



BUILT HERITAGE STATEMENT

Site Address

**Parc Busnes Porth
Cymru
Land at Model Farm
Rhoose,
Vale of Glamorgan**

On behalf of

Legal & General

Date

July 2019

Author:

**James Edwards BSc (Hons), DipTP,
MSc, MRTP, IHBC**

Approved by:

**Jonathan Smith BA (Hons) MA
PGCE PGDip MCIfA IHBC**

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EXECUTIVE SUMMARY

- 1 This Built Heritage Statement has been researched and prepared by CgMs Heritage, part of RPS, on behalf of Legal & General. It has been prepared to assess the potential impacts upon the historic built environment arising from the development of a proposed business park on land at Model Farm, Port Road, Rhoose, in the Vale of Glamorgan. This report accompanies an outline planning application for the business park.
- 2 Whilst the Site includes no built heritage assets, it has been demonstrated in this report that the proposed development has the potential to impact upon the significance of six designated built heritage assets and two built heritage assets considered to be worthy of non-designated heritage asset status. Any potential impacts on these heritage assets will arise through development within their settings. Specifically, the Grade II separately listed Lower and Upper Porthkerry Farmhouses south of the Site, will experience a moderate degree of harm to its significance. A former stables block associated with Upper Porthkerry Farmhouse and identified as a non-designated heritage asset will experience a minor degree of harm. Some distance south of the Site, the Grade II* listed Church Farmhouse and separately listed Outbuilding to Church Farmhouse (Grade II*), will experience a minor degree of harm respectively. The Grade II* Church of St Curig, south of the Site, will experience a negligible degree of harm from the proposed development. The Porthkerry Conservation Area will experience a moderate degree of harm. The Porthkerry Viaduct will experience a negligible degree of harm to its significance. The Former Egerton Grey House Hotel, considered worthy of non-designated heritage asset status, will experience of minor degree of harm to its significance.
- 3 Several mitigation measures have been set out in the report which may reduce the identified harm to the significance of the above built heritage assets. This includes a robust planting buffer along the boundary of the proposed business park and the adjacent proposed Porthkerry Country Park extension. It is unlikely however that the identified harm will be removed in entirety.
- 4 This Statement refers to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Historic Environment (Wales) Act 2016, as well as national and local planning policy. In

addition, relevant Cadw guidance has been consulted to inform the judgements made.

- 5 Relevant information, including the listing citations for the identified heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 6 The findings of this Statement are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

1.0 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by CgMs Heritage, part of RPS, on behalf of Legal & General to assess the potential impacts on the historic built environment arising from the proposed business park development on land at Model Farm, Port Road, Rhoose, in the Vale of Glamorgan (hereafter referred to as "the Site"). The Site is centred on NGR ST 07740 67443 (Fig.1).
- 1.2 Development at the Site has the potential to have an impact on the significance of several surrounding built heritage assets which may arise from development within the settings of these assets. A 1km search radius has been used to identify built heritage assets that may be affected by the indicative proposal. Within this search area there are nine Grade II listed buildings and structures and three Grade II* listed buildings. There are also two Conservation Areas within this search radius. A number of buildings are also identified as being worthy of non-designated heritage asset status in the Vale of Glamorgan Council, County Treasures List (2007). Several Scheduled Monuments also lie within the search area however these are considered within the separate Archaeological Desk Based Assessment prepared by CgMs.
- 1.3 This Statement refers to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, the Historic Environment (Wales) Act 2016, as well as national and local planning policy. In addition, relevant Cadw guidance has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets, has also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.4 The findings of this report are based on known conditions at the time of writing. All findings and conclusions are time limited to no more than three years from the date of this report. Maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

Legislation

The Historic Environment (Wales) Act 2016

2.1 The Historic Environment (Wales) Act 2016 was passed by the National Assembly for Wales on 9th February 2016 and became law after receiving Royal Assent on 21st March 2016. This Act amends the two pieces of UK legislation, the Ancient Monument and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990, which currently provide the framework for the protection and management for the Welsh historic environment. These amendments predominantly relate to the transference of a number of existing powers, including the designation of scheduled monuments and listed buildings, from the Secretary of State to Welsh Ministers. The key provisions of the Act can be summarised as the following:

- amendments to the procedure for determining scheduled monument consent;
- provision for Welsh Ministers to enter into a Heritage Partnership Agreement with the owner of a scheduled monument, or any associated land, within Wales;
- provision for Welsh Ministers to compile and maintain a register of historic parks and gardens of special historic interest; and
- provision for Welsh Ministers and/or local authorities to enter into a Heritage Partnership Agreement with the owner of a listed building, or part of such a building, situated in Wales.

2.2 The Act also contains new stand-alone provisions for the compilation of a list of historic place names in Wales; for the compilation of an historic environment record for each local authority area in Wales; and for the establishment of an Advisory Panel for the Welsh Historic Environment.

**Planning (Listed Buildings and Conservation Areas) Act 1990 and the
Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment
No.2) Regulations 2017**

- 2.3 Where any development may affect designated heritage assets, there is a legislative framework in place to ensure that due regard is given to its impact on the historic environment. Notwithstanding the amendments made in the Historic Environment (Wales) Act 2016, this extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.4 Section 66(1) states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving listed buildings and their setting.
- 2.5 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal decision in relation to Barnwell Manor Wind Energy v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.6 The Court agreed with the High Court's judgement that Parliament's intention in enacting Section 66(1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.7 Additionally, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must pay special attention to the desirability of preserving or enhancing conservation areas, with this duty applying to any buildings or land within a conservation area.
- 2.8 The mechanisms for implementation of the 1990 UK Act were updated for a Welsh context in **The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012**. These Regulations have most recently been amended in the Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No.2) Regulations 2017. In this most recent amendment, the requirement that an application for listed building consent is accompanied by a Design and Access statement has been replaced with the requirement that an application for listed building or conservation area consent is accompanied by a heritage impact statement.

Planning Policy

Planning Policy Wales (Edition 10, December 2018)

2.9 Version 10 of Planning Policy Wales (PPW) was published in December 2018. This sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters.

2.10 Chapter 6 of PPW, entitled 'Distinctive and Natural Places' includes policy for planning authorities, property owners, developers and others regarding the conservation and investigation of heritage assets.

2.11 Paragraph 6.1.2 identifies heritage assets as including listed buildings, conservation areas, historic assets of special local interest, historic parks and gardens, townscapes, historic landscapes, World Heritage Sites and archaeological remains (including scheduled monuments).

2.12 Paragraph 6.1.6 sets out the Welsh Government's objectives to protect, manage and conserve the historic environment, which the document identifies as a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales. The Welsh Government's objectives in this field are to:

- Protect the Outstanding Universal Value of World Heritage Sites;
- Conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- Preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- Preserve the special interest of sites on the register of historic parks and gardens; and
- Protect areas on the register of historic landscapes in Wales.

2.13 Paragraph 6.1.7 reinforces that the planning system has an important role to play in the protection, conservation and enhancement of the significance of heritage

assets, which may include consideration of setting. This paragraph emphasises that any change that impacts on a heritage asset or its setting should be managed in a sensitive and sustainable way.

- 2.14 Paragraph 6.1.8 suggests that heritage issues should be considered at an early stage in the planning process, in both the formulation of planning policies and the exercise of development management functions.
- 2.15 Paragraph 6.1.9 goes on to state that any planning decisions must fully consider the impact on the historic environment and on the significance of individual heritage assets and their contribution to the character of place.
- 2.16 Paragraph 6.1.10 states that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. It advises that for any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.
- 2.17 Concerning conservation areas, Paragraph 6.1.14 states that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting. Conversely, Paragraph 6.1.15 states that there will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. This section does however note that in exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.
- 2.18 Paragraph 6.1.16 stresses that preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Additionally, it stresses that mitigation measures can be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.
- 2.19 Paragraph 6.1.29 concerns the impact of proposals on non-designated heritage assets. It states that planning authorities may develop lists of historic assets of

local interest that do not have statutory protection. Where a planning authority chooses to identify historic assets of special local interest, policies for the conservation and enhancement of those assets must be included in the development plan and will be a material consideration when determining an application.

Planning Guidance

Technical Advice Note (TAN) 24: The Historic Environment (2017)

2.20 TAN 24 is one of a suite of new documents designed to aid the application of PPW. TAN 24 was adopted in May 2017 and supersedes pre-existing Welsh Office Circular concerning the historic environment.

2.21 TAN 24 provides specific guidance on how the planning system considers each aspect of the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications. It also sets out that it is for an applicant to provide the LPA with sufficient information to allow the assessment of their proposal in respect of historic assets, irrespective of their designation, which may take the form of a heritage impact statement.

Technical Advice Note (TAN) 12: Design (2016)

2.22 TAN 12 provides advice on the good design of new development. Alongside promoting sustainability, it sets out that the context of a development should be appraised, including the historic environment, to inform design. Section 5.6 Historic Environment highlights that design should have regard to the desirability of preserving or enhancing the character and appearance of areas of special character, such as conservation areas. It also highlights that specialists are needed to accurately assess areas of architectural or historic character.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) (2011)

2.23 Conservation Principles provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. It is also for use by others (including owners, developers and other public bodies) to assess the potential impacts of development proposals on the significance of historic assets and assist

in the decision-making process where the historic environment is affected by the planning process.

2.24 The document echoes PPW in the emphasis it places upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main component values being:

Evidential value: which derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy access, or may be buried below ground, under water or be hidden by later fabric. These remains provide the primary evidence for when and how an historic asset was made or built, what it was used for and how it has changed over time.

Historical value: derives from the ways an historic asset might illustrate a particular aspect of past life or be associated with a notable family, person, event or movement. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. As the functions of an historic asset are likely to have changed over time, so the full range of changing historical values might not become clear until all the evidential values have been gathered together.

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour, or they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time, or a combination of both.

Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have

emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion or reflect past or present-day perceptions of the spirit of a place.

Best Practice Guidance Overview

2.25 Cadw publishes a wide range of Best Practice Guidance documents (BPGs). This guidance relates to: the care and understanding of historic buildings, scheduled monuments and other archaeological remains; understanding the significance of, and managing, conservation areas; managing local lists, historic parks and gardens, wider historic landscapes, and World Heritage Sites; the role of the planning system in the management of the historic environment; and technical guidance for conservation.

2.26 This Best Practice Guidance is intended to complement the Historic Environment (Wales) Act 2016 and recent planning policy and advice. In particular, it is designed to provide information on good conservation practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing Welsh policy. BPGs of particular relevance are discussed below:

Heritage Impact Assessment in Wales (May 2017)

2.27 This document sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area, and scheduled monument consent. In particular, it emphasises the purpose and value of undertaking Heritage Impact Assessments in order to help identify the most appropriate way to accommodate change within the historic environment. The guidance echoes PPW by stressing that understanding the significance of historic assets is key to making decisions regarding the historic environment.

Setting of Historic Assets in Wales (May 2017)

2.28 This guidance document focuses on the management of change within the setting of heritage assets. It explains what setting is, how it contributes to the significance of a historic asset, and why it is important, in order to aid practitioners with the

implementation of Welsh national policies and guidance relating to the historic environment.

2.29 This document defines setting as 'including the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve'. The guidance emphasises that setting is not a heritage asset in itself, although land within a setting may contain other historic assets. Instead, the importance of setting is noted to lie in what it contributes to the significance of a historic asset. The document also states that elements of setting may make a positive, negative or neutral contribution to the significance of an asset.

