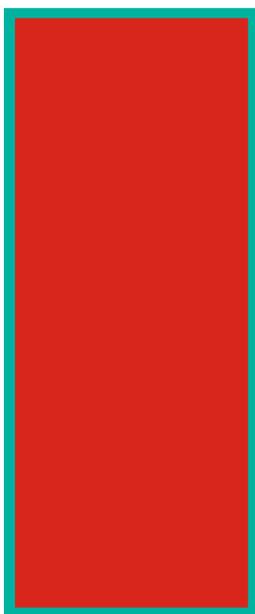
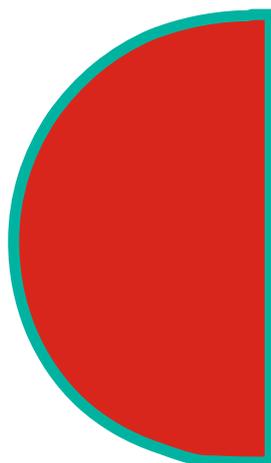
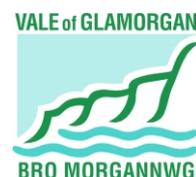


Supplementary Planning Guidance

BARRY GARDEN SUBURB



*The Vale of Glamorgan
Adopted Unitary Development Plan
1996 - 2011*





BARRY GARDEN SUBURB CONSERVATION AREA



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BARRY GARDEN SUBURB CONSERVATION AREA

1. INTRODUCTION

1.1 Background

1.1.1 Unitary Development Plans Wales (2001) indicates that Supplementary Planning Guidance may be prepared to provide additional information for the Unitary Development Plan (UDP).

1.1.2 This Guidance is concerned with recognising, protecting and enhancing the special character and features of the Barry Garden Suburb Conservation Area.

1.2 Status of the Guidance

1.2.1 Following consultation in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the "Barry Garden Suburb - Appraisal and Advice" document was formally adopted by the Vale of Glamorgan Council in May 1997, to provide advice to property owners and a basis for development control decisions. The document formed the basis of a draft Supplementary Planning Guidance which was one of a series placed on deposit in April 1998.

1.2.2 This Guidance was approved for Development Control purposes by the Council on 6th January 1999, (Council minute no. 995 6/1/99 refers). This document has subsequently been updated in light of Planning Policy Wales (2002). This Guidance will be used as a material consideration in determining planning applications and appeals.

2. THE UDP POLICY CONTEXT

2.1 The UDP clearly recognises the need to conserve the Vale of Glamorgan's distinctive character. The first strategic principle is "the continued protection and enhancement of the built and natural environment". This is reflected in Strategic Policy 1: "The Vale of Glamorgan's distinctive rural, urban and coastal character will be protected and enhanced. Particular emphasis will be given to conserving important features of the built heritage. Proposals which enhance these areas will be favoured."

2.2 More specifically, Part II of the UDP provides detailed policies to conserve and enhance the urban environment, and conservation areas in particular:

POLICY ENV 17 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT

THE ENVIRONMENTAL QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT WILL BE PROTECTED. DEVELOPMENT WHICH HAS A DETRIMENTAL EFFECT ON THE SPECIAL CHARACTER APPEARANCE OR SETTING OF:

- (i) A BUILDING OR GROUP OF BUILDINGS, STRUCTURE OR SITE OF ARCHITECTURAL OR HISTORIC INTEREST, INCLUDING LISTED BUILDINGS AND CONSERVATION AREAS;
- (ii) SCHEDULED ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL AND/OR HISTORIC INTEREST;
- (iii) DESIGNED LANDSCAPES, PARK OR GARDENS OF HISTORIC, CULTURAL OR AESTHETIC IMPORTANCE

WILL NOT BE PERMITTED.

POLICY ENV 20 - DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (ii) THE PATTERNS OF USE WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (iii) IMPORTANT OPEN SPACE WITHIN AND ADJOINING CONSERVATION AREAS;
- (iv) IMPORTANT TREES AND HEDGEROWS; AND
- (v) PONDS AND STREAMS

2.3 Further policies deal with other aspects of change in conservation areas: demolition (ENV 21), advertisements (ENV 22), and shopfront design (ENV 23).

2.4 These general policies are relevant to the Barry Garden Suburb Conservation Area and should be read in conjunction with the detailed principles which follow.

