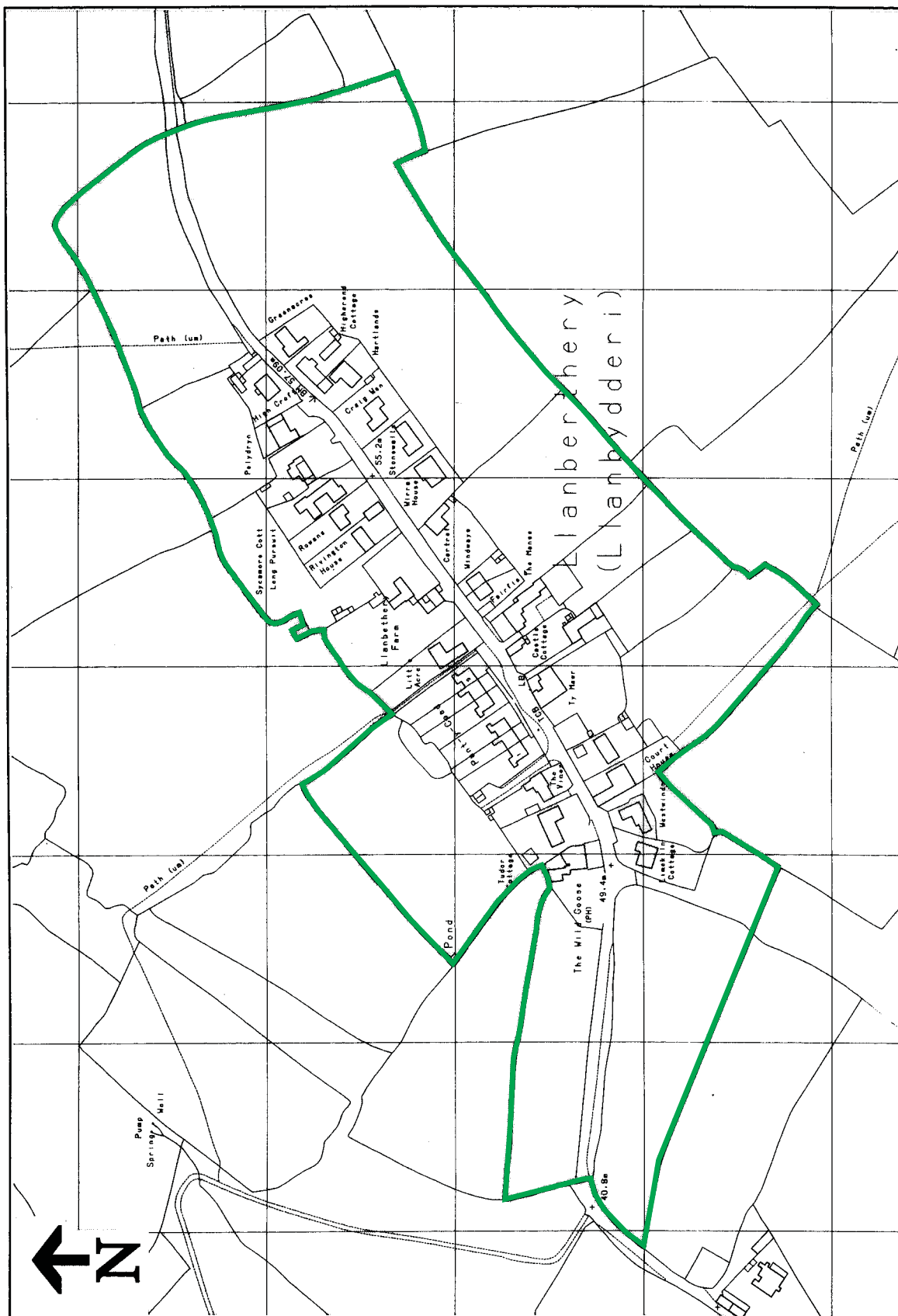


LLANBETHERY CONSERVATION AREA



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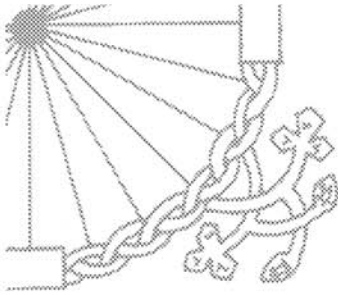
First Designated March, 1973
Boundary Reviewed and Retained May 2003

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The Vale of Glamorgan Council LA 09019L. 1997