2.30 Whilst views to and from an historic asset are often the most obvious consideration in any assessment of the contribution that setting makes to the significance of an asset, other sensory elements can also affect setting, including noise, vibration, and odour. Setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

2.31 This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change, and also that the scale of an assessment needs to be proportionate to the likely impact of the proposal. Although not prescriptive in setting out how this assessment should be carried out, section four of the document outlines the general principles that both assessors and decision makers should consider when assessing the impact of a proposed change or development within the setting of historic assets. It identifies four key stages:

1. Identification of the historic assets that might be affected by a proposed change or development;
2. Defining and analysing the settings understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced;
3. Evaluation of the potential impact of a proposed change or development on that significance; and

4. If necessary, considering options to mitigate or improve the potential impact of a proposed change or development on that significance.

2.32 The guidance states that the introduction of offsetting or compensatory proposals, such as public access or interpretation panels, will not reduce the impact of the development within the setting of the historic asset, and thus should not be accepted as mitigation. However, these may be considered when the decision-making body weighs up the benefits of the scheme.

Local Planning Policy

2.33 The Vale of Glamorgan Local Development Plan 2011-2026 (June 2017) currently sets the long-term planning and land use policies for the area. The relevant policies contained within these documents are set out below.

2.34 The following policies are contained within the Local Development Plan documents, and are relevant to this assessment:

POLICY SP10 -BUILT AND NATURAL ENVIRONMENT

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

- 1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;*
- 2. Historic landscapes, parks and gardens;*
- 3. Special landscape areas;*
- 4. The Glamorgan Heritage Coast;*
- 5. Sites designated for their local, national and European nature conservation importance; and*
- 6. Important archaeological and geological features.*

POLICY MG10 - ST ATHAN - CARDIFF AIRPORT ENTERPRISE ZONE

Land is allocated adjacent to Cardiff Airport and Port Road, Rhoose (77 ha) and at the aerospace business park St Athan (305ha) for the development of 382 hectares of strategic employment land (class B1, B2 and B8) forming part of the St Athan – Cardiff Airport Enterprise Zone.

The development of the enterprise zone will be guided by a masterplan to include the following elements:

- *The refurbishment of the existing 70,000 sqm hanger at St Athan (17.95 ha);*
- *An aerospace business park north and south of the runway at St Athan;*
- *A business park for aviation support services at Picketston (11.79 ha);*
- *A new northern access road at the St Athan Enterprise Zone (Policy MG16 refers);*
- *New aerospace, education, research and development, manufacturing, office and other ancillary development at the Cardiff Airport and gateway development zone (77 ha);*
- *A 42 hectare extension to Porthkerry Country Park (Policy MG28 refers);*
- *Provision of sustainable transport infrastructure; and*
- *The incorporation of sustainable energy centre at the Cardiff Airport and gateway development zone.*

POLICY MD8 - HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. *Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;*
2. *For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;*

3. *Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;*
4. *For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.*

2.35 The Vale of Glamorgan has prepared several Supplementary Planning Guidance documents of which *Conservation Areas in the Rural Vale* (2006) and *County Treasures* (2007 with addendum 2011) have been referred to in the preparation of this report. Similarly, the Vale of Glamorgan has produced a *Porthkerry Conservation Area Appraisal and Management Plan* (2009) which has also been considered.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

3.1 The following section includes an appraisal of the historic development of the Site and surroundings, together with an assessment of the significance of those built heritage assets that have the potential to be impacted by the indicative proposed development, including consideration of the contribution that their settings make to their significance. Section 4 will assess how the development proposals may impact that significance.

Site Description

3.2 The Site is located to the immediate east of Cardiff Airport and is bounded by the A4226 to the north, Port Road and Porthkerry Road to the west, agricultural fields to the south. Agricultural fields and woodland lie to the east of the Site. The Site is located approximately 700 metres northeast of the settlement edge of Rhoose and 1 kilometre west of the settlement edge of Barry. The Site comprises numerous field parcels and woodland belts.

3.3 The allocated business park land which forms c.40 hectares of the Site (as set out in Policy MG10 of the LDP) is currently served by field accesses on the A4226 and Port Road. The existing access road serving the Holiday Inn Express provides a stub to the western section of the business park element of the allocation within the Site. Land to the south of the Site will form an extension to Porthkerry Country Park as part of the business park allocation and which is accessed from an unnamed road leading from Porthkerry Road to the west and concludes at the Former Egerton Grey House Hotel. This continues as a cycleway south-east towards Barry through Porthkerry Country Park.

3.4 The land allocated for a country park extension outside of the Site comprises, in part, a valley with wooded sides. Porthkerry Viaduct spans the valley and marks the south-eastern boundary of this country park extension. The ground from here rises to the north-west with the valley forking into two serving Whitelands Brook and Bullhouse Brook. The northern and north-western reaches of the Site form part of a plateau which supports the buildings associated with Cardiff Airport.

3.5 The elevated nature of the north and north-western reaches of the Site allows some longer distant views back down the wooded valleys over the Site towards

the Bristol Channel incorporating the Porthkerry Viaduct. Those views east over the plateau towards Barry comprise agricultural and wooded land beyond the Site, which limit longer distance views in this direction. Woodland planting within the Site also interrupts views in all directions at various points from within the Site. In views west, Cardiff Airport, notably the terminal building and the elevated runway limit views in this direction. Views north are contained by surrounding hedgerows and the broader plateau around the airport, though the topography does however progressively drop away in this direction.

3.6 Boundary enclosures around the Site comprise a mixture of managed and unmanaged hedgerow. This remains the case within the Site but also incorporates woodland edges.

Historic Development

3.7 The Bulwarks located to the south-west of the Site was one of a series of coastal Iron Age hillforts occupied between 700B.C and 100A.D. The Site of a Roman villa is also noted on the western edge of Barry. During the Roman period there was a port at Porthkerry Beach known as Porth-Ceri.

3.8 From the eleventh century the Vale of Glamorgan was occupied by English and Norman settlers who farmed the land and constructed several castles. Saxton's Map of 1579 (not shown in this report) identifies a castle having existed in the settlement of Porthkerry at this time.

3.9 The Church of St Curig within Porthkerry is first recorded in 1254. Later development is noted including Church Farmhouse (itself historically serving as a rectory to the church) in 1576 and the seventeenth century Old School House. Samuel Romilly, the renowned legal reformer, statesman and philanthropist, as well as his son Edward Romilly both left philanthropic legacies including the construction of Porthkerry House some way south of the Site and a new Victorian School in Porthkerry. They carried out repair and restoration to farmhouses and dwellings and initiated improved farming systems and fairer wages for their labourers in the area.

3.10 Thomas Budgen's Map of Llantrisant and surrounds (1811) (not shown in this report) detail the Site as largely forming several field parcels. An area of woodland is noted in the south-eastern part of the land proposed for a country park

extension. The Site is still contained by Port Road to the west. The coastline is identified south-east of the Site.

3.11 In the early nineteenth century the Site and wider country park extension fell within both the parish of Porthkerry (the country park extension and a small part of the Site) and the parish of Penmark (the bulk of the Site). The Penmark Tithe Map (1841) and the Porthkerry Tithe Map (1838) (neither map shown in this report) show that much of the Site and land forming the country park extension were primarily owned by the Romilly family, with several parcels owned by Colonel Morgan and H.G Lewis. A small parcel of glebe land is noted in the western reaches of the Site owned by the Reverend Doctor Casperd; incumbent at the parish church in Penmark. A small parcel of land on the edge of Porthkerry is also glebe land tied to a Reverend Paul Clerk. This land incorporates the present Church Farmhouse and associated land. It is assumed that this is the Porthkerry incumbent. A trackway leading from Porthkerry north (along the course of the present footpath) and then feeding south-east down the valley towards Barry is noted as are several buildings associated with a Whitelands Farm beyond the north-eastern reaches of the Site with a dwelling referred to as Whitelands also located here (both along the course of the Whitelands Brook). Neither has survived. The Romilly family created Porthkerry Park in the early to mid-nineteenth century to form the centrepiece of their Porthkerry estate. The park sat to the south-east of the Site and the settlement of Porthkerry.

3.12 The 1885 Ordnance Survey Map (Fig. 2) shows additional areas of woodland notably around the Whitelands and Bullhouse Brook valleys. The Site is primarily agricultural land. The Rectory, constructed earlier in the nineteenth century (now Egerton Grey House), is depicted. It is likely that the access road to Egerton Grey House from Porthkerry Road was constructed specifically to serve the house though joined with the earlier noted trackway from Porthkerry leading down the river valley towards the Bristol Channel.

3.13 The 1900-1901 Ordnance Survey Map (Fig. 3) shows the railway cutting and substantial viaduct now abutting up to the northern edge of the current extent of Porthkerry Country Park built over the valley in 1897. It also shows a secondary loop link running out and around the valley heads within the Site and joining back into the established line west of the viaduct. Shortly after the line opened several piers on the viaduct failed necessitating a temporary line to be created. This was a short-lived rail loop and is not shown on any subsequent mapping. The

settlement of Porthkerry sits directly in the path of the main rail link thereby necessitating a short rail tunnel and cutting under the settlement.

3.14 The 1938-47 Ordnance Survey Plan (Fig. 4) shows little change to the Site though a new more direct road connecting Port Road directly with Rhoose is noted across land now forming the runway at Cardiff Airport. The land comprising Cardiff Airport was requisitioned by the Government in the 1940s with construction work commencing in 1941 for a satellite airbase during the Second World War. The principal runway ran broadly north to south with a shorter secondary runway running the course of the present runway. A new farmstead, Model Farm, has been constructed on the northern reaches of the Site fronting onto Port Road.

3.15 By 1975 (Fig. 5), the airport had become wholly commercial and a much larger runway has been constructed. This included considerable earthworks to build up the ground for the southern end of the larger runway. This now sits some height above Porthkerry Road. The Site itself has not changed and is primarily in agricultural and woodland use.

3.16 To the present day (Fig. 6), the Site is largely unchanged from earlier mapping. A new Holiday Inn development with car parking is located to the north-west of the Site adjacent to Cardiff Airport which itself has expanded considerably in respect of additional car parking and built development. The previously noted Whitelands Farm and dwelling east of the Site are no longer present.

Assessment of Heritage Assets

3.17 A 1 km search area identified built heritage assets that may be affected by development of the Site. It was not deemed appropriate to consider a greater search area notably on account that the immediate airport development to the north and west screens much of the Site when viewing from the north alongside setting a built-up context to the surrounds on the north and west flanks of the Site. The northern reaches of the Site sit on a plateau which drops away to the south. The Site sits close to the Bristol Channel to the south which further limits the requirements to expand the search area beyond 1 km in this direction.

3.18 Within this search area, there are nine Grade II listed buildings and structures and three Grade II* Listed buildings. There are also two conservation areas. Several buildings are also identified as being worthy of non-designated heritage asset status in the Vale of Glamorgan County Treasures List (2007). Several Scheduled

Monuments also lie within the search area however these are considered within the separate Archaeological Desk Based Assessment also prepared by CgMs.

3.19 The walkover survey of the Site and proposed extension to the country park and associated research demonstrates that of those built heritage assets within the search radius the majority of these share no visual, functional or historic associations with the Site. As such, the proposed development will have no impact on their setting or significance. The Site forms such a small element of their setting, that the Site makes no material contribution to the significance of any of these heritage assets and these assets have been discounted from further discussion. Specifically, they include the Grade II Coach House at Cwm-cidy Farm (Cadw ref. 1285178), Ty-crwn, (Cadw ref. 83163), Cwm-cidy Farm (Cadw ref. 83150), Cwm-cidy Farm Cottage (Cadw ref. 13396). All are associated with Cwm-cidy Farm and form a cluster of buildings c.900 metres east of the Site. The Site is some distance from this cluster of heritage assets, which have a group value as a cluster, and are experienced in some isolation away from the Site with a robust buffer of agricultural land intervening. It is also considered that the significance of the Barry Garden Suburb Conservation Area, the westernmost extent of which falls within the search area at c.900 metres to the south-east, will not be impacted given the distance from the Site and the degree of intervening woodland screening.

