through development activity. The survey work for this appraisal was undertaken during December 2008. To be concise and readable, the appraisal does not record all features of interest. The reader should not assume that the omission of any building, feature or space from this appraisal means that it is not significant; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

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 Barry Garden Suburb Conservation Area in the determination of planning applications;
- six weeks notice needs to be given to the Council before works are carried out to certain trees not subject to tree preservation orders (those over 7.5cm in diameter measured 1.5 metres above the ground);
- conservation area consent is needed for the demolition of any unlisted building in the conservation area (subject to certain exemptions in terms of size some very minor buildings may be excluded from this provision);
- the details as to the limits regarding the works (such as extensions) which may be carried out without the benefit of planning permission are stricter;
- extra publicity is given to planning applications.

In practice, the Council's principal involvement in the management of the conservation area is through its duty to advise on, consider and respond to planning applications for new development. These are normally subject to closer scrutiny from a design perspective and may as a result often require a greater level of explanatory information and presentation. Dependent upon size of a proposal, an application may also be referred to the Council's Conservation Area Advisory Group, an independent forum which makes recommendations to the Council's Planning Committee regarding a number of issues regarding the management of conservation areas in the Vale of Glamorgan.

The Council also makes an important contribution to the appearance of the conservation area in the management of the public estate (e.g. parks, open spaces and its own buildings) and in fulfilling its statutory obligations as highway authority (e.g. in the maintenance of highways, verges, ditches, drains, hedges and in the provision of street furniture, signs and lighting).

Process of the Appraisal

Involving the community (and thereby raising public awareness) has been an integral part of the Appraisal process. This has been beneficial in two respects. Firstly, it has allowed the local community to provide important commentary on both the existing situation and its aspirations for the Conservation Area. In addition, it has raised awareness of the Conservation Area status of the village, and the implications for those living within its boundaries.

The Conservation and Design Team met initially with local Councillors on 4 November 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

- The loss of boundary walls and hedges to create parking spaces;
- On street parking;
- The importance of the black and white colour scheme of the Garden Suburb;
- Inappropriate development and alterations to some buildings.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at the Barry Docks Office on 8 April 2009 any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 29th July 2009.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

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

Local Development Plan

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



The remains of Barry Castle provide an impressive gateway feature at the entrance to the Conservation Area.



Westward Rise



Houses make the best use of the sloping ground to provide views out.



The architecture is typical of the garden suburb style.

Summary of Special Interest

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

- Important Welsh example of a planned 'Garden City' movement housing estate with purpose built facilities including shops, church and community hall identified as County Treasures;
- The planned layout exemplifies planning theory of its day including planning for aesthetics, public health, co-operation between housing societies and their tenants;
- Examples of 'affordable housing' built between 1915 and 1925 to form an attractive residential area, as well as some larger properties of grander architectural pretension;
- Consistent use of white painted roughcast render and natural slates;
- Location on a plateau over looking Porthkerry Bay and the Severn Estuary;
- Streets follow contours;
- A large number of properties benefit from sea views;
- Attractive views to the bay, the Bristol Channel and North Somerset from the pavement on Porth-y-Castell between the well spaced houses;
- Large plots providing ample front and back gardens including many well maintained and attractive front gardens;
- Grouping of buildings of particular designs creates local areas of distinction without disrupting the consistency created by the regular spacing of development and uniform use of materials;
- Tall trees at the eastern ends of Westward Rise and Porth-y-Castell create shaded, enclosed areas with a village feel;
- Areas of grass verge between the road, pavement and property boundaries add to a semi-rural feel;
- Street trees add rhythm and vertical interest to views along Porth-y-Castell and Westward Rise;
- A mixture of long, straight road sections with long views and more curving road sections where the building lines, boundaries and trees create enclosure and a more intimate setting;
- Some surviving architectural detailing of historic interest including cast iron rainwater goods and a few scattered examples of original timber framed windows and panelled doors;
- Public open space includes gardens surrounding the listed remains of Barry Castle and the green path following the route of the railway tunnel;
- Late-Victorian houses in Park Road and Cambridge Street.

