

CONSERVATION AREA COLWINSTON



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Colwinston

Conservation Area Appraisal and Management Plan

March 2009

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

Following a period of public consultation from 1st September 2008 to 10th October 2008, this document was submitted on 25th March 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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Introduction

The Colwinston Conservation Area was designated in October 1970 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

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

The Colwinston Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, and local policy including the Council's adopted Supplementary Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Colwinston 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 Colwinston 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 Colwinston Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

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

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

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

The Effects of Designation

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

- the Council has a general duty to ensure the preservation and enhancement of the Colwinston 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 29 May 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:

- Insensitive modern development;
- Amount and quality of new development;
- Importance of historic buildings;
- Loss of former agricultural buildings e.g. the old saw pit to the west of Lower House Farm.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at Cowbridge Community College on 10th September 2008 any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. 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.



Stone walls and greenery soften the impact of modern development (The Vines) on the other side of this lane.



Two storey dwellings and former farm buildings are the norm



Former farm buildings still endure despite the fact that the village is today almost entirely residential.



Trees contribute to the conservation area's rural ambience

Summary of Special Interest

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

- Small village in a rural setting of open fields;
- Main thoroughfare of varying width with village church secluded in a local valley at the west end;
- Compact and dense layout due to a high proportion of late 20th century infill;
- The architectural and historic interest of some of the area's buildings and structures including six listed buildings and fourteen locally listed County Treasures;
- Prevalence of local lias limestone, sometimes lime-washed, under slate roofs;
- Two thatched buildings;
- Variety of historic building types including places of worship, Victorian school, farm buildings and vernacular stone cottages;
- Small roadside green beside a central road junction;
- Situated on a network of public footpaths and the Valeways Millennium Trail;
- Stone boundary walls;
- Small features of historic interest e.g. Victorian letter-box, stone horse mounts, iron gates;
- Informal grass verges along highways;
- Extensive views across open countryside especially to the south through gaps in the built development;
- Mature trees especially in St. Michael's churchyard;
- Bio-diversity and wildlife in private gardens and the churchyard.

Location and Setting

Location and Context

Colwinston lies on the western edge of the Vale of Glamorgan about 2 kilometres south of the A48 between Bridgend (6 kilometres) and the market town of Cowbridge (5 kilometres). As the village is well away from the main road, traffic within the conservation area is generally light. There is a tranquil atmosphere despite there being six minor roads that converge on it. The village is also connected to the local network of public footpaths, north, south, east and west, and is on the route of the Valeways Heritage Millennium Trail, a complete walking circuit around the Vale of Glamorgan.

General Character and Plan Form

The Colwinston Conservation Area is a mix of old (12th to 19th century) and new (mid/late 20th century) development. Great changes have occurred since designation of the conservation area in 1970 and its former strong historic character and appearance has been much diluted by the introduction of modern dwellings in the form of infill and planned developments (e.g. Yew Tree Close and The Vines). In 2008 approximately two thirds of the dwellings in the conservation area are modern (i.e. post 1960).

The general form of the area is linear with houses laid out beside the main east-west thoroughfare whose ancient origin is attested by variation in width and shallow curves. Most buildings have a ridge line running parallel with the road – the main exception is the gabled front of Capel Cariad, the former Presbyterian Chapel. Some buildings on the south side 'face' southwards to the fields rather than northward to the road. This linear development stretches from Colwinston House to Ty Maen Farm. The main part of the conservation area lies on level ground but there is a sharp decline down to the Church after Church Farm. Two storeys is the norm although there are instances of single and one-and-a-half storey dwellings.

The street pattern at the west end of the village is more complex. In a semi-circle to the north of the church there are three interconnecting ancient narrow lanes that twist and turn to take account of the changes in level. Until the end of the 20th century this area was mainly open farmland or orchard sparsely developed with only a few buildings (i.e. Rose/Ivy Cottages, Bay Tree House, Penlan Cottage, Church Cottage) but now the area is the most densely laid out part of the conservation area in which roughly 30 contemporary



The village is approached along narrow country lanes bounded by hedgerows and grassy banks.



Large trees form a gateway at the eastern approach to the village.



Variations in road width and slight bends proclaim the historic origin of the main road through the village.



The road rises steeply east of The Old Parsonage

dwellings sit in small plots of land with well defined straight boundaries. Only occasionally does an old stone wall, hedgerow or grass verge signal the area's rural origins. This area's sense of enclosure deriving from stone walls, trees and its secluded valley location give it a distinctly separate identity to the flat main thoroughfare.