3. SUPPLEMENTARY PLANNING GUIDANCE

3.1 Barry Garden Suburb is important in both historical and physical terms. It is one of the few examples in Wales of the Garden City Movement of the early twentieth Century and still maintains the homogeneity and character of its original conception as a garden suburb. The scale and relationship of buildings; the rendered walls and slate roofs; the window and door details; the gardens and tree lined streets, all contribute significantly to the integrity and attractiveness of the suburb. It is these features which are critical to the character of the conservation area and which are the subject of the design principles which follow.

3.2 The following section is an extract from the "Barry Garden Suburb - Appraisal and Advice" document, which provides a source document for this Supplementary Planning Guidance together with an

outline of the historical context. Where guidance is underlined, the local Planning Authority will apply the policy to supplement the Unitary Development Plan policies ENV 17 and ENV 20.

4. DESIGN GUIDANCE

The quality of buildings in the Suburb depends on the maintenance and arrangement of simple details. Once altered, it is hard to retain the original character of a house and the coherence of the original workmanship that was once invested in the Suburb and its houses. For this reason, it is important to recognise the proportion of each house when considering new building work.

There are three principles to aim for:

- 1. Build and maintain walls with matching roughcast render, painted white.**
- 2. Replace and if relevant, extend roofs in slate or suitable alternatives.**
- 3. Repair or renew in details to accurately match those existing.**

Many works display variations in the use and arrangement of windows, doors, chimneys, eaves and roof pitch. All these elements should be considered carefully before embarking on any building project.

The following notes set out guidance to help:-

The Local Planning Authority will have regard to those underlined in dealing with applications for planning permission or conservation area consent.

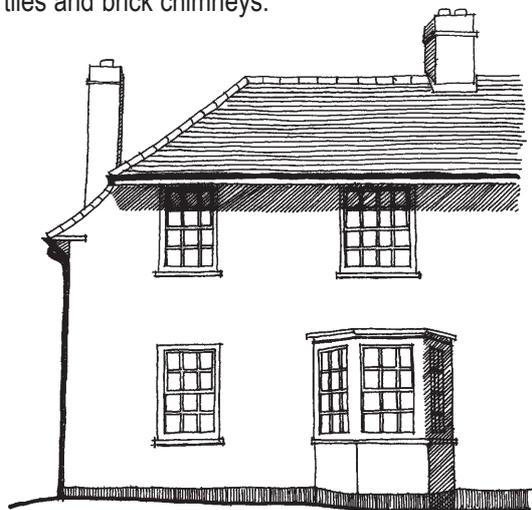
Walling Materials

Most houses in the Suburb have been constructed in roughcast render painted white. This material has generally been used in extensions and additions to garages, easing the addition of many extensions into the estate layout. This practice should be continued in new development. For the same reason, the continued use of a consistent white paint finish, together with black or white painted woodwork gives a unified appearance to groups and terraces of houses.

In new development, painting and renders should follow the established white painted finish prevailing in the Garden Suburb.

Roof Materials

Most houses in the Suburb were built with steeply pitched roofs using Welsh slate with clay roll ridge tiles and brick chimneys.

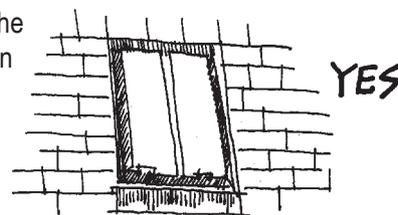
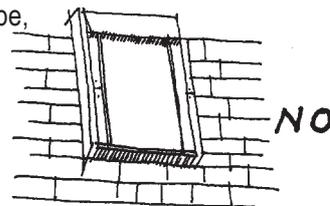


ATYPICAL SUBURB HOUSE.

- BRICK CHIMNEY, LEAD FLASHING.
- BUTT JOINTED, BLACK CLAY RIDGE TILES.
- SLATE ROOF.
- LEAD COVERED PORCH ON TIMBER BRACKETS.
- TIMBER SASH, OR CASEMENTS.
- ROUGH CAST RENDER IN WHITE.

When re-roofing it is important to use a material which is compatible or similar in colour, texture or scale. Imitation slates have already been used extensively in the Suburb and these are an alternative to natural slate. Good quality textured synthetic slate is preferred. Concrete tiles, of any profile, are not suitable.

Where there are proposals to use roof space, it is important to insert roof lights which can retain the principal roof profile. There are now manufacturers who can supply rooflights which are set within the roof slope, avoiding box frames which stand proud of the slate pitch. In most cases, it is preferable to use the rear slope for the insertion of lights so that the simplicity of the front elevation can be maintained. In all new work, the original details of eaves, verges, hips, gables, fascias and parapets should be repaired or replaced to retain the variety and intricacy of roof shape achieved in the original design of the houses. The insertion of more than one roof light in any roof slope disrupts the clean slope of the roof and should be avoided.