Location and Setting

Location and Context

Barry Garden Suburb is a medium density, planned housing estate built on streets set out in the early 20th century on the top of a plateau overlooking the Bristol Channel to the south and the wooded slopes of Cwm Barry containing Porthkerry Country Park to the north west. It lies approximately half a kilometer to the south west of the centre of Barry, from which it is separated by Romilly Park and areas of Victorian housing. Mid and late 20th century housing and the Birch Grove (an area of community managed woodland) separates Barry Garden Suburb from a large area of amenity grassland to the south and south west. The Conservation Area covers the core of the historic Garden Suburb comprising the streets of Westward Rise, Bron Awelon, Tan-y-Fron, Porth-y-Castell and houses and shops on the west side of Park Road. The remains of Barry Castle and Victorian red-brick houses on the east side of Park Road are included as complimentary elements of the historic environment. Late 20th century housing on Park Road, at the northern edge of the Conservation Area, covers the former site of the school built to serve the Garden Suburb.



The view down to Cold Knap Park and the sea.



Red brick housing on Park Road.



Houses stand below the road level to the south of Porth-y-Castell.



Houses on the north side of Porth-y-Castell with balconies to exploit the views.

General Character and Plan Form

Barry Garden Suburb was built as an urban extension to Barry, starting in 1915, with further phases of development commencing in 1922 and 1925. It contains a mixture of detached, semi-detached and terraced housing, although semi-detached properties form the majority. These vary in size but are generally larger in the south east and more modest in the centre, north west and north. The properties are built around a contemporary street plan that appears to have been evolved for each successive stage of development, but in its finished form consists of two concentric rings of roads with linking roads between them. A footpath following the line of the railway tunnel cuts across both rings and continues to the east and west. The south side of the pre-existing Park Road, just to the north of the main suburb, was also developed as part of the Garden Suburb with a number of shops and a school. Houses on the north side of Park Road form part of the wider late-Victorian and Edwardian red-brick development that extends all the way around Romilly Park towards Porthkerry Road and the High Street.

Properties within the Garden Suburb occupy long plots set at 90° to the road within which houses are set-back a standard distance from the pavement behind front gardens. Within most of the area the plots are of equal width, although along the eastern part of Porth-y-Castell (east of the railway tunnel path) they are generally wider, reflecting the distribution of larger, detached houses in this area. In keeping with the ethos of the suburb's development there are few terraced houses, most properties being semi-detached with generous spaces between buildings. Many of the buildings were built in small batches of the same design, such as Nos. 86 – 116 (evens only), 69 – 93 (odds only), 60 – 80 (evens only) and 49 – 67 (odds only) Westward Rise, and Nos. 22 – 28 and 32 – 42 (evens only) Porth-y-Castell. The addition of numerous extensions and minor alterations to these buildings provides significant variety which is increased by the presence of individual buildings of different design. The variety of the buildings helps to create the rural atmosphere that was intended for the settlement. Nonetheless, the near universal use of white painted roughcast render for exterior wall cladding and natural slate for roofs unites the buildings throughout the conservation area as a common entity that contrasts sharply with the red brick late Victorian and Edwardian areas of Barry to the east.

Street trees, grass verges and hedged boundaries to gardens contribute to an overall green feel to the area in support of the many well tended gardens. Street trees also help to add rhythm to views along roads as well as contributing to the sense of enclosure and rural character at the north eastern end of Westward Rise.