Landscape Setting

The village is located on land that is falling gently southwards to Colwinston Brook and there are good southward views available between buildings. Though it can hardly be said to have an elevated location, the village is prominent in the wider landscape when viewed at a distance from the south, south-west and south-east from where its linear east-west orientation appears as a strong horizontal line of built development.

The church is located in the west of the conservation area within a local valley and, unusually, the church tower is not prominent within the village or within the wider locality.

Historic Development and Archaeology

Colwinston's oldest building is the Church of St. Michael and All Angels. It is reputed to have been built in 1111. Originally part of the dependent priory of Ewenny, it is built in the early English style. The church was restored in 1879 and most of the furnishings date from then. It was damaged by fire in 1971 and was reroofed, redecorated and given the north vestry and its entrance doorway for the 2000 Millennium.

The Old Parsonage dates from the 16th century. Village Farm, The Sycamore Inn, Church Farm and Ty Maen Farm are all 17th century or earlier. Yates' 1799 Map of Glamorgan depicts Colwinston in its present form of a long east-west road leading to a church.



*Extract from Yates Map
of Glamorgan 1799*

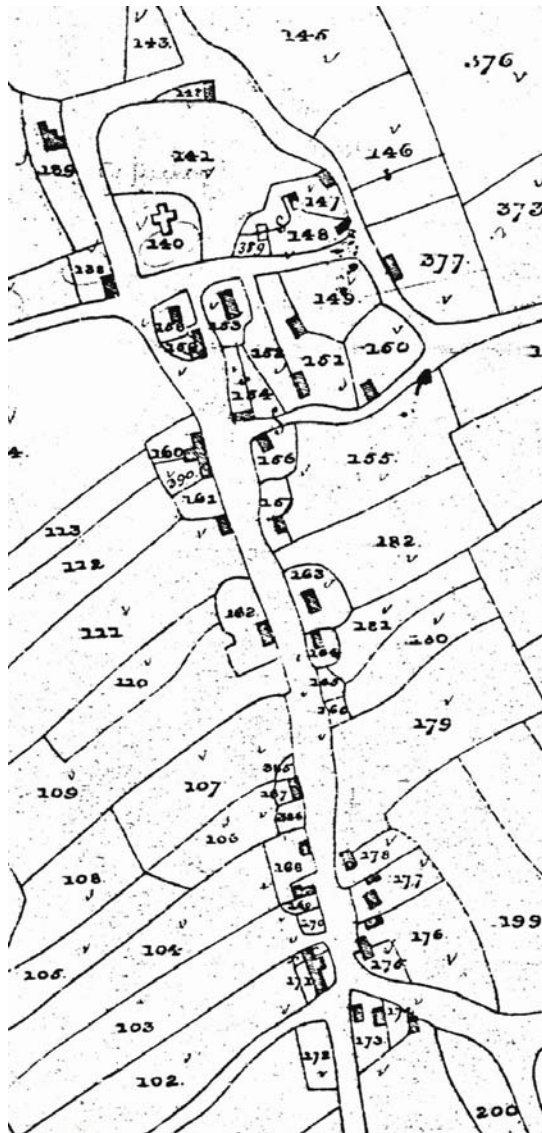
As the village grew, so too did the need for religious and educational facilities. The rise of Non-Conformism in the 19th century saw the founding of three chapels in the village: Seion Presbyterian Chapel was built in 1830. A Unitarian or Wesleyan Chapel was located at the old garage at Colwinston House and Ebenezer Baptist Chapel was built c. 1852 by extending a room which was part of Chapel Farm House. (An accompanying 'baptismal pool' was created by blocking off Colwinston Brook at the bottom of the field below Cynma House).

The first school was held in a stone shed in what is now the garden of 5 Twyn Yr Eglwys and the present school was founded in 1871. It was set up in an existing building, possibly a 16th century tithe barn, in the centre of the village. Now closed, the schoolhouse is a dwelling but still retains its belcote.