3.20 In respect of non-designated heritage assets, the Vale of Glamorgan County Treasures List (2007 and Addendum, 2011) identifies Welford Farmhouse and Farm barns (County Treasure ref. 458 and 459 respectively and located c.170 metres east of the Site) as being of local interest. However, the farmhouse has been demolished and the barns converted to residential use and correspondingly, the remaining significance of the barns has been much eroded given the demolition of the farm house and subsequent residential conversion. They will not be considered further in this report. The locally listed Porthkerry House (County Treasure ref. 450), south-east of the Site and Porthkerry, is set below the Site with a thick belt of mature woodland in between. Accordingly, at c.900 metres south of the Site, it will be some distance from the proposed built development area and will not share any intervisibility with the Site and will not be considered further in this report.

3.21 It is considered that the following built heritage assets may be affected by development on Site. The built heritage assets to be considered in detail in this report and shown also at Appendix A are:

- *Lower Porthkerry Farmhouse* (Cadw ref. 19576) Grade II listed and located immediately south of the Site (Plate 5-6);
- *Upper Porthkerry Farmhouse* (Cadw ref. 13621) Grade II listed and located immediately c.100 metres south of the Site. (Plate 7);
- *Upper Porthkerry Farmhouse Stables* (County Treasure ref. 475), identified as being a building of local interest and located c.100 metres south of the Site (Plate 8);
- *Church Farmhouse* (Cadw ref. 83147) Grade II* listed and located c. 630 metres south of the Site (Plate 9);
- *Outbuilding north of Church Farmhouse* (Cadw ref. 83157) Grade II* located c.630 metres south of the Site (Plate 10);
- *Church of St Curig* (Cadw ref. 13619) located c. 750 metres south of the Site (Plate 11). A Grade II* listed church cross in the church yard of St Curig (Cadw ref. 83149) will be considered as part of the wider church assessment;
- *Porthkerry Conservation Area* located c. 580 south of the Site (Plates 12-14). Several buildings are identified within the Conservation Area as being positive buildings and of some heritage value as buildings of local interest. Some are also identified on the 2007 County Treasures List as being of local interest. These will be considered within the broader assessment of the Conservation Area;
- The Porthkerry Viaduct (Cadw ref. 83158 and 13620) Grade II listed and located c. 550 metres to the Site (plates 15-16); and
- *The Former Egerton Grey House Hotel* (Plate 17) located c.350 metres south of the Site. Confusingly a photograph of Egerton Grey House is shown in the County Treasures List as being Porthkerry House. Despite this it is not expressly identified as being a County Treasure. Despite this, it is deemed in this report that the former hotel is a non-designated heritage asset and is discussed below.

3.22 Several of the built heritage assets have a largely shared and overlapping setting, particularly with regards to the way in which they are experienced relative to the Site, given their close proximity and/or functional associations. Where relevant, these will be discussed together. These comprise the Grade II* Church Farmhouse and associated Grade II* listed Outbuilding to its immediate north which will be considered under the title *Church Farmhouse Grouping*. The Grade II listed Lower Porthkerry Farmhouse and Upper Porthkerry Farmhouse and the former stables (locally listed) all sit within close proximity and share broadly the same setting. All three will be considered under the title *Porthkerry Farmhouse Grouping*. The Grade II listed Old School House which sits within Porthkerry will be considered under the broader assessment of the Porthkerry Conservation Area.

Porthkerry Farmhouse Grouping

3.23 **Significance:** The western part of Lower Porthkerry Farmhouse originated in c. 1600 as a two-unit gable-end entry house with hall and inner room (listing citation). The listing citation suggests that the building was likely extended in the mid-nineteenth century and then extended in the late twentieth century to incorporate the in-line barn (listing citation). The two-storey building is constructed in local rubblestone and has cement render. A combed wheat-reed thatch and decorative ridge is present. The original dwelling has casement windows on the front elevation and has a blind rear elevation, which also has a later single-storey lean-to with a slate roof. The later nineteenth-century addition, also built in rubblestone though not rendered, has a slate roof and is over two-storeys. Ashlar dressings are noted. The later nineteenth-century extension has casement windows. A further three bays beyond this, built in rubblestone, connect the barn to the dwelling and was constructed in the late twentieth century. Later windows, at odds with the earlier phases, sit within stone surrounds.

3.24 Internally, it is not clear how much original fabric remains since major works were undertaken to the property in the late twentieth century. The original survey noted that the property is understood to retain chamfered beams and exposed joists, large fireplace alongside a winding stone staircase. A timber roof structure with pegged roof trusses was also noted. The listing citation notes that the building is included in the statutory list "*as a seventeenth century farmhouse which, despite alterations, has retained its character and its thatched roof*".

3.25 Upper Porthkerry Farmhouse has origins from the early seventeenth century. It is built in a similar plan to Lower Porthkerry Farmhouse as a two-unit gable entry plan (listing citation). The structure to the west of the front entrance was added in the later seventeenth century. A rear service wing was likely added in the eighteenth century. The listing citation notes that there *"have been only minor alterations since then in the Victorian and later periods but these have hidden any other historic interior features which may survive"*. It is built in local rubblestone with whitewash render and a thatched wheat-reed roof with *"ridged patterning and deep eyebrows in the West Country fashion"*. It has wooden casements with glazing bars, several having been replaced at a later date.

3.26 Within Upper Porthkerry Farmhouse the original two cell dwelling *"unusually retains its partition for the inner room"* (listing citation) along with moulded beams. An early twentieth century fireplace is noted. The original staircase has been removed and openings blocked with a later nineteenth century staircase elsewhere. *"None of the other rooms have visible historic features and only the feet of some of the principal rafters can be seen"* (listing citation). It is included on the list as it represents a *"seventeenth century farmhouse which, despite alterations, has retained its character and its thatched roof"* (listing citation).

3.27 The former stables are suggested by the LPA to *"probably be contemporary with Upper Porthkerry Farmhouse"* (County Treasures List). The original building was a detached 'L' shaped building fronting onto the unnamed lane between the heritage asset and Upper Porthkerry Farmhouse. It has seen additions including a larger recent thatched building on the southern gable end which appears to be the dominant part of a new dwelling with the stables the subservient wing to this residential building. In converting the stables to residential use two large projecting 'bay-style' windows on the eastern elevation are now present and a further lean-to to the front flank. The original exterior wall facing onto the unnamed lane remains and it is assumed further original external fabric remains elsewhere though likely heavily altered. The building cannot be said to resemble stables following the conversion and the enclosure of the private garden. The County Treasures List suggests it shares a group value with the adjacent Upper Porthkerry Farmhouse. As the only remnant part of the historic farmstead, it provides some historic value and very limited aesthetic value in detailing the designs and materials and indeed building types in the seventeenth century. The presence of original fabric fronting onto the unnamed road and the adjacent

farmhouse does provide a degree of visual connection, itself facing the farmhouse. However, this is very limited, and the changes seen to the use and the fabric of the former stables have markedly impacted the overall significance of this heritage asset.

3.28 Lower Porthkerry Farmhouse can be said to exhibit evidential value in its portrayal of a simple seventeenth-century farmhouse. It also bears historic (illustrative) value and aesthetic value in the design and materials used in the seventeenth century to constructed modest vernacular farmhouses in South Wales. The alterations including the later twentieth century extension lessen the overall significance of the property though it retains sufficient fabric, certainly, externally to represent an important example of a period farmhouse. Like Upper Porthkerry Farmhouse, Lower Porthkerry Farmhouse is included on the statutory list as a "*seventeenth century farmhouse which, despite alterations, has retained its character and its thatched roof*" (listing citation).

3.29 **Setting:** The Porthkerry Farmhouse Grouping is experienced primarily in the immediate and intermediate setting of their surrounding plots, associated former farmstead development (where remaining) and the surrounding field parcels to the east. The Site abuts up to the northern boundary of Lower Porthkerry Farmhouse. The farmstead associated with Upper Porthkerry Farmhouse was lost with the construction of the runway west of Porthkerry Road. The contribution to significance that the remnant former stables provides is reduced given the loss of the bulk of the associated farmstead, the visual separation on the opposing side of the road leading to the former Egerton Grey House Hotel and it being incorporated into a larger newer dwelling. The conversion of the former stables to a separate dwelling with marked external alterations/additions also lessens the visual ties to the farmhouse.

3.30 Any contribution that setting makes is primarily from this historic functional and visual association with Upper Porthkerry Farmhouse. The former stables do, however, share a limited group value with the adjacent farmhouse. Allied to this, the main body of the farmstead serving Upper Porthkerry Farmhouse to the west of Porthkerry Road, was lost with the construction of the runway. Consequently, Upper Porthkerry Farmhouse is now set in relative isolation from remnant ancillary farmstead features thereby presenting as a detached dwelling. The Site primarily sits within the intermediate and wider extended setting of the Grouping, with the

land forming part of the country park extension surrounding the heritage assets on all but the northernmost flank of Lower Porthkerry Farmhouse.

3.31 From the intermediate and wider extended setting, it is still possible to experience the Lower Porthkerry Farmhouse as a former farmstead even though the alterations (including conversion of barn to residential use) and cessation of an agricultural use have impacted upon the overall experience. Upper Porthkerry Farmhouse has lost much of its agricultural context with the loss of most of the farmstead. However, the wider rurality to the east, over the Site and the land to be set over as the country park extension, helps to provide some rural context. The elevated airport runway with perimeter security fencing, an upgraded road and cycle path, immediately west of the Grouping, has markedly impacted the experience from the west and in views towards the heritage assets from fields to the east. Similarly, in views north along Porthkerry Road north of the airport infrastructure, fuel storage tanks and terminal building also serve to reduce the perception of rurality.

3.32 Accordingly, the historic setting of the farmhouses and remnant former farm buildings have been much eroded both in the intermediate and wider extended setting by the airport and road alterations and its immediate surrounds with the cessation of the farm's agricultural use and residential conversion. Setting makes a small positive contribution, though much reduced and limited to the surviving rural context still experienced when viewing east over the Site, land set over for the proposed country park extension, and beyond. The Site correspondingly makes a small positive contribution in this regard.

3.33 **Significance and Setting Summary:** The Porthkerry Farmhouse Grouping, comprising the separately listed (at Grade II) Upper and Lower Porthkerry Farmhouses are heritage assets of high (national) significance with the bulk of their significance being derived from their architectural and historic special interest in their portrayal of seventeenth century farmhouses with much remaining original fabric. The former stables associated with Upper Porthkerry Farmhouse are of low local significance with any significance derived from the retained original fabric and the historic functional relationship with Upper Porthkerry Farmhouse. None of the heritage assets in the Grouping perform their original agricultural role so their functional association with the surviving wider rural surrounds is residential.

3.34 The wider rural surrounds, including the Site and land proposed for the country park extension, make a positive contribution to the overall significance through providing the rural context though have been much impacted by the presence of the visually dominant runway and earth banking immediately adjacent with the associated roads and airport infrastructure. These have significantly eroded the historic rural context of the heritage assets. Setting makes a secondary level of contribution to the overall significance of the Porthkerry Farmhouse Grouping.