CONSERVATION ROOFLIGHTS CAN BE SET INTO THE ROOF SLOPE.

Box dormers have been permitted on rear slopes in the past. However, it is more difficult to insert them on the front elevation where building line and ridge can all be undermined by their insertion. Similarly, the insertion of dormers can alter the symmetry to the principal frontage of many semi-detached properties or symmetrical building groups, and should be avoided. Most houses in the Suburb have a central shared chimney or high side stack constructed in a dark grey engineering brick. Chimneys are often an important part of the symmetry of each building group or pair punctuating the skyline and gentle curve of each building's frontage. When chimneys become redundant, it is important to ensure that steps are taken to repair brickwork and mortar to ensure their retention. The original clay pots should be retained where they are still structurally sound. It is advisable to fit a proprietary weatherguard to retain ventilation and

discourage damp penetration through to chimney breast. The demolition of chimneys within the conservation area requires the consent of the Local Planning Authority.

The removal or alteration of chimney stacks will not normally be permitted, except where suitable replacements are to be provided.

Porches

Many Suburb houses still retain flat lead covered canopies over doors supported on timber brackets or scrolls. They complement the simple window details that determine the design of each front elevation.

Porches should be retained where they contribute to the character of a house, terrace or semi-detached pair.



SIMPLE DOORS AND PORCHES.

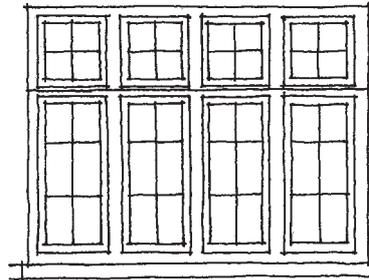
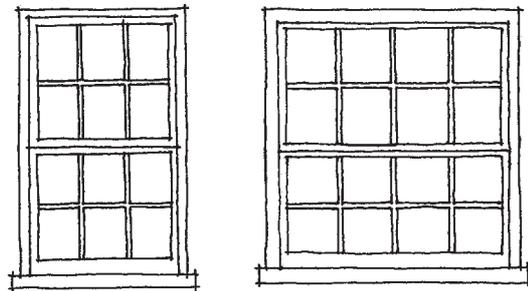
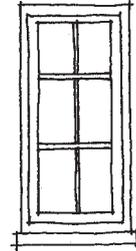
Windows and Doors

Windows and doors are important design features and their replacement is often a difficult design problem. This is because there are so many alternatives on the market whose proportion and style are alien to the traditional semi detached and terraced houses found in the Suburb.

It is important to first consider whether replacement is necessary. It may be possible to repair windows and there are skilled joiners locally who are able to undertake this sort of work. **If there is no alternative to replacement, new windows should match the original wherever possible.**

Painted timber windows are still the best way to replace existing windows. If householders propose alternatives to achieve a Upvc or alternative

substitute finish, they are advised to find specialist manufacturers whose design can achieve the scale and layout of the original glazing bars, transom and window surround.



WINDOWS COMPRISE SMALL PANES WITHIN A VARIETY OF FRAMES.



Secondary glazing: The best systems are those which can sit within the existing window frames. Systems which provide imitation glazing-bar grids set between layers of double glazing, or on top of sheet glass should be avoided since they give a thin and artificial appearance to the window opening.

There are still a number of original doors in the Suburb. They are simple in style, often panelled with a small area of leaded light set above. Their form - usually of panelled timber, with only a limited area of glazing remains a suitable design where security as well as insulation are now important considerations. Doors which mimic styles from different periods should be avoided.

Replacement doors should conform to the original pattern for the house type.

Extensions

Extensions will not only alter the appearance of the house for which extra space is needed, but it will often affect its neighbour and the wider neighbourhood as well. For this reason it is important to consider the impact of any planned extension and how it may affect the layout of the estate.