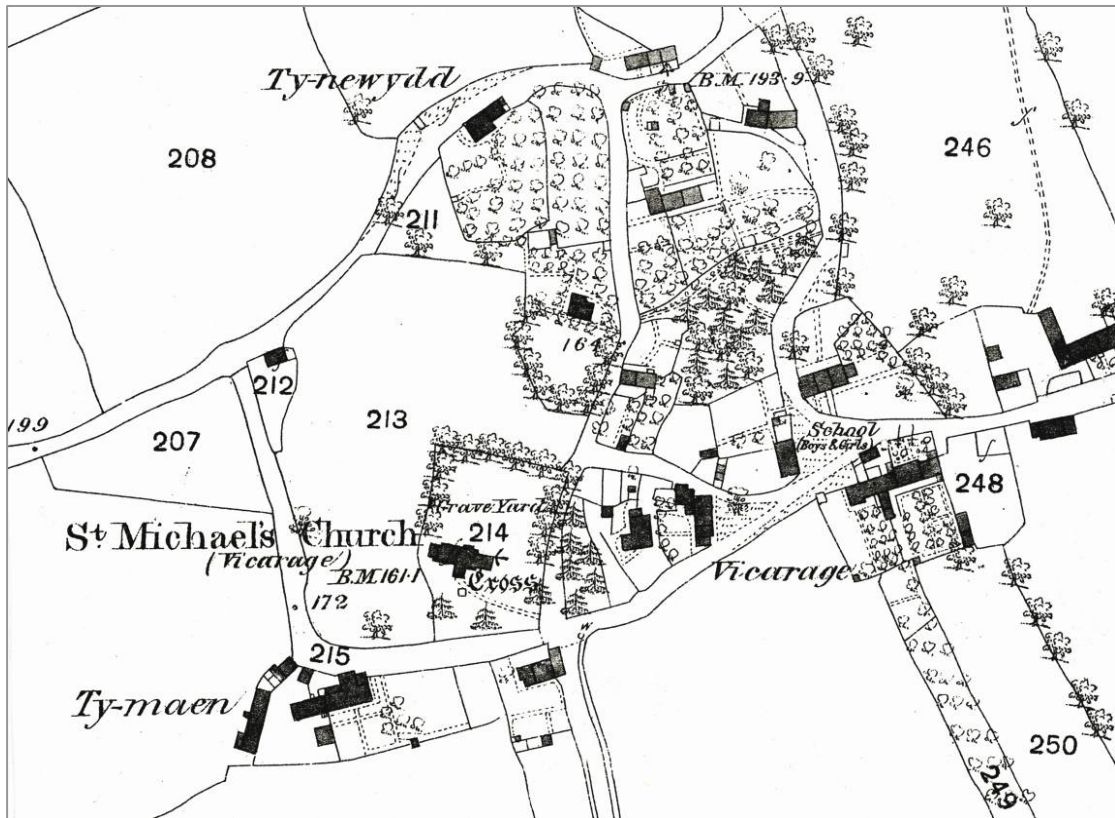
The village is notable for being the only village in Wales and one of only 32 in England and Wales, in which all those who went to serve in the Great War (1914-18) returned home safely.

The village has increased in size considerably since the 1960s. Of the approximately 100 dwellings in the conservation area some two-thirds are of recent construction; 17 may be identified as dating pre-1900.