Landscape Setting

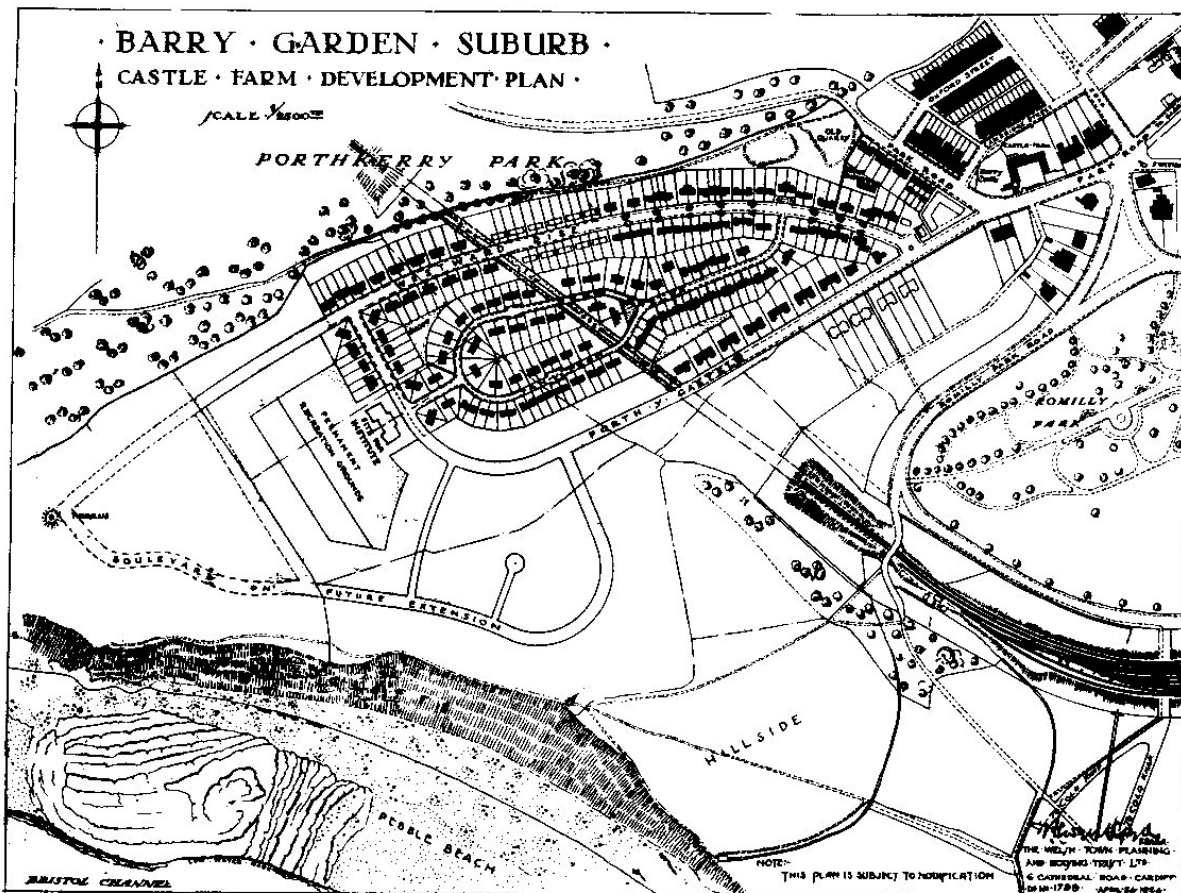
The location of the Garden Suburb on the plateau between the coast to the south and Cwm Barry to the north contributes to the setting of the outer streets of the estates through the views out to these areas. The rapid break in slope in the east of the area is expressed by the steep slope of Westward Rise running up hill from its junction with Porth-y-Castell, and by the grading of houses across the latter.

Historic Development and Archaeology

Until the early 20th century the site of Barry Garden Suburb was occupied by Castle Farm, the buildings of which stood next to and incorporated the remains of Barry Castle, which was probably founded in the twelfth century. The standing remains of the castle represent the gatehouse and part of a substantial hall that formed the south side of the Castle's courtyard, built in the 14th century. The gatehouse includes remains of a small chapel at first floor level.

In 1914 the Welsh Town Planning and Housing Trust Ltd. was formed to purchase land and provide roads and drainage that would encourage new housing development. Also in 1914 the Barry Garden Suburb Ltd. was established under its auspices and was also registered under the Industrial and Provident Societies Act, as a Public Utilities Company. Then, under the 1909 Housing and Town Planning Act, it was permitted considerable latitude in the observance of current building by-laws, a factor which enabled the striking difference between the layout of the Suburb and previous by-law housing elsewhere in Barry.

Map showing proposals for the development of the Garden Suburb dated 1925.



Its objective was to provide "... houses on modern town planning lines in pleasant and healthy surroundings, with the active co-operation of the societies' tenants and members". The schemes architect, T. Alwyn Lloyd, had worked previously with Raymond Unwin (of the Unwin and Parker partnership) who helped to pioneer Ebenezer Howard's Garden City planning movement) on the design of Hampstead Garden Suburb. Unwin became the consultant architect to The Barry Garden Suburb Ltd. Some of the fundamental principles set out by Unwin for the Hampstead Garden Suburb can be observed in it's Barry counterpart:

- Persons of all classes and standards should be accommodated;
- Cottages and houses should be limited to 8 per acre;
- Roads should be 40 feet wide and houses 50 feet apart, gardens occupying the space between;
- Plot divisions should not be walls, but hedges, wire fences or trellis;
- Every road should be lined with trees, making a colour scheme with the hedges;
- Woods and gardens should be free to all tenants; and
- Houses should be so planned that none should spoil each other's outlook or beauty.