Church Farmhouse Grouping

3.35 **Significance:** Church Farmhouse is noted in the listing citation as being a "*remarkable late medieval ... [early sixteenth century] ...house, which survives in a very complete state considering its age*". The listing citation surmises that it was likely a parsonage "*suggested by its limited but well finished accommodation of a type seen elsewhere in the Vale*". It is likely that the wing to the farmhouse was part of the original building. The kitchen wing was later extended in the mid-nineteenth century and "*possibly as a result of the rector moving to the new rectory nearby*" (listing citation) to the Former Egerton Grey Country Hotel, which was occupied as a rectory from 1839-40. From this point the heritage asset became a farmhouse resulting in changes to the fabric including additional windows. Additional buildings were added, and this continued through to the later twentieth century, to create the farmstead as presently found. The listing citation states that the heritage asset "*retains the whole of its medieval envelope with the only external changes being the replacement of the windows and the rebuilding of the top of the chimney stacks*".

3.36 The two-storey building is constructed of rubblestone and rendered with a Welsh Slate roof. The property has casements throughout, mostly of twentieth century origins. The property is arranged in an 'L' shape. It retains the whole of its original external envelope save for the replacement windows and rebuilding the top of the chimney stacks. Internally the main property retains many original features, though with later additions such as a Victorian fireplace and nineteenth century alterations to the staircase. It is included on the statutory list at Grade II* because it is "*an important late medieval rectory which retains a number of good architectural features*" (listing citation) providing evidential and historic value

3.37 The Outbuilding to the north of Church Farmhouse comprises a single-storey detached former kitchen building constructed at the same time as the main

dwelling. It appears to be in a very poor condition. It was converted to a bake house in the nineteenth century when the rectory became a farmhouse (listing citation). The listing citation further notes that "this is a very rare survival in such close proximity to a complete medieval rectory." A stable was added at this time. In the 1930s it was converted to a wash house.

3.38 The building has been re-roofed in corrugated sheeting and the right gable wall has been partially rebuilt to accommodate the former bake house chimney. The structure is constructed in local limestone rubble with elements of dressed stone. Internally a large stone fireplace (original) is present. The fireplace contains the brick built washing copper dating from the 1930s when the building became a wash-house.

3.39 The building is listed at Grade II* for its "*its importance as a late medieval detached kitchen and its group value with the adjacent and contemporary Church Farmhouse.*" It provides important evidential and historic value in the high status of former incumbents. The asset provides important evidence in the changing requirements and uses for buildings of this size, bringing the kitchen within the main house in the nineteenth century. It shares an historic functional association with the church through its historic role as a rectory and with the nearby field parcels which were once glebe land. It has an historic functional association with the surrounding fields which it is assumed were owned or tenanted by occupiers at Church Farmhouse. Similarly, it shares some group value with the much later nineteenth century farm buildings located throughout the now redundant farmstead.

3.40 **Setting:** Church Farmhouse is now primarily experienced from within the near surrounds of its former farm complex and from the surrounding village centre, notably the village green, church and the several buildings which make up the settlement of Porthkerry. The associated mid-nineteenth century barns, which sit near to the farmhouse, share a group value with the heritage asset. They not only create a positive view towards the farmhouse along the lane into Porthkerry, but the help to provide a context to the later role of the former rectory.

3.41 This settlement provides the rural and agricultural context for the property. Its proximity to the separately listed Outbuilding adjacent (the former kitchen house to the Rectory) provides some clue that Church Farmhouse had perhaps been a more important building than simply a farmhouse, though this would be evident

only to the most initiated viewer given the changes in use and fabric. The principal significance of Church Farmhouse lies in its architectural and historic special interest as a medieval former rectory and, as such, whilst the surrounding rural landscape helps to define its historic setting its proximity to the Church of St Curig in Porthkerry provides the primary visual and functional historic setting as a rectory. The later surrounding former farm with nineteenth and twentieth-century farm buildings does however serve to mislead the viewer to any residual religious role. It accordingly shares a strong group value with the church and the adjacent separately listed kitchen building. Today Church Farmhouse is experienced as a farmhouse in a largely rural setting and this experience is supported by the remaining, though redundant, farm buildings. Views towards the heritage asset are impacted to the detriment by later twentieth century agricultural buildings with corrugated roofs.

3.42 The intermediate and wider setting of the farmhouse comprises a broadly rural landscape composed of fields and woodland, though with the intrusion, both visually and audibly, of Cardiff Airport and associated infrastructure towards the western reaches. The Site and the land proposed for a country park extension forms a large part of the intermediate and wider setting by virtue of its scale providing an understanding to the property as part of a farmstead.

3.43 The Grouping is experienced as being part of a small cluster of buildings forming Porthkerry, though the further away one views the Grouping, the less easy it is to appreciate the special interest of the heritage assets. Indeed, from parts of the Site where views are constrained by woodland planting within the Site and surrounding land, the settlement of Porthkerry and the Church Farmhouse Grouping is not visible given the distance and intervening planting. Those parts that do share a degree of intervisibility make a positive contribution to the overall significance of the Grouping in supporting the surviving rural and agricultural context in which the heritage assets are experienced, but less so in respect of its historic association as a rectory associated with the Church of St Curig (which lies further away from the site). As part of a farm, albeit vacant, the surrounding agricultural landscape provides a functional setting to the Grouping.

3.44 ***Significance and Setting Summary:*** The Church Farmhouse Grouping comprise built heritage assets of high (national) significance as reflected in their Grade II* listing. The significance of the two buildings is primarily derived from the architectural and historic special interest as an early sixteenth century former

rectory and associated stand-alone kitchen house retaining much original fabric. It provides important evidential and illustrative value in the design and materials used whilst also providing an important understanding of how former rectories are used when they cease to have ties to the church; in this case, the nineteenth-century farmstead which the Grouping is now largely seen as forming a part. Setting makes an important, though secondary contribution to the assets' overall significance; primarily seen from its close visual and historic functional association with the nearby Church of St Curig but also through the surrounding agricultural landscape which contextualises its later use. The Site makes some positive contribution to the assets significance by providing some historic rural and agricultural context to the understanding of the heritage asset, primarily as a later farmhouse.

Church of St Curig

3.45 ***Significance:*** The church is likely to have been constructed in the second half of the thirteenth century with the tower added in the fifteenth or sixteenth century as was the porch. The church was heavily restored in 1867, alongside the addition of a vestry and re-roofing. Further works occurred in the mid-twentieth century. The church is constructed in roughly coursed limestone rubble with a slate roof. It was previously thatched in the mid nineteenth century (listing citation).

3.46 The church is simple in design with several phases to the fenestration, notably fifteenth and seventeenth-century windows often with the use of dripmoulds. Internally, the chancel screen with simple Perpendicular tracery is likely to have been rebuilt (listing citation). The listing citation suggests that the tower arch is very simple in design and with "*only the plainest of mouldings at the top*". A plain principal rafter roof dating from the 1867 restoration is noted. The church merits its high grade "*as a medieval church with good features*" (listing citation).

3.47 The church provides evidential and historic value in the design and materials used alongside the evolution and changing communal values applied to places of worship, including the drive for restoring places of worship in the nineteenth century. It has group value (and an historic functional association) with the nearby Church Farmhouse which was originally the rectory. It also has a group value with the separately listed fifteenth century churchyard cross in the burial ground. The later rectory, the former Egerton Grey House Hotel, has an historic functional association with the church. John Wesley the noted Methodist theologian preached

at the Church of St Curig on several occasions, documenting his visits, and therefore the church bears an associative value. As a consecrated church it still derives a communal value and one which has been in existence since the thirteenth century.

3.48 **Setting:** The church is primarily experienced from its immediate setting, the churchyard from where one can appreciate its external architectural special interest. It also is experienced to a degree from within the wider settlement of Porthkerry, notably the village green which channels views towards the church. Its relatively diminutive size allied to a robust enclosure on several flanks by woodland means that views are only easily granted from the near surrounds of Porthkerry and nearby field parcels to the west as well as from a field parcel to the east. The upper stages of the tower, namely the crenelated parapet, can be seen from Porthkerry Road, over the Site, however these views are glimpsed, almost incidental, being lost amongst the surrounding development within Porthkerry. Elsewhere, whilst long distance views are available of Porthkerry from the north along Port Road, it is very difficult to see the church and to view it as part of this small settlement. Setting, particularly the village surrounds of Porthkerry remain an important contributor to the significance alongside the near surrounding agricultural and wooded landscape, including the Site and proposed land for the country park extension, which provides a rural context to the church.

3.49 **Significance and Setting Summary:** The Church of St Curig is a heritage asset of high (national) significance. Its significance is principally derived from its architectural and historic special interest as a medieval church with much retained features. The alterations to the church, primarily in the nineteenth century, do impact upon the overall significance through loss of original fabric, though these changes in themselves provide an important evidential value in the changing tastes, liturgy and fashions of church buildings at this period. It also has a communal value as a continuously operating church since the thirteenth century and an associative value with John Wesley preaching here in the eighteenth century. Setting remains an important, though secondary, contributor to the overall significance and any contribution is largely derived from the village setting and the nearby surrounding woodland and field parcels which help contextualise this rural parish church. The Site makes an overall positive impact in providing some of this rural context.

Porthkerry Conservation Area

3.50 ***Significance:*** Porthkerry Conservation Area was designated in March 1973. The Area comprises a small, broadly wedge-shaped, plot which incorporates the tunnel and railway cuttings either side running diagonally through the centre of the Conservation Area. The comprises all built development in Porthkerry, elements of woodland, the village green and pastureland. The Porthkerry Conservation Area Appraisal and Management Plan (March 2009) provides a summary of the special interest of the Area which is set out below. Where text does not form part of the Appraisal this is set within brackets and non-italicised:

- *"Small village in a rural setting of open fields and woodland on a secluded promontory above the Bristol Channel;*
- *Narrow cul-de-sac approach road bounded with green banks and hedgerows;*
- *Grass-verged central village green surrounded by an outstanding ensemble of medieval and later buildings;*
- *The stone walled medieval churchyard;*
- *Associations with the 19th century Romilly family of Porthkerry House;*
- *The architectural and historic interest of the area's historic buildings and structures, five of which are listed namely: Church of St. Curig (grade II*); Cross in the churchyard of the Church of St. Curig (grade II); Church Farmhouse (grade II*); Outbuilding to the north of Church Farmhouse (grade II*); The Old School House (grade II). [In addition to this Elmhurst is identified as being a positive building in the LPA's Porthkerry Conservation Area Appraisal and Management Plan thereby indicating that the LPA perceive this to be a non-designated heritage asset: "It was built in c.1870 as a school by the Romilly family though has been altered in the twentieth century and has ceased as a school. It is notable as part of the works of the Romilly family in the area and holds an important position overlooking the village green" (Conservation Area Appraisal and Management Plan)];*

- *Situated above a deep cutting and railway tunnel on the Vale of Glamorgan line, opened 1897, beside the Porthkerry Viaduct;*
- *Trees provide a backdrop to the village green and hamlet;*
- *Located on a network of local footpaths and a designated Valeways Walk with access to the Glamorgan Coastal Heritage Walk and Porthkerry Park;*
- *Stone boundary walls; and*
- *Bio-diversity and wildlife."*

3.51 **Setting:** Porthkerry Conservation Area is relatively small, measuring c. 5 hectares, and comprises the Church of St Curig, the Old School House, Elmhurst (the former school) and Church Farmhouse and associated farm. The remainder of the Area is largely open space and woodland. The special interest of the Conservation Area is primarily experienced from within, given its relatively intimate character and the degree of its enclosure. Given this degree of enclosure to the north, east and south, views into the Area are limited to the western and north-western flank with views across the Site from various points. The Site forms part of the wider setting. Where views are granted from within the wider setting in the Site, Porthkerry is experienced as a small cluster of buildings, it is not immediately apparent that it is a settlement as opposed to a loose cluster of houses nor is it easy to experience the special interest of the designation.