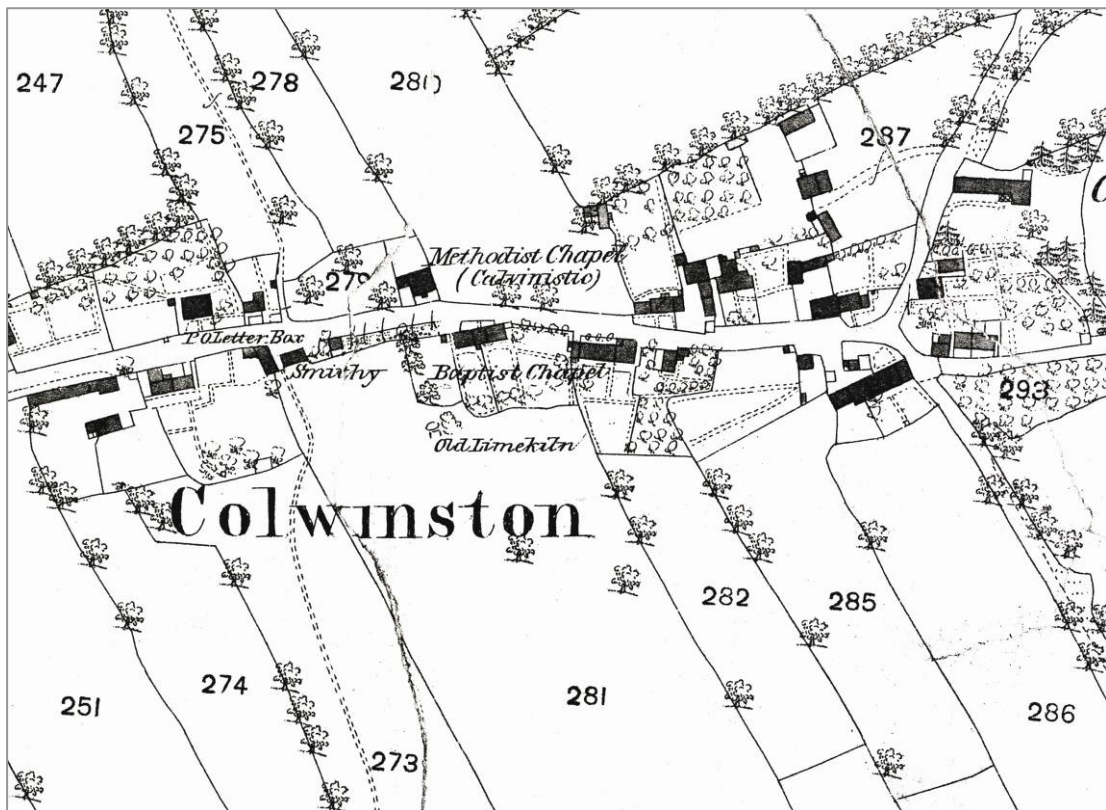
In addition to village history and anecdote, R.G.Thomas' *A History of Colwinston* contains short histories of many of the Colwinston's old houses and farm buildings.



Colwinston Tithe Map c. 1840
West is at the top of the image
– St Michael's Church is the
cruciform building.



Ordnance Survey Map c. 1880: Colwinston (west)



Ordnance Survey Map c. 1880: Colwinston (east)



Glimpses of the surrounding countryside reinforce the area's rural setting.



The small green is one of the few open spaces in the village.



Trees and changes in level give the western end of the area an enclosed feel.



A gap in the frontage of the south side of the main street enables views of distant countryside.

Spatial Analysis

The Conservation Area has a dense and concentrated built form. With the exception of private gardens there are few open spaces. Whilst many pre-1900 buildings sit close to the highway (e.g. Chapel Cottage, Yew Tree Cottage, Forge Cottage and Village Farm House), late 20th century dwellings have a greater set back with front gardens and garage/parking spaces which gives a spacious atmosphere to the main thoroughfare. Older buildings exhibit a more informal relationship with the road than the modern dwellings which tend to follow a strict building line.

Development on the north side is densely packed and there are few opportunities to see out of the conservation area. In contrast, on the south side, there are glimpses between buildings southwards to open fields especially east of Glan Ynys and over the field gate between Village Farm House and Ridgeway. These views and the many outward views of open countryside to be gained from the fringes of the conservation area give the village a sense of place and emphasise its rural location.

Because of the area's concentrated layout, views within the area are limited. The most distinctive views are looking westwards to the village green and the old school and, more significantly, views of the Church from around the graveyard but, being in a hollow, the Church does not become apparent until one is almost upon it.

The most significant spaces in the area are the village green and the churchyard. The former, though small, provides a good setting for the old school which stops the view at the west end of the main street and is a traditional feature which makes a positive contribution to the historic interest of the area. The latter is a large area well stocked with tombs and gravestones and contains some fine specimen yew trees. It forms an important site, enclosed by stone walls.

Two smaller linear open spaces are of note. First, there is a wide swathe of land going downhill from The Sycamore Tree. This was formally a route to the Grange at Marcross, although it is likely that it was also utilised by dray horses delivering to the public house up a lesser gradient than other routes. Second, there is a broad band of land west of Village Farm House where the surrounding open fields push right up against the village thoroughfare. Both spaces add to the local distinctiveness of the area and are important 'breathing spaces' for the village.

Character Analysis

Activity and Prevailing Uses

With the exception of the church and the public house, the area is exclusively residential. Former farm buildings, school, post office and chapels have been converted into dwellings. Ty Maen, on the edge of the conservation area, is still a working farm. There is no shop or community hall within the conservation area but St. David's Church-in-Wales primary School lies immediately to the north of the area and the occasional sound of the children's playground is a feature of the north-western part of the conservation area.