The generous spacing of buildings and creation of areas of open space was intended to make the suburb free of 'stagnant air' to improve the health of its inhabitants. The original plans for the development extended over a wider area. As it was, the scheme had trouble in attracting funding, especially after the Barry Urban District Council started providing cheaper housing for rent elsewhere.

Initially, development of 52 houses was mainly funded by the Welsh Town Planning and Housing Trust and Ocean Coal Ltd., one of South Wales' largest colliery owning companies. The first houses built included the shops on Park Road and houses along the eastern part of Western Rise, as well as the Church and an associated school building. Each house was supplied with water, gas for cooking and lighting a boiler, a soft water storage tank and a dustbin. Each house was also fitted with a dresser. The Trust erected fences and hedges, gravel front paths were laid and line posts provided for washing.

Financial support from the government under the Housing Act, 1919 allowed the housing trust to build a further 52 houses in Bron Awelon and Tan-y-Fron. This formed part of the 'houses fit for heroes' drive supported by Lloyd George with the intention of improving the housing provisions for ex-service men returning from the battlefields of the First World War. The year 1922 also saw the merger of the Barry Railway Company with the Great Western Railway.

From 1925, 108 houses were built by the Railway Company in agreement with Barry Garden Suburb Ltd., all of which lay to the west of the path over the railway tunnel as extensions to Westward Rise, Bron Awelon, Tany-y-Fron and Porth-y- Castell. The continuing economic depression resulted in continuing difficulty for the directors of the Trust to find tenants for the Garden Suburb and, therefore, the remainder of the properties (mostly on Porth-y-Castell) were built for private sale and as a result are generally of larger size and more varied in design.

Spatial Analysis

Character of Spaces

The defining spatial feature of the Barry Garden Suburb Conservation Area is the planned street grid of concentric rings, creating a strongly enclosed and identifiable residential area. The restriction of views out of the area that might otherwise be created by curving streets and consistent building lines is prevented by the generous spacing of buildings, a factor of the medium density prescribed at the outset of development. The broad roads and long view lines both within the Garden Suburb and out to the sea, also contribute to the feeling of spaciousness. Nonetheless, there is more of a feeling of enclosure within Westward Rise, Bron Awelon and Tan-y-Fron. This is enhanced at the north eastern end of Westward Rise where the tall trees grow over the road and semi-detached houses are replaced by a small number of terraced properties.

The private gardens, particularly the publicly visible front gardens, closely clipped garden hedges and grass verges all contribute to the greenness of the spaces. The small area of green open space surrounding the remains of Barry Castle is well maintained with attractive tree planting and the provision of benches. The 'tunnel top path' which cuts through the street plan of the estate is closely confined by the clipped hedges on each side creating an unusual and highly enclosed space.

The traditional Edwardian character of the eastern side of Park Road is evident not only in the design and materials of the turn-of-the-century red brick houses but also the use of traditional stone flag paving in this area, which is not found elsewhere within the Garden Suburb.



Grass verges help to separate front gardens from the roadside environment.



Flagged paving and brick boundary walls on Park Road.



The dense development pattern creates a strong sense of enclosure at Tan-y-Fron.

Character Analysis

Activity and Prevailing Uses

The area is dominated by residential properties. A small shopping parade on Park Road provides one focus of activity. The Saint Francis Church and Millenium Centre, built at the junction of Park Road and Porth-y-Castell, provides a focus for community activity.

The extensive public open spaces of Porthkerry Country Park, Marine Drive and Cold Knap Park lie only a short distance walk away.

Buildings in the Conservation Area

The Conservation Area's principal historic building is the ruin of Barry Castle, which is both a Grade II* listed building and a Scheduled Monument.

The Garden Suburb is characterised by early 20th century two-storey houses clad with white painted roughcast and with steeply pitched roofs of natural slate, clay rolled ridge tiles and with chimneys of grey brick. Stylistically, the designs include interpretations of traditional, two-storey, Welsh cottages, interwar established suburban housing and more unusual villa style houses with first floor sun-decks providing views down to the sea. These form a mixture of detached, semi-detached and terraced properties. A few properties have very individual designs, which stand out as being of interest, particularly Nos. 9 and 11 Porth-y-Castell. No. 9 Porth-y-Castell includes a turreted solarium or viewing room to the rear with views down to the Bristol Channel, whilst No. 11, which is of two storeys with attics, stands taller than surrounding buildings with an unusual half-hipped roof structure.