Extensions should be closely assessed both for their impact on the amenities of adjoining occupants and for the alteration which will inevitably occur in the appearance of the house. Side extensions are often more difficult to design for they tend to close a gap between houses creating an unbalanced appearance through the loss of open space and views beyond to garden areas. **The following points should be considered in any proposal to extend a house:**

- 1. The size of the extension in relation to the original house, and the symmetry of any elevation or principal building line which remains intact. The extension should always be distinctly subordinate in scale to the main house.**
- 2. The wider environment and the balance achieved by houses set in planned groups or set around common garden areas.**

- 3. The effect that the resulting building volume has on adjoining neighbouring properties.**
- 4. The space which remains between buildings. This is an important part of the Suburb's character and provides views through to garden areas and sky line at first floor. This should be retained where possible.**
- 5. The symmetry of semi-detached houses can be undermined by additions. Extra accommodation particularly at first floor level, should always be subordinate to the principal building frontage and roof pitch.**
- 6. The design of the extension and its component parts should respect the original form and architectural detailing of the original house.**

These brief points are only guidelines to consider in any plans to extend. Proposals which are subject to planning permission should always be discussed at an early stage with the Local Planning Authority. Where possible, plans should benefit from the skilled advice of an architect when they are prepared.

Trees

Trees in the conservation area are protected. Anyone wishing to cut down, top, or uproot any tree over a certain size requires the consent of the Local Planning Authority.

The felling of trees within the area will normally be resisted unless the tree is causing damage to property or is dead, dying or dangerous.

A number of trees are covered by Tree Preservation Orders. Details of these protected trees can be gained from the Planning Department. Once confirmed, the felling of any tree covered by a Tree Preservation Order requires consent, and there are further powers under existing legislation to require their replacement should consent be granted.

It is important to make provision for existing trees in any new planting schemes within gardens. Hedges

and lawns are important too. There are a number of roadside verges in the suburb. These are an important part of the conservation area's character.

There are some plots where low garden fences or walls have been installed. White painted timber fences are most in keeping with the original design of the Suburb and should be retained where possible. Hedges as boundaries are best grown from traditional species such as privet, beech or box.

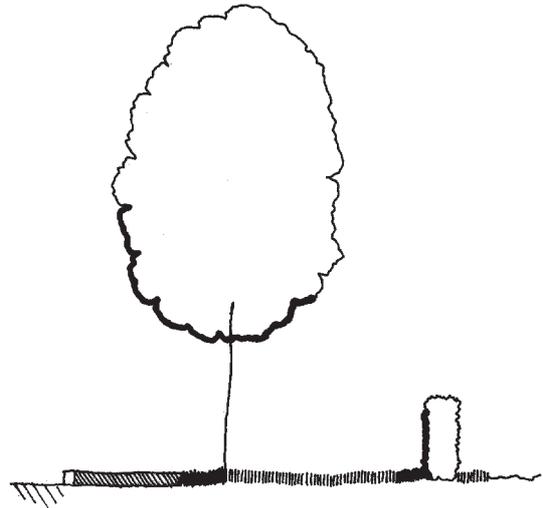
Car Parking

There has always been a demand for car parking in the Suburb. Often this has been achieved at the expense of the garden qualities of the wider area.

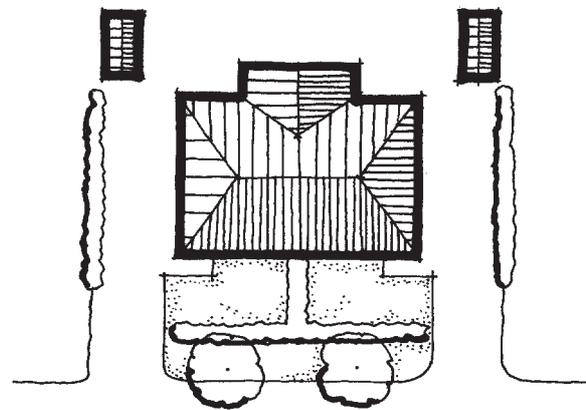
Sometimes, work has proceeded without any requirement for planning consent, since the demolition of low boundary walls or fences rarely requires planning consent.

In considering whether to provide parking in a front garden, the following points should be borne in mind:

1. The principal aim is to maintain as much sense of enclosure as is practical, through retention where possible of existing hedges and fences, by the provision of gates and generous planting. If this is achieved, the impact of parking will not be too great.
2. The front garden should be large enough to allow a car to be parked at right angles to the road frontage without overhanging the pavement. Sufficient space should also be retained in front of windows to allow adequate lighting of front rooms.
3. Gates should open inwards
4. The amount of hard surfacing should be kept to a minimum, and should always avoid disturbing existing trees and hedges.