Buildings in the Conservation Area

Modern infill housing has substantially added to an earlier settlement pattern based upon farms such as Village Farm, Church Farm and The Sages. These contemporary dwellings have no particular architectural merit. Other building types include three places of worship (St. Michael's Church and the former Presbyterian and Baptist Chapels, both of which have been much extended and enlarged as dwellings), a public house, school (also now a dwelling) and small stone-built farm buildings including a relatively unaltered example of a slaughter house.

Notable historic house types include substantial vernacular buildings from the 16th century (The Old Parsonage), early 17th century (Village House) and 18th century (The Sages) though all have been altered, sometimes significantly. The Ramblers and Forge Cottage are examples of more modest vernacular dwellings.

Local lias stone is the most prevalent historic building material, commonly now under Welsh slate roofs. Thatch would have once been more common but endures only on The Old Parsonage and The Sages. Lime-washed exteriors are common.



Former farm buildings have been converted to residential use but provide a reminder of the origins of the village.



Modern infill housing makes up a substantial amount of the village.



Thatch was once a common roof covering.



Church of St. Michael and All Angels.



Churchyard Cross of Church of St. Michael and All Angels.



Churchyard Wall of Church of St. Michael and All Angels.



Village House

Listed Buildings

Church of St. Michael and All Angels – Grade I

Parish Church in which the nave and font are Norman and the tower is probably early 16th century. The church was heavily restored by H.J. Williams of Bristol in 1879. Further refurbishment and addition of north vestry and entrance doorway was carried out in 2000.

Churchyard Cross of Church of St. Michael and All Angels – Grade II

A late medieval, possibly early 16th century cross with an introduced cross-head which is possibly the original gable cross from the chancel.

Churchyard Wall of Church of St. Michael and All Angels – Grade II

A 19th century stone boundary wall that might be a rebuilding of an earlier wall. It is constructed of roughly coursed white limestone rubble and has group value with the closely adjacent Old Parsonage.

Village House – Grade II

Village House is probably an early 17th century cottage which was improved c. 1700. It is one of only two thatched buildings in Colwinston Conservation Area (see also The Old Parsonage). Despite alterations it has retained its historic character and a number of important features.

The Sages – Grade II

Probably an 18th century house built with a barn in-line and with the granary as a 19th century addition. The house is limewashed rubble and the barn plain random rubble, both with slate roofs. Listed as an 18th century house which has retained its character.



The Sages



The Old Parsonage



Former Seion Presbyterian Chapel (Capel Cariad)



The Sycamore Tree Inn



The Ramblers

The Old Parsonage – Grade II

A mid 16th century house which was refurbished in the 18th century and again improved in the 20th century. Beside the kitchen chimney at the first floor is a small latrine, a very rare feature in a house of this period and quality.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'.

The listed buildings noted above have been identified as County Treasures. In addition the following are 'locally listed County Treasures':

Former Seion Presbyterian Chapel (Capel Cariad)

The chapel was built in 1835. In 1899 the roof was removed and turned through 90 degrees so that the gable end faced the road. It was closed in 1996 and converted to a dwelling with large side extension.

The Sycamore Tree Inn

Built before 1650 when it was a yeoman's dwelling and it had a doorway with a three centred head and a lateral entry stairs with an outshut.

The Ramblers

A regional house with a chimney backing on the entry and outside cross passage. It was originally two adjoining thatched cottages but one was demolished in the 1960s. The Ramblers was once a village post office.



VR Post Box Beside the Ramblers

VR Post Box Beside The Ramblers

An unusual wall mounted Victorian post box embossed with royal insignia and VR.

Ty Maen Farm

Ty Maen is an early 17th century house and is only one of two in Glamorgan with small plain chamfered timber windows before 1700. It has an ornate timber stairway.



Ty Maen Farm

Yew Tree Cottage

A very old cottage with a massive stone chimney built on the roadside.

Yew Tree Farm

Yew Tree House is a house with a moulded dressed stone fireplace.



Yew Tree Cottage

Old School Bell

An old iron bell in a small gabled stone tower surmounted by a cross on a house once used as the village school.



Yew Tree Farm



Old School Bell



Church Cottage

Church Cottage

A regional house, Church Cottage was once two cottages with a lateral entry stairs.