3.52 Those views in the near surrounds of the designation within the land proposed for the country park extension, forming part of the immediate setting, do allow one to experience some of the Conservation Area's special interest though impacted slightly by later farm buildings associated with Church Farmhouse. The Conservation Area Appraisal does identify a 'Significant View' into the Conservation Area along the lane leading into the settlement, though recognises that there are many other views into the Conservation Area which still make a positive contribution to its special character. Elsewhere the views are contained by the woodland planting which encloses much of the designation and forms an important backdrop outside of the Conservation Area, though necessarily limiting views inwards.

3.53 The wooded rural and wider agricultural context of much of the surrounds provide a contribution to understanding the special interest of the Conservation Area and provides some necessary separation from surrounding development, notably the airport and nearby static caravan park. The airport and runway are visible, and indeed audible, from the Conservation Area which reduces some of this rural context. Whilst the report recognises the negative impacts that the noise from aircraft taking off and landing, the airport sits at a sufficient distance to allow the Conservation Area to remain within a largely rural and isolated context, visually. The Site forms a part of the wider setting. Setting remains an important contributor to the overall significance of the Conservation Area with the Site making a small contribution.

3.54 ***Significance and Setting Summary:*** The special interest and significance of the Porthkerry Conservation Area derives from the historic and evidential value which the designation exhibits within the building and morphology of Porthkerry. This is expressed through the legibility of the historic settlement, the low density and group value of historic buildings and the historic layout and morphology of the settlement, expressed by its compact and village green-centric characteristics and driven in part by the visual reference points of the village green in the centre and the Church of St Curig at the eastern end forming a visual landmark feature when within the designation, all framed by a thick belt of woodland planting. The Conservation Area's significance is also derived from its broader rural and isolated setting which helps to define the rural context around the settlement, though it is compromised both audibly, and to a lesser degree, visually by the airport development west of the Conservation Area. The Site makes a small contribution

3.55 The significance of the Conservation Area is also derived from the architectural and historic interest of the buildings within the designation and particularly the special interest of its listed buildings. The nature of the topography of the Conservation Area is such that the bulk of views of the designation are from within, although some views are granted into and out of the Conservation Area from the west over the Site, though it is progressively more difficult to experience the character and appearance of the designation the further one gets from the settlement. Its setting remains a notable contributor to its overall significance in supporting the wider rurality of the designation. In forming part of the setting of the Conservation Area, the Site can be said to make a positive contribution to the

overall significance of the Conservation Area by supporting this rural context which still fully encloses the Area. The airport infrastructure is visible on the horizon.

Porthkerry Viaduct

3.56 **Significance:** Porthkerry Viaduct was constructed in 1894-1900 serving the Vale of Glamorgan Railway. It was originally opened in 1897 but several piers slipped in early 1898 resulting in the railway having to be temporarily diverted via a rail loop north into the Site around the valleys of the Bullhouse and Whitelands Brooks. The listing citation notes that this was one of the last major masonry viaducts completed in Britain. The viaduct is constructed of coursed quarry faced grey stone with brick arch rings. The structure has '*irregular spans to sixteen semi-circular arches; tall tapering stone piers, with plinths of varying height; brick arches, maximum height circa 30 metres; stone parapet with corbelled refuges over every second pier*' (listing citation). The structure shares a loose historic functional association with the Site in having accommodated the temporary track bed to serve the loop link. In representing the end of the period of masonry viaduct construction, it provides notable historic value.

3.57 **Setting:** Porthkerry Viaduct is experienced largely within a narrow viewing corridor up and down the Bullhouse Brook commencing immediately south of the Site and south around Porthkerry Country Park and Porthkerry beach. It is visible from Port Road to the north of the Site and Porthkerry Road to the west. Given the size of the Site it forms part of the viaduct's setting. There are parts of the Site, notably to the north, where views of the heritage asset are limited to non-existent. The principal contribution to its significance from setting is however from the railway infrastructure in which it was built to serve. It is within this context that you understand its location and design in supporting the track bed over the valley. It was designed with function not form in mind. This said, the scale of the viaduct is perhaps a visual reflection of the status of railways as the dominant form of transportation in the second half of the nineteenth century and into the twentieth. This 'awe' has taken on a new visual appreciation as a prominent landmark spanning and framed by a wooded valley. It is suggested that this appreciation is a more recent response to functional built heritage such as rail viaducts. Accordingly, the pleasing contribution that it makes to the surrounding landscape is an important part of its setting. This comprises the country park and parts of the land proposed for the country park extension and indeed parts of the Site. Setting remains an important, yet secondary, contributor to the overall

significance and within this, the Site, in supporting the rural context in which the viaduct is aesthetically appreciated, makes a small contribution.

3.58 **Significance and Setting Summary:** The Porthkerry Viaduct is a built heritage asset of high (national) significance. Its significance primarily derives from its architectural and historic special interest as a late nineteenth-century masonry viaduct. It marks the closing period of major masonry rail viaduct construction; being one of the last major viaducts constructed in this way. It provides important historical value in the materials used and in its simple design. The Site has a limited historic association with the viaduct in having previously carried a temporary loop around the Whitelands and Bullhouse valleys when the bridge was temporarily closed shortly after opening. Setting remains a secondary contributor to the overall significance and within this the Site makes a small positive contribution in helping to provide some rural context to the viaduct.

Former Egerton Grey House Hotel

3.59 **Significance:** The Former Egerton Grey House Hotel was previously the rectory associated with the Church of St Curig having been constructed specifically for this purpose in c.1840 resulting in the creation of Church Farm and the use of the earlier rectory as a farmhouse (Church Farmhouse). The heritage asset does not form part of the LPA's County Treasures List, though confusingly its photograph has been used in the document in reference to the nearby Porthkerry House which is on the List. It is considered, despite alterations, that the building is worthy of non-designated heritage asset status. Views from the house are limited from the public realm given the degree of enclosure. Accordingly, the assessment below is based upon those limited views that are granted and available online detail.

3.60 The house was constructed by the Romilly family as a new rectory and this was historically set within small grounds forming part of the glebe lands associated with the Church of St Curig. A detached stable block was also present. The original rectory was much smaller than the building presently seen which has seen several phases of expansion. The original building appears to have been constructed in rough coursed limestone with ashlar, possibly Bath stone, dressings for architectural detailing, namely around windows including several hoodmoulds.

3.61 Constructed over two-storeys, the original dwelling comprises a broadly rectangular main block with a 'dog-leg' rear wing. Originally with two bay windows

on the south facing elevation, one has since been removed. The main entrance is via a single storey porch to the west with ashlar stone three-pointed arch windows. Timber casement windows are noted. The original building has multiple slate pitched roofs.

3.62 In the interwar period a further projecting extension was constructed to the northern flank protruding into the principal gardens to the east. Built at two-storeys with a slate roof, the extension has a Gothic flavour to its design with battlements, tracery and a prominent two-storey squared edge bay window facing south. String courses are also noted. The building is rendered with exposed stone detailing. Three large round-arched French windows faces west onto a patio area. Timber casement windows are noted. Ornate Bath stone chimney stacks are noted. A flat roofed single storey extension is also noted on the western flank which was constructed in the interwar period. In the middle of the twentieth century there has been a further flat roofed extension to the rear. The alterations to the building may have impacted upon the overall significance of the building (including the later mid-twentieth century flat roof extension).

3.63 The building exhibits evidential and aesthetic value with remnant features of a simple early-to-mid nineteenth century rectory, utilising materials and a design that are not in the local vernacular, presumably to ensure the building stood out when set against wider surrounding built development. It also provides an important visual representation of the tastes and fashions of early twentieth-century architecture with a renewed interest in Gothic architecture as shown on the later extension. It provides an historic interest through its historic functional association with the Church of St Curig and the Romilly family who are closely tied to other buildings in the near surrounds (including the Old School- now Elmhurst). It ceased to be a Rectory in the later 1960s early 1970s becoming a dwelling with a short period as a hotel. During its time as a hotel, the Prince of Wales and the Dalai Lama were understood to have stayed here presenting a small degree of associative value.

3.64 **Setting:** The Former Egerton Grey House Hotel is primarily experienced from within the landscaped gardens which are heavily screened at their boundary. This forms its immediate setting. Given the significant degree of enclosure, and it being set down in a valley bottom, it is difficult to view in the wider surrounds though there are some glimpsed views from the nearby field parcels, though it is not easy to understand the interest of the building. From within the Site views of the

heritage asset are more difficult to achieve. The Site forms part of its wider extended setting, comprising field parcels with some elements of woodland. The land proposed for a country park extension would form part of its intermediate setting. The surrounds help to create the sense of isolation which the heritage asset was designed to sit within. This survives to the present day. The Site makes a positive contribution to the setting of the heritage asset. Setting remains an important, though secondary, contributor to its significance.

3.65 ***Significance and Setting Summary:*** The Former Egerton Grey House hotel is a heritage asset of low local significance. Its significance is primarily derived from its architectural and historic interest including the design choices of the early nineteenth century employed in the construction of a rectory but also with later extensions. Setting remains a positive visual contribution in giving the heritage asset the rural isolation which it was historically designed to sit within, however it is a secondary contributor to the overall significance.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

4.1 This Statement has been prepared to support an outline planning application for a business park. This Statement will assess the likely impacts arising from the proposed development of 40 hectares of the Site to create a business park. This business park forms part of an allocation as part of the St Athans - Cardiff Airport Enterprise Zone in the Vale of Glamorgan Local Development Plan (Policy MG-10). Further, within this Enterprise Zone allocation is an extension to Porthkerry Park which comprises land to the east and south of the Site. Reference should be made to accompanying plans and documents that form part of the wider planning application pack. A summary is set out below:

- Construction of business park offering Use Class B1, B2 and B8 uses; education and training facilities and small business units with ancillary development and leisure;
- Built development will be situated in the northern reaches of the Site south of Port Road and west of the upper reaches of Porthkerry Road. Except for demolition of the existing Model Farm which sits immediately south of Port Road to the northern reaches of the Site all development will be on field parcels;
- Build heights will be up to a maximum 5 storeys, though with the bulk of built development at one storey in height and only two built development areas in the north-western most corner of the Site built to four and five storeys respectively;
- Built development will be set out in several development blocks. These blocks will be created with areas of open space and landscape buffer separating them. The southern edge of the built development will also have an open space buffer;
- Additional tree planting to extend existing woodland planting along the southern boundary of the Site. As far as possible all existing hedgerows will be retained within the built development area, though several will be need to removed, notably to the northern reaches of the Site;

- Vehicular access will be taken from Port Road via the existing access for the Holiday Inn development and via the existing roundabout immediately north of the Site. Access to the local dedicated cycle network will be to the west of the built development Area on to Porthkerry Road. Similarly, a new footpath link will be provided to the east connecting to the existing footpath network; and

Assessment of Impact

Porthkerry Farmhouse Grouping

4.2 The proposed development of the business park to the north of the Grouping would alter some of the wider rural landscape with built development near to the north-western boundary of the Lower Porthkerry Farmhouse set on slightly higher ground. The Site immediately adjacent to Lower Porthkerry Farmhouse will be new woodland planting and managed open space within the development. Views are likely to be granted of parts the proposed built development area from Upper Porthkerry Farmhouse. Allied to existing woodland planting this will provide some screening of parts of the wider built development area over time. The proposed development represents a degree of further erosion of the wider rural environment alongside the existing airport development. Allied to visual changes it is likely that there will be additional light spill on top of that which is already seen at the airport.