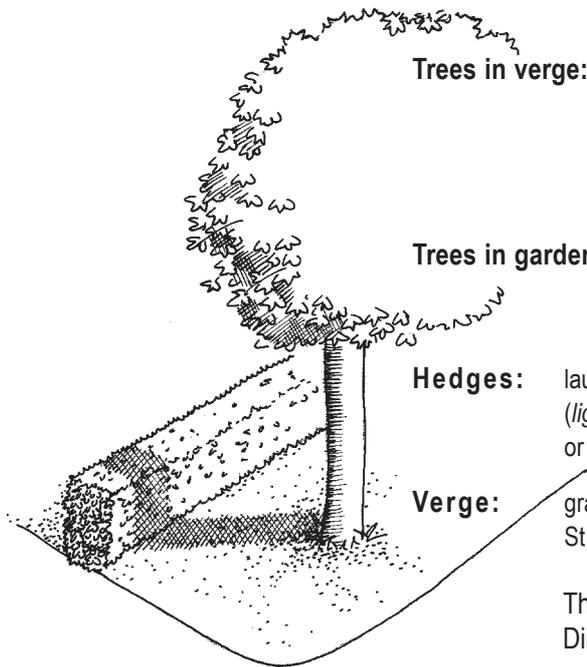
HEDGES, GRASS AND TREES IN VERGES.



5. Sufficient drainage should be available and surfacing materials used that can ensure efficient surface water run-off, and blend with the garden area itself.
6. Where they remain, the natural stone curbs should be retained and replaced in highway improvements or maintenance.

The following plants are recommended for hiding or reducing the impact of hardstandings: mahonia, japonica, viburnum, cotoneaster, (ivy or St John's-wort in banks).

RECOMMENDED PLANTS FOR GARDENS AND VERGES:



Trees in verge:

robinia (*robinia pseudacacia*), hornbeam (*carpinus betulus*), silver birch (*betula alba*), cherry (*prunus spp.*), sycamore (*acer pseudoplatanus*), horse chestnut (*aesculus hippocastanum "baumannii"*), mountain ash (*sorbus aucuparia*) or whitebeam (*sorbus aria*).

Trees in gardens:

alder (*alnus glutinosa* or *glabra*), ash (*fraxinus excelsior*), hornbeam (*carpinus betulus*), maple (*acer spp.*), cherry (*prunus spp.*).

Hedges:

laurel (*prunus laurocerasus*), box (*buxus sempervirens*), privet (*ligustrum ovalifolium*), beech (*fagus sylvatica*), holly (*ilex spp.*) or euonymus (*euonymus spp.*).

Verge:

grassed or low ground cover at hedge line e.g. ivy (*hedera spp.*), St John's-wort (*hypericum calycinum*).

There are many other suitable species on which officers in the Directorate can offer advice.

5. SUMMARY GUIDANCE FOR DEVELOPMENT CONTROL

WALLING MATERIALS

In new development, painting and renders should follow the established white painted finish prevailing in the Garden Suburb.

ROOF MATERIALS

When re-roofing, only materials which are compatible or similar in colour texture or scale will be accepted.

CHIMNEYS

The removal or alteration of chimney stacks will not normally be permitted, except where suitable replacements are to be provided.

PORCHES

Porches should be retained where they contribute to the character of a house, terrace or semi-detached pair.

WINDOWS AND DOORS

New windows should seek to match the scale, style and materials of windows constructed with the original house. Replacement doors should conform to the original pattern for the house type.

EXTENSIONS

The following points will be considered in any proposal to extend a house.

1. The size of the extension in relation to the original house, and the symmetry of any elevation or principal building line which remains intact. The extension should always be distinctly subordinate in scale to the main house.
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3. The effect that the resulting building volume has on adjoining neighbouring properties.
4. The space which remains between buildings. This is an important part of the Suburb's character and provides views through to garden areas and sky line at first floor. This should be retained where possible.
5. The symmetry of semi-detached houses can be undermined by additions. Extra accommodation particularly at first floor level, should always be subordinate to the principal building frontage and roof pitch.
6. The design of the extension and its component parts should respect the original form and architectural detailing of the original house.
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TREES

The felling of trees within the area will normally be resisted unless the tree is causing damage to property, or is dead, dying or dangerous.

CAR PARKING

In considering whether to provide parking in a front garden, the following points should be borne in mind.

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2. The front garden should be large enough to allow a car to be parked at right angles to the road frontage without overhanging the pavement. Sufficient space should also be retained in front of windows to allow adequate lighting of front rooms.
3. Gates should open inwards.
4. The amount of hard surfacing should be kept to a minimum, and should always avoid disturbing existing trees and hedges.



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