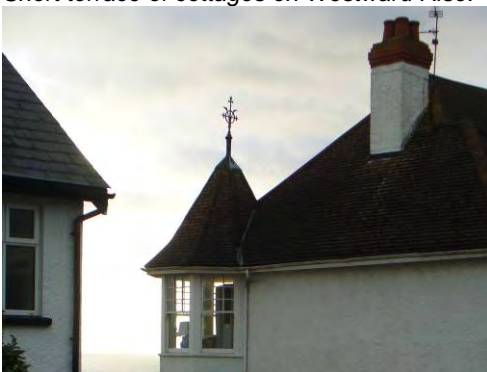
The houses of red brick on the east side of Park Road are of different, earlier design, although they are also of two-storeys, with steeply pitched roofs of natural slate. The roofs are dressed with terracotta ridge tiles and have tall, red brick chimney stacks. Many of the properties have balconies with cast iron supporting pillars, balustrade and brackets to the overhanging roof painted black or white, as well as carved bargeboards to the gabled returns over two storey bay windows. Most of these properties have front garden walls of red-brick matching the house.

Scheduled Monuments and Listed Buildings

The remains of Barry Castle represent the only scheduled monument and listed building within the conservation area. Archaeological remains may also include both above and below ground traces of the ditch and bank that surrounded the earlier, 12th century castle or ringwork, inside which the 13th and 14th century structures were built. Although the scheduled area is limited to the visible remains of the castle



Short terrace of cottages on Westward Rise.



A viewing tower on a large house at Porth-y-Castell.



Unusual architect designed house at Porth-y-Castell.



Local adaptation of the classic suburban semi-detached house.



Barry Garden Suburb Railway Tunnel.



Royal Mail Post Box



St. Francis Millennium Centre.

buildings and their immediate setting, other subsurface remains of the castle are of interest and may lie within adjacent sites. A dovecote stood outside the castle gates and would now be located within the vicinity of No. 19 Park Road.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Monuments, as well as entries identified as being of 'local importance'. At present all of the Garden Suburb is listed as a County Treasure. In addition, the following are included:

Barry Garden Suburb Railway Tunnel

Conventional circular tunnel with brick entrance and exit, both identical, is approximately 500m long. The diameter of the tunnel is just over 8m. Two standard gauge railway tracks run through the tunnel, which is lined with brick faced masonry.

Royal Mail Post Box, Porth-y-Castell

Mail Box bearing the letters VR indicating its Victorian origins.

St. Francis Millennium Centre

Originally built as a church and known as St. Francis-on-the-Hill, Barry. The church was designed by architect T. Alwyn Lloyd. The building became disused and fell into disrepair but was recently refurbished and extended as 'The Millennium Centre'.



A group of houses of a single design at Bron Awelon.



The first phase of building of the Garden Suburb on Westward Rise.



Larger houses near the end of the Garden Suburb's evolution.



Houses built to the designs of the Great Western Railway in the 1920s

Positive Buildings - The Contribution of Key Unlisted Buildings

All buildings that make up the development of the Garden Suburb between 1915 and its completion in the 1930s have been identified as buildings that make a positive contribution to its character and appearance and these are marked on the Appraisal Map. The criteria for selection is provided in Appendix 1. The late Victorian buildings on the east side of Park Road and in Cambridge Street have also been identified because of their particular architectural interest and their contribution to the setting of the Garden Suburb.

Local Details

The individual character of the Garden Suburb is created, in part, by architectural details that are representative of the building materials and techniques available at the time of development. The white painted render and natural slate roofs are the most immediately visible characteristic of the area. Very few original timber framed or steel windows survive within the Garden Suburb, most having been replaced with uPVC units. Rather more of the area's panelled wooden doors survive, which normally have an area of small pane glazing in the upper half.

Architectural details that do survive well throughout the area are the original chimney pots, cast iron rainwater goods, including hoppers with characteristic embossed rose motifs, timber garage doors and flat, lead covered door hoods or porches supported on scrolls or brackets.