4.3 The creation of an extension to Porthkerry Country Park to the east and south of the Site and the Grouping will retain a green landscape which will go some way to minimising the impacts upon the significance of the heritage assets recognising the erosion of the historic agricultural landscape which has already occurred with the construction of the airport, the loss of farm buildings associated with the former farmhouses and the cessation of a farming role for the former farmhouses.

4.4 There will be a change to the intermediate and wider setting. It is considered that the proposed development of the Business Park will result in a **moderate degree of harm** to the significance of the Upper and Lower Porthkerry Farmhouse and in respect of the former Upper Porthkerry Farm stables building, a **minor degree of harm** to its significance, given that a greater level of the contribution that setting provides relates to its group value and proximity adjacent to the farmhouse. This level also reflects the changes and harm to significance already seen through its conversion to residential use. This harm will arise through the further erosion of

the wider agricultural landscape from the proposed built development which will be visible on the surrounding landscape.

4.5 **Mitigation:** It is also suggested that, as far as possible, no column street lighting should be located along the southern boundary of the built development area and any column lighting should have cowls fitted to reduce light spill. It may be possible to reduce the degree of harm with the use of this mitigation measure though it is unlikely to reduce harm in entirety.

Church Farmhouse Grouping

4.6 The built development proposed will be some distance from this Grouping at c. 770 metres to the north-west. This will leave a considerable amount of retained rural open space intervening. This said, it is likely that the proposed development will be visible along the horizon and its commercial design and scale will make it visually more alien on the predominantly rural and agricultural landscape in the near surrounds. This will be further compounding the visually intrusive built development associated with the airport, including fuel tanks, further away. The tree planting along the southern boundary of the Site will help soften the urban-rural transition over time. The likely additional light spill will also draw the urban context closer to the heritage assets. This built development will alter how one perceives the wider landscape and reduce this rural, agricultural context associated with its later historical role as a farmhouse. Some views from Port Road will be lost with the new built development however, at this distance it is increasingly difficult to appreciate the special interest of the heritage assets. The retention of the land outside of the Site surrounding the Grouping as part of the country park allocation would help to retain an agricultural context to the surrounds, even if the land is not actively farmed with livestock or crop.

4.7 As a former medieval rectory, from which the bulk of its architectural and historic special interest is derived, any contribution to significance from setting is primarily derived from its close visual association and historic functional setting near to the Church of St Curig. There will be a change to the wider extended setting of the Grouping. The proposed development will likely give rise to a **minor degree of harm** to the significance of the Church Farmhouse and adjacent separately listed outbuilding which recognises the principal value of the heritage assets as a medieval rectory.

4.8 **Mitigation:** The careful siting of lighting away from the rural edge this mitigation could help to minimise the visual urbanisation of the surrounds. This mitigation measure may reduce the degree of harm though will not reduce it in entirety.

Church of St Curig

4.9 The church will still be experienced as a landmark building as part of a small isolated settlement with a surrounding rural context. The built development proposed will be seen from the church and parts of the burial ground. It will to a degree lessen this rural aspect. Some views from Port Road will be lost with the new built development on the Site however, at this distance it is increasingly difficult to appreciate the special interest of the heritage assets though the white-washed crenelated parapet of the church is more visual and identifies the building as being of some possible interest.

4.10 The use of the land to the south of the Site as a country park extension will help to retain much of the rural isolation of the settlement. The additional built development and the drawing of an urban environment closer to the church, including light spill, the proposed development will reduce the rural surrounds. Whilst the wider setting will change, it will not markedly alter how one experiences and appreciates its special interest as a thirteenth century church within at the head of an isolated rural settlement and much enclosed by woodland planting and intervening built development. The proposed development will result in a **negligible degree of harm** to the significance of the heritage asset.

4.11 **Mitigation:** It is suggested that the careful management of lighting within the proposed development will assist in reducing light spill and in reducing the perceived level of harm, though would be unlikely to completely remove any harm.

Porthkerry Conservation Area

4.12 Porthkerry Conservation Area is viewed as a rural and secluded settlement surrounded by woodland and agricultural land. This remains an important part of its character and appearance and, therefore, significance. The progressive advance of built development south-east towards the settlement from the airport perimeter will reduce this rural and secluded context to a degree; though will still retain the current level of openness. Views from the north-western reaches of the Site and Port Road of Porthkerry will be reduced, though from this distance, and beyond the settlement is largely defined as a cluster of buildings and it is very

difficult, if not impossible, to fully appreciate the special interest of the Conservation Area. The additional light spill will also further compound the visual impacts arising from the scale and quantity of the proposed built development. The proposed woodland planting along the southern boundary of the Site will help to provide some screening of the built development over time.

- 4.13 The retention of field parcels around the Conservation Area as part of the extension to the country park will help to retain a rural context to the near surrounds and therefore how one perceives the village in the near surrounds. The proposed development on Site will however likely give rise to a **moderate degree of harm** to the significance of the heritage asset through the loss of a wider rural context.
- 4.14 **Mitigation:** It is suggested that the careful management of lighting within the proposed development will assist in reducing light spill and in reducing the perceived level of harm to the conservation area, though would be unlikely to completely remove any harm.

Porthkerry Viaduct

- 4.15 The Site helps to provide some of the wider rural context in which the viaduct is visually appreciated. It is suggested that historically the viaduct was designed with function not form in mind; itself being quite limited in its architectural flourishes. It was however a visual representation of the dominance and strength of the railways at the end of the nineteenth century. Perhaps more recently it is viewed as a pleasing landmark spanning a wooded valley; the surrounding rural context, including the Site, helping to accentuate its pleasing aesthetics. The principal contribution from setting is from its associated and existing rail infrastructure. The development of the business park will **not materially impact** upon overall significance of the heritage asset. However, it will be visible from viaduct and will reduce to a small degree the rural surrounds and at a height that is more likely to be visually noticeable on the landscape in views from the viaduct and in views back towards the viaduct.
- 4.16 **Mitigation:** Whilst it is unlikely that the proposed development will materially impact the significance, there is scope to better reveal the special interest of the heritage asset in accentuating its visual landmark status. This would be achieved creating viewing corridors in the layout of roads and buildings that harnesses the viaduct as a focal point. One such point would be from around the Holiday Inn

where the viaduct is quite noticeable in views over the Site. There may be other opportunities to create a landmark feature of the viaduct through the careful layout and orientation of the built development within the Site.

Former Egerton Grey House Hotel

4.17 It is likely that views will be granted of the proposed built development, both during daylight and night time hours, from the gardens of the heritage asset, notably to the north-east and north-west, though the degree of mature tree planting around the house is such that views of the proposed business park may be limited when viewing directly from the house. Irrespective of this, views of the proposed built development from the gardens will alter how one perceives the significance of the house, one that is presently seen in largely rural isolation. This is emphasised by the elevated ground upon which the business park will be situated, above the house. Proposed tree planting along the southern boundary of the Site will help to provide some screening of the proposed development over time. Overall, the proposed development on Site will result in a **minor degree of harm** resulting from the erosion of the surrounding rural and agricultural context.

4.18 ***Mitigation:*** It is suggested that the careful management of lighting within the proposed development will assist in reducing light spill and in reducing the perceived level of harm to the heritage asset, though would be unlikely to completely remove any harm.

5.0 CONCLUSION

5.1 This Built Heritage Statement has been researched and prepared by CgMs Heritage, part of RPS on behalf of Legal & General to assess the potential impacts on the historic built environment arising from the development of a business park on land at Model Farm in Rhoose, Vale of Glamorgan. This report accompanies an outline planning application for this proposed development.

5.2 Whilst the Site comprises no built heritage assets it has been demonstrated in this report that the proposed development has the potential to impact upon the significance of six designated built heritage assets. Any potential impacts on these heritage assets will arise through development within their settings. Specifically, the Grade II listed Lower Porthkerry Farmhouse immediately south of the Site, will experience a moderate degree of harm to its significance. The Grade II listed Upper Porthkerry Farmhouse again located south of the Site will experience a moderate degree of harm to its significance arising from the proposed development on Site. A former stables block associated with Upper Porthkerry farmhouse and identified in the LPA County Treasures List as a non-designated heritage asset will also experience a minor degree of harm. The Grade II* listed Church Farmhouse and separately listed but associated Outbuilding (Grade II*), both located some distance south of the Site will experience a minor degree of harm respectively. The Grade II* Church of St Curig also some distance south of the Site will experience a negligible degree of harm from the proposed development. The Porthkerry Conservation Area will experience a minor degree of harm to its character and appearance. Porthkerry Viaduct will not be impacted by the proposed development. The non-designated Former Egerton Grey House Hotel, identified on the LPA County Treasures List as a non-designated heritage asset, will experience of minor degree of harm arising from the proposed development.

5.3 The sensitive management of lighting within the proposed development can help to reduce the identified harm to the significance of the above built heritage assets. Further, there may be scope to enhance how the viewer experiences Porthkerry Viaduct through careful layout of roads and planting to focus views towards the viaduct from within the Site.

5.4 This Built Heritage Statement provides sufficient information for the Local Planning Authority in respect of built heritage concerning a planning application for a business park on land at Model Farm, Rhoose in the Vale of Glamorgan.