Church Farm

Church Farm

Church Farm dates from the 16th century or earlier. It is a three-unit regional house with a chimney backing onto the entrance which has a dressed stone head doorway. Other features include a fireplace stair.

Stone Altar in St. Michael's Churchyard

A stone altar reputedly taken from inside the church. It stands at right angles to the orientation of graves.



Stone Altar in St. Michael's Churchyard

Colwinston House

The house was originally two cottages adjacent to the road and later extended by adding on the east part. It was once the Dowager House to Pwlllywrach.

Former Ebenezer Baptist Chapel

The church was erected in 1852. A room which was part of Chapel Farm House was extended into the Chapel. Now a dwelling.



Colwinston House



Former Ebenezer Baptist Chapel



Slaughter House, Lower House Farm

Slaughter House, Lower House Farm

A former slaughterhouse in good condition with a ring in the centre of the floor for tying animals.

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.



Stone walls are a defining feature.

Local Details

Stone walls are one of the defining features of the area. The importance of the stone wall around the churchyard is recognised through its grade II listed status but other stone boundary walls, especially on the roadside, are equally important in maintaining historic character and appearance. Stone walls that form the rear boundary of properties beside the east-west thoroughfare are remnants of old field boundary walls. Stone outbuildings such as the one at Church Farm are part of the agricultural heritage of the village.



Iron gates, such as these at the Church provide visual interest.

Other small features of interest are iron entrance gates (e.g. Ty Maen, St. Michael's Church, and Village Farm House), the Victorian letter-box at The Ramblers (there is also an EIRR box in the village) and horse mounts (e.g. outside Village House). These add to the area's local distinctiveness and should be preserved.

Green Spaces and Bio-Diversity

Apart from the churchyard and the village green there are no large expanses of green open space. Garden sizes are generally small and these are well tended with a variety of flowers, shrubs and trees. Short lengths of grass verges still remain, the most prominent of which is the untended verge opposite Rockliffe and the mown verge opposite Bay Tree House, both in the west of the conservation area. Smaller and shorter lengths of grass verge beside the main road also make a positive contribution.



Grass verges and hedgerows make a positive contribution to the Conservation Area.

Trees are a significant feature in the conservation area. Some mature specimens endure from old hedgerow and field boundaries from the time before the area became so intensely developed. They make a vital and positive contribution to the character and appearance of the area, help to ameliorate the impact of modern development and add to the area's rural character.



The concrete culvert of the stream by the church is stark and unsightly.



Overhead wires spoil the streetscene.



The verge of the green is being eroded by traffic.



Tomb in need of repair.

Of particular note are the yews in the churchyard, the tall pines at The Old Vicarage and the roadside trees along the verge of Coed Marsinen. Trees at the eastern extremity of the conservation area provide a leafy gateway to the village.

Negative Factors

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

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Erosion of the green by traffic;
- Unsightly concrete culvert beside the churchyard;
- Overhead wires spoil the streetscene.

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:

- Protection of significant views into and out of the Conservation Area;
- The care and management of unkerbed grass verges, hedges and banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- The protection and maintenance of footpaths;
- Monitoring and review.

Management Plan

Introduction

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

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

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Colwinston Conservation Area was undertaken. Three areas of modern development on the periphery of the conservation area that have taken place since designation of the conservation area do not contribute to the area's special historic interest and should be omitted from the conservation area.

Recommendation:

Three amendments to the boundary of the Colwinston Conservation Area are proposed.

- (1) Omit the contemporary cul-de-sac development of Yew Tree Close;*
- (2) Omit The Vines and other 20th century dwellings in the west of the conservation area;*
- (3) Omit Cleavis Lodge and Cleavis Orchard, two modern dwellings beside the public footpath in the south-east corner of the conservation area.*

The proposed changes are shown on the accompanying appraisal map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural location.

Recommendation:

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

Views

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

Recommendation:

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

Protection of Important Open Spaces

Open areas and 'greens' between buildings and groups of buildings play an aesthetic part in forming the character of the village. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

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

Management of Grass Verges

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

Recommendation:

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

Protection and Repair of Stone Walls

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

Recommendation:

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

Building Maintenance and Repair

The general condition of buildings in the Colwinston Conservation Area is good.

Recommendation:

The Council will seek to monitor the condition of all historic buildings in the Conservation Area and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.