The original garden boundary features of neatly clipped close set hedges or white painted picket fences have also survived in many areas, to which they add a particular authenticity and charm. A small number of garden walls of locally sourced limestone also add an attractive detail. The prominent avenues of street trees and areas of grass verge also represent the historically designed streetscape.

Green Spaces and Biodiversity

Barry Garden Suburb lies between the key green spaces of Porthkerry Park to the north west, the green space and cliffs beyond at Marine Drive to the south west and Birch Grove wood to the south east. The trees, gardens and hedgerows of the Garden Suburb provide a green link between these areas that is of importance to bats, birds and other wildlife, as well as providing habitats within themselves.

Negative Factors

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

- High level of on-street parking in particular areas with reduced visual amenity and creating particular problems for the bus route along Westward Rise;
- The use of uPVC windows and doors on 'positive' unlisted historic buildings;
- The loss of traditional slate roofing and its replacement with modern materials, such as concrete, on 'positive' unlisted historic buildings;
- The introduction of inappropriate roof lights to properties;
- Loss of front boundaries and grass verge between pavements and front gardens to allow car parking in front gardens;
- Untidy area at northern end of Park Road, including unpainted concrete rendered walls;
- Lack of control over modifications to shops;
- Satellite dishes on primary elevations, seen from the road;
- Introduction of a large number of inappropriately designed and overscaled extensions to the side, and porches to the front, elevations of buildings.

Summary of Issues

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

- Inappropriately scaled and detailed extensions to buildings;
- Inappropriate replacement of minor details including windows and doors, leading to cumulative erosion of the character of the Conservation Area;
- Replacement of traditional front boundary hedging and fencing leading to loss of front garden to car parking;
- Excessive car parking on roads and verges;
- Poor maintenance of highways trees and verges.



A group of houses of a single design at Bron Awelon.



The first phase of building of the Garden Suburb on Westward Rise.



Larger houses near the end of the Garden Suburb's evolution.



Houses built to the designs of the Great Western Railway in the 1920s

Management Plan

Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues identified in the preceding Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Barry Garden Suburb Conservation Area was undertaken. It was found that in a number of places the boundary includes new development of no particular merit, with little architectural or historic interest which does not make a positive contribution to the special character of the conservation area, specifically at the northern end of Park Road.

Recommendation:

It is recommended that, in order to follow best practice in Conservation Area boundary definition, the boundary of the Conservation Area is amended to omit modern development in Park Road.

The proposed change is shown on the accompanying Appraisal Map.

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that make up the planned development of the Garden Suburb as it was in the 1930s that, therefore, make a positive contribution to the special architectural or historic interest of the Conservation Area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

Recommendation:

In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.

Loss of Architectural Detail and Minor Alterations to Historic Buildings

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

Recommendations:

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

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

The Management of Trees

Trees make a vital contribution to the ambience of the Conservation Area and the setting of many of its historic buildings. The appraisal identifies a number of significant trees and groups of trees on verges and within private gardens. Because of the very large number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Appraisal Map therefore only includes an indication of the most significant groups of trees.

Recommendation:

The Council will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat. The felling of trees that contributes to the character of the Conservation Area will be opposed.

The Control of New Development

The Appraisal identifies the occurrence of a number of inappropriately scaled and detailed modern extensions.

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Barry Garden Suburb Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.

The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).

Buildings and Land in Poor Condition

Recommendation:

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

Conservation Area Guidance

The Council has previously published design guidance relating to the design of alterations to houses in the Garden Suburb in its previous appraisal, however, this needs updating.

Recommendation:

The Council will prepare a new set of guidance notes relating to the design of alterations and additions to housing in the area.

Monitoring and Review

Recommendation:

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

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

References and Useful Information

Local Generic Guidance

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

Bibliography

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2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, County Treasures, 2007
4. D Moore (Ed.) Barry: The Centenary Book, 1985 (2nd Edition)
5. T. Clemmett, Articles on Barry (unpublished collected articles 2008)
6. Barry Historical Society, web pages at <http://www.barryaxis.org.uk/>, accessed 24th December 2008
7. Vale of Glamorgan Council, Barry Garden Suburb: Appraisal and Advice, May 1997

Contact Details

For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,
Vale of Glamorgan Council,
Dock Office,
Barry Docks,
CF63 4RT