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1841 Penmark Tithe map

1885 Ordnance Survey Map extract

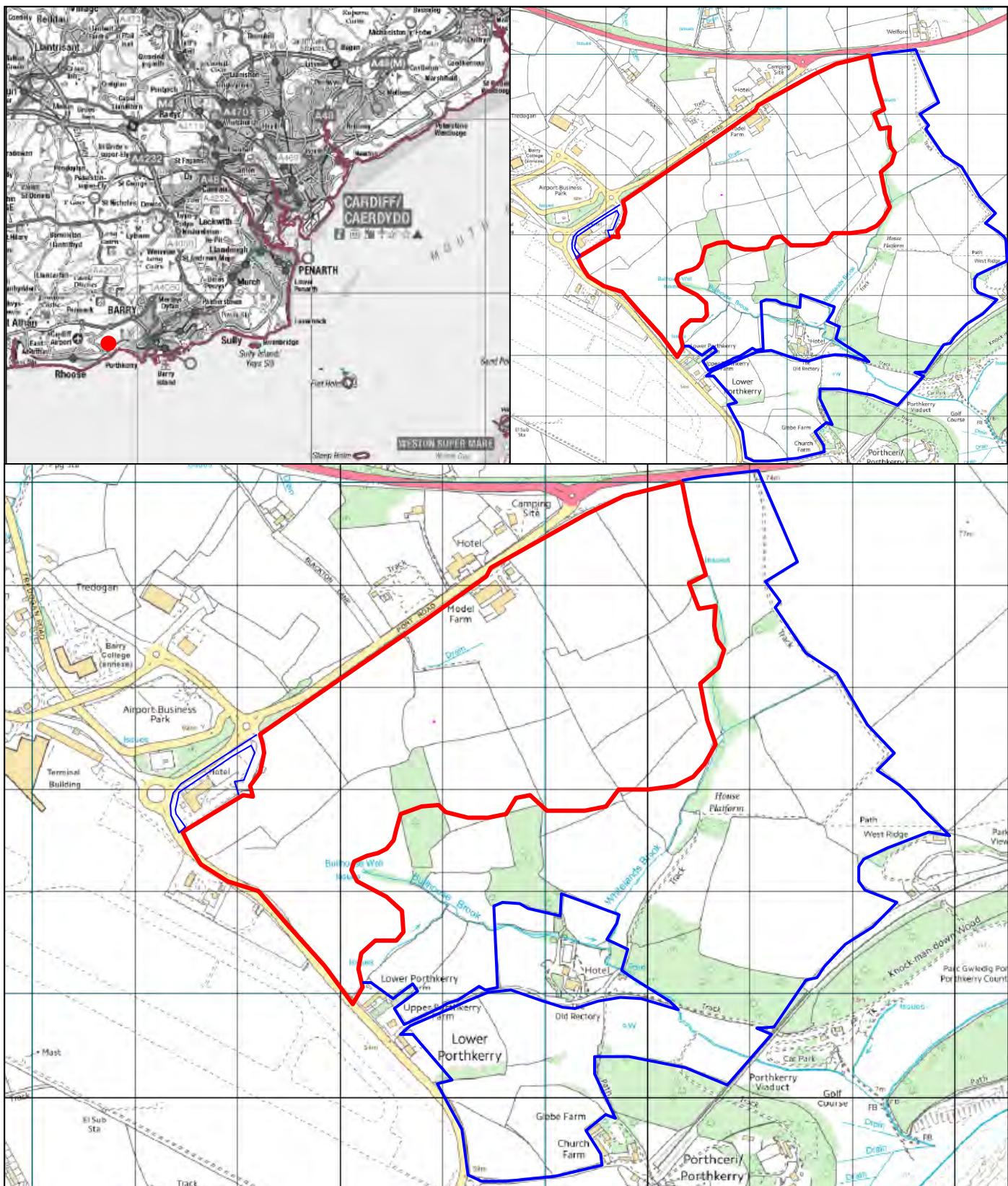
1900-1901 Ordnance Survey Map extract

1937-47 Ordnance Survey Map extract

1975 Ordnance Survey Map extract

2018 Ordnance Survey Map extract

FIGURES

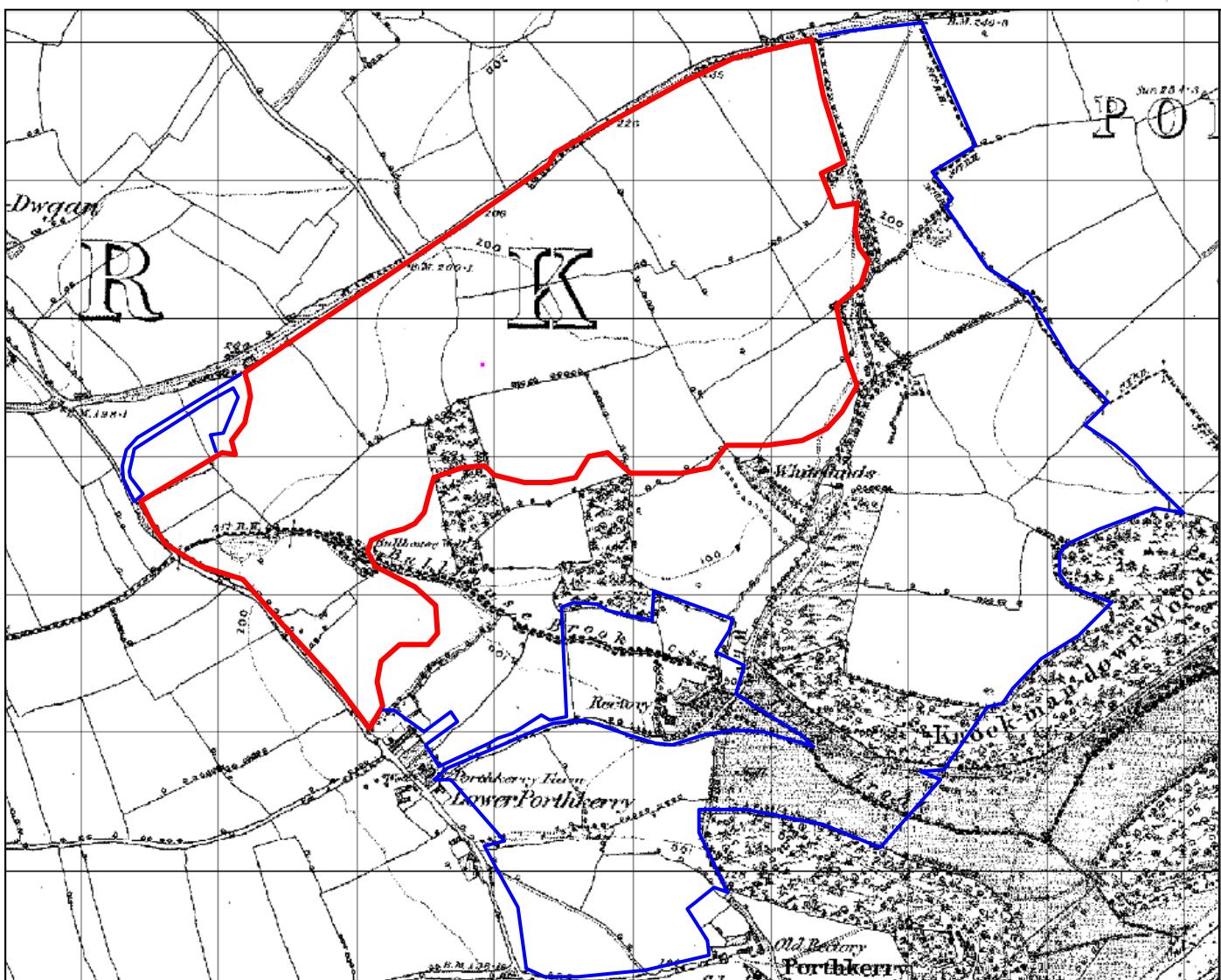


Site:
Land at Model Farm, Rhoose, Vale of Glamorgan



Not to Scale: Illustrative Only

Figure 1:
Site Location

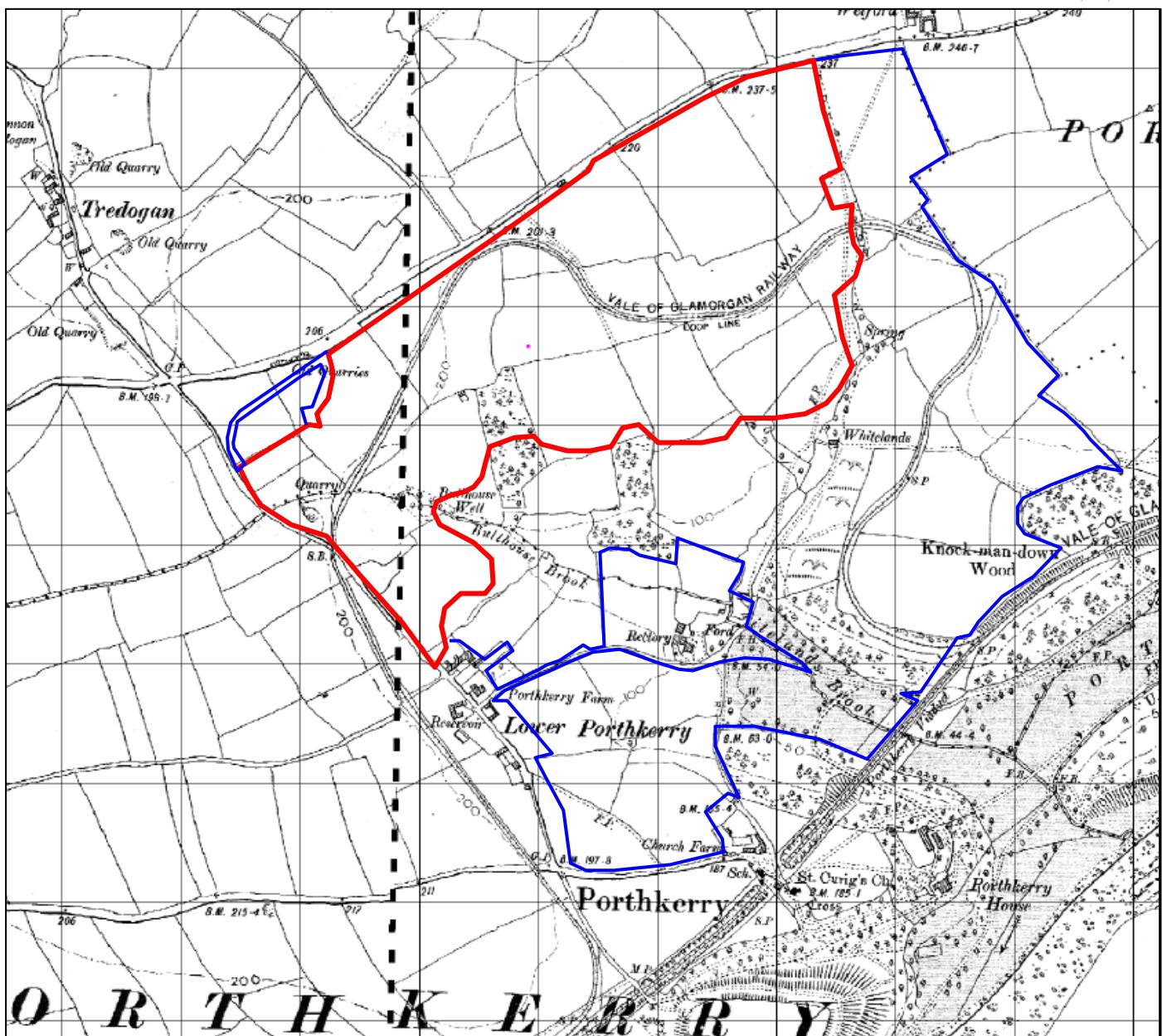


SITE:
Land at Model Farm, Rhoose, Vale of Glamorgan



Not to Scale: Illustrative Only

Figure 2:
1885 Ordnance
Survey Map



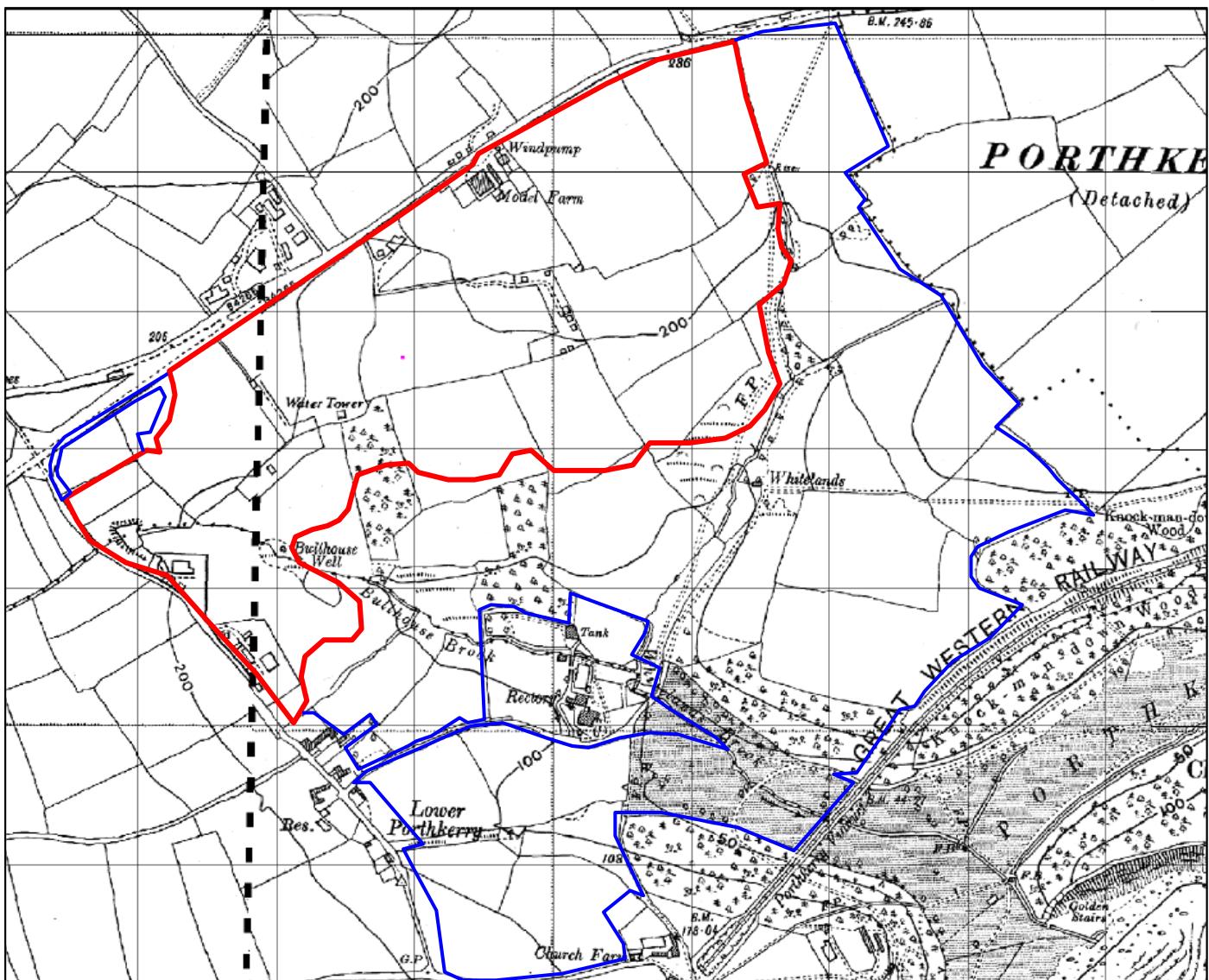
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Land at Model Farm, Rhoose, Vale of Glamorgan