Management of Trees

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

Recommendation:

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

Loss of Architectural Detail and Minor Alterations to Historic Buildings

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

Recommendations:

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

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

Control of New Development

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

Recommendation:

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

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

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the Conservation Area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

Recommendation:

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

Conservation Area Guidance

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

Recommendation:

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

Buildings and Land in Poor Condition

Recommendation:

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

Monitoring and Review

Recommendation:

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

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

References and Useful Information

Local Generic Guidance

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

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

Bibliography

1. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
4. Vale of Glamorgan Council, County Treasures, 2007
5. R.G. Thomas, A History of Colwinston, Hackman, 2001

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'.

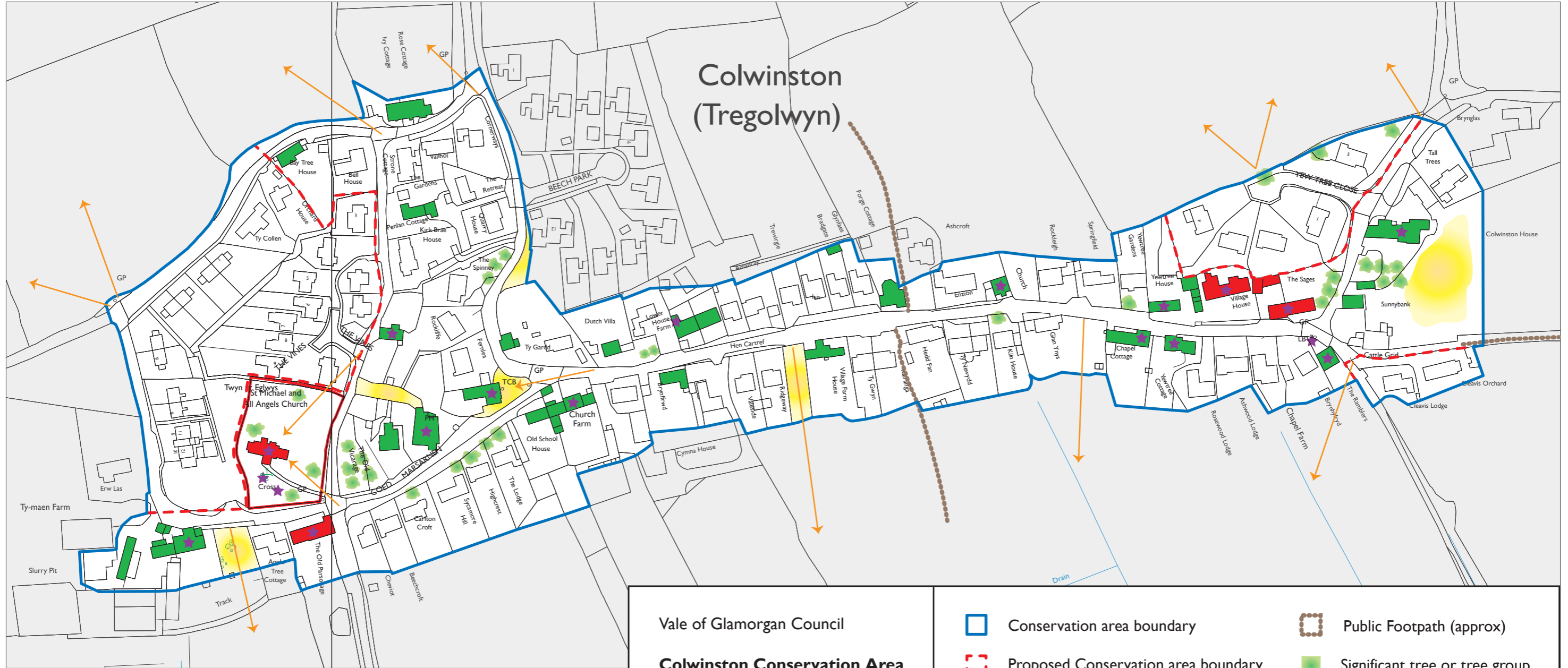
For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

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?

Colwinston (Tregolwyn)



Vale of Glamorgan Council

Colwinston Conservation Area

Townscape Appraisal Map

Not to scale

- Conservation area boundary
- Proposed Conservation area boundary
- Listed buildings
- Positive buildings
- Significant open space
- Public Footpath (approx)
- Significant tree or tree group
- Significant view
- ★ County Treasure

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