Tel: 01446 704 626/8

Email: planning&transport@valeofglamorgan.gov.uk

Appendix 1

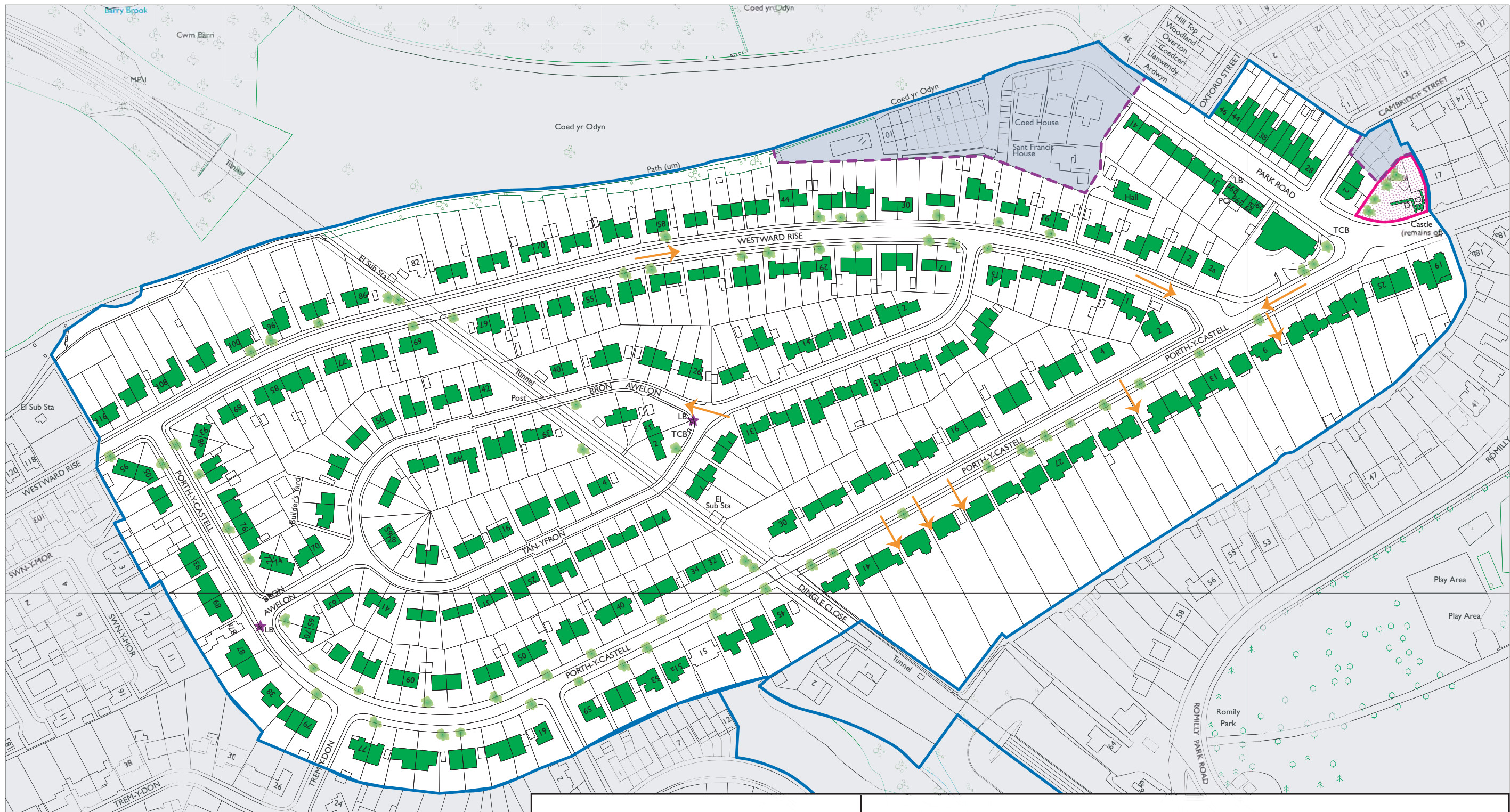
Criteria for the Selection of 'Positive Buildings'.

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

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

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

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



Vale of Glamorgan Council

**Barry Garden Suburb
Conservation Area**

Townscape Appraisal Map

Not to scale



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Positive Buildings
- Scheduled Monuments
- Remove from Conservation Area
- ★ County Treasures
- Significant Tree or Tree group
- Significant Views

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