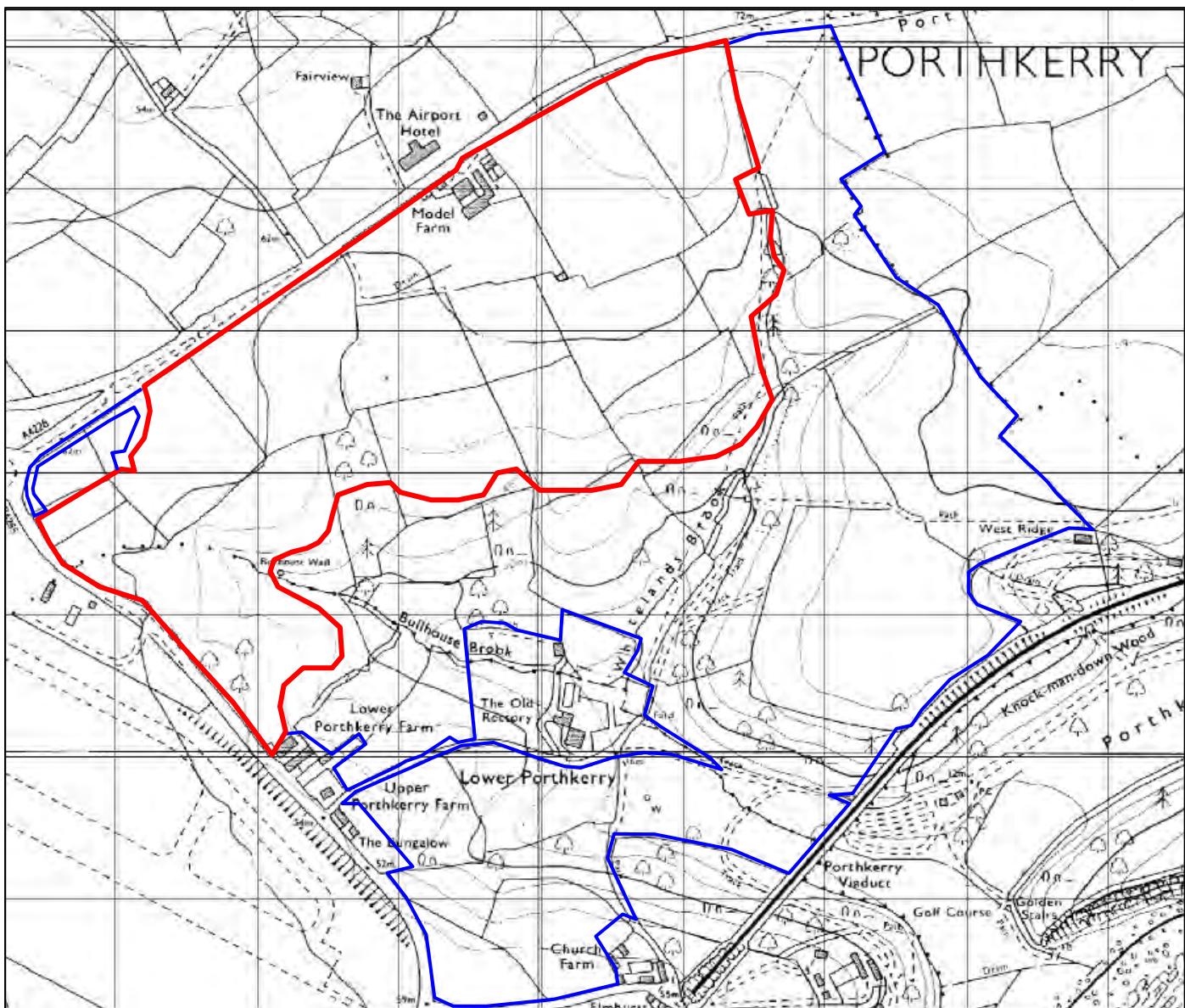


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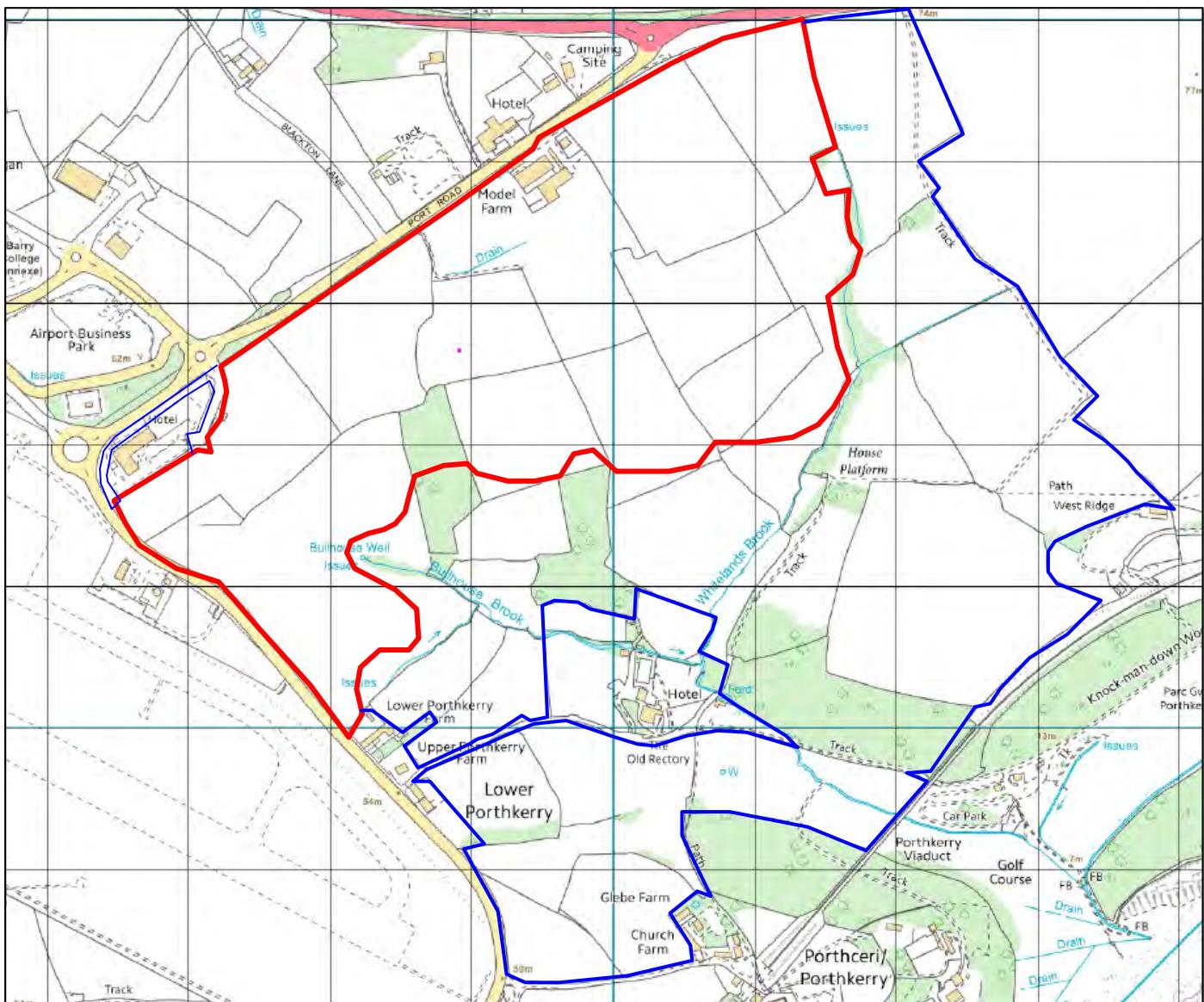
Figure 3:
1900-1901 Ordnance Survey Map



<p>SITE: Land at Model Farm, Rhoose, Vale of Glamorgan</p>		<p>Not to Scale: Illustrative Only</p> <p>Figure 4: 1938-1947 Ordnance Survey Map</p>
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<p>SITE: Land at Model Farm, Rhoose, Vale of Glamorgan</p>		<p>Not to Scale: Illustrative Only</p>
<p>Figure 5: 1975 Ordnance Survey Map</p>		



SITE:
Land at Model Farm, Rhoose, Vale of Glamorgan



Not to Scale: Illustrative Only

Figure 6:
2018 Ordnance
Survey Map

PLATES



Plate 1: View over the Site from north-western edge adjacent to Holiday Inn



Plate 2: View north-east through Site with Port Road running away to the left.



Plate 3: View south-west over Site from public footpath along eastern boundary of the Site.



Plate 4: View north-west towards the Site from road leading to Porthkerry.



Plate 5: Lower Porthkerry Farmhouse.



Plate 6: Lower Porthkerry Farmhouse viewed from the north-west along Porthkerry Road.



Plate 7: Upper Porthkerry Farmhouse.



Plate 8: Former stable associated with Upper Porthkerry Farmhouse now converted to residential with a later extension and new window openings.



Plate 9: Church Farmhouse viewed from the centre of Porthkerry.



Plate 10: Outbuilding (former Kitchen Building associated with Church Farmhouse)



Plate 11: Church of St Curig viewed from burial ground



Plate 12: Porthkerry Conservation Area viewed from south of Upper Porthkerry Farmhouse on Porthkerry Road.



Plate 13: Porthkerry Conservation Area viewed from road leading into the settlement.



Plate 14: Porthkerry Conservation Area looking towards Church Farmhouse and former school (left).



Plate 15: Porthkerry Viaduct viewed from unnamed road adjacent to Former Egerton Grey House Hotel.



Plate 16: Porthkerry Viaduct viewed over Site from Porthkerry Road



Plate 17: Former Egerton Grey House Hotel.

APPENDICES

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