Llanbethery Conservation Area Appraisal

Approved By the Cabinet of the
Vale of Glamorgan Council 7th May 2003

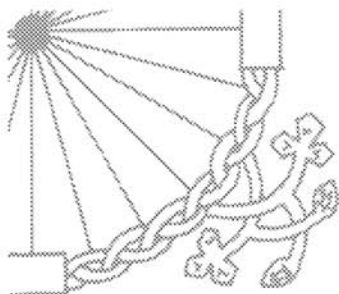


Llanbethery Conservation Area Appraisal

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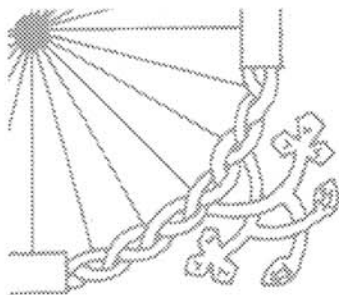
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Introduction

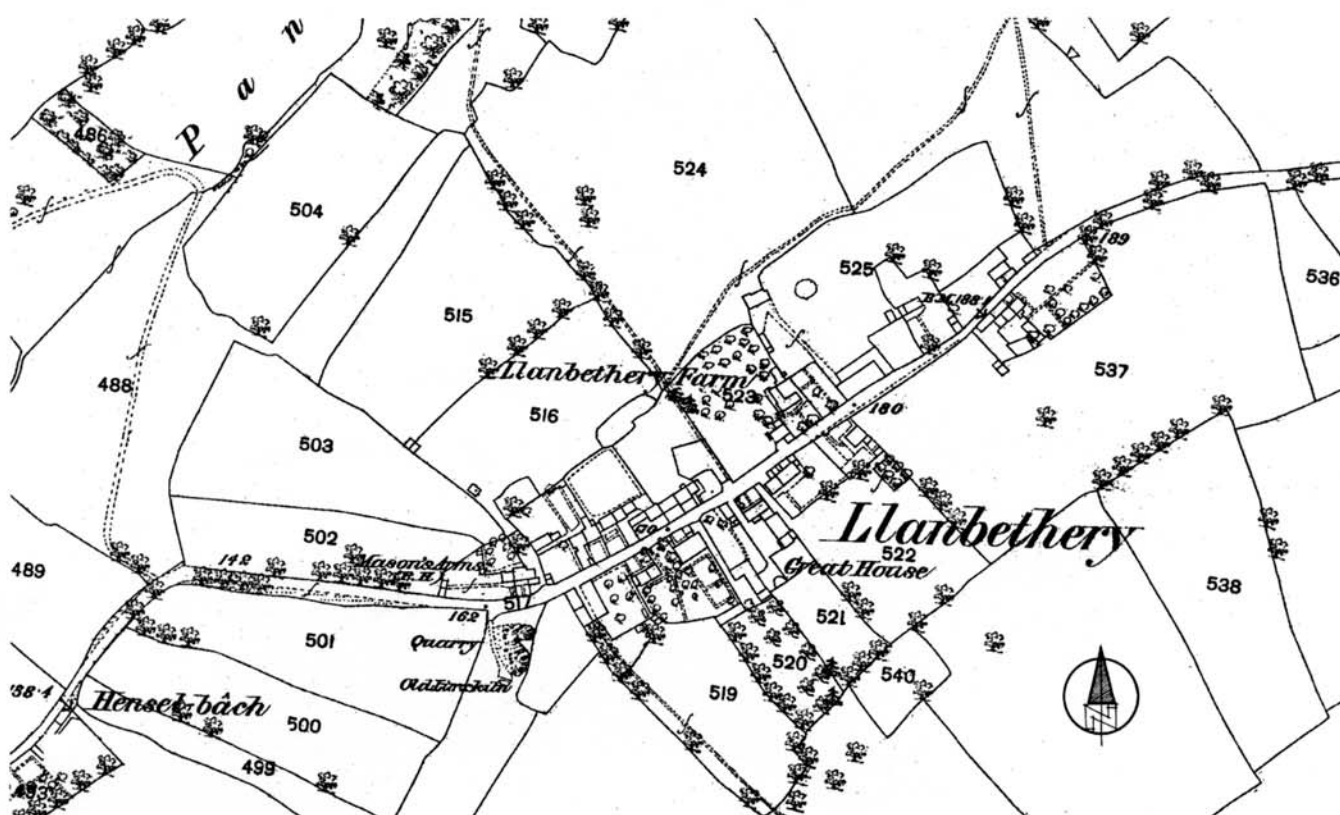
1.1 Llanbethery was designated a Conservation Area in 1973. This appraisal reviews the designation as part of a programme of assessment and review in all the Conservation Areas in the Vale of Glamorgan. The work follows advice within the Planning (Listed Buildings and Conservation Areas) Act 1990, and following consultation, can set out an agreed statement on the character of the Conservation Area.

1.2 In summary, the appraisal seeks:

- To assess the elements of the village's character for which conservation and enhancement policies may be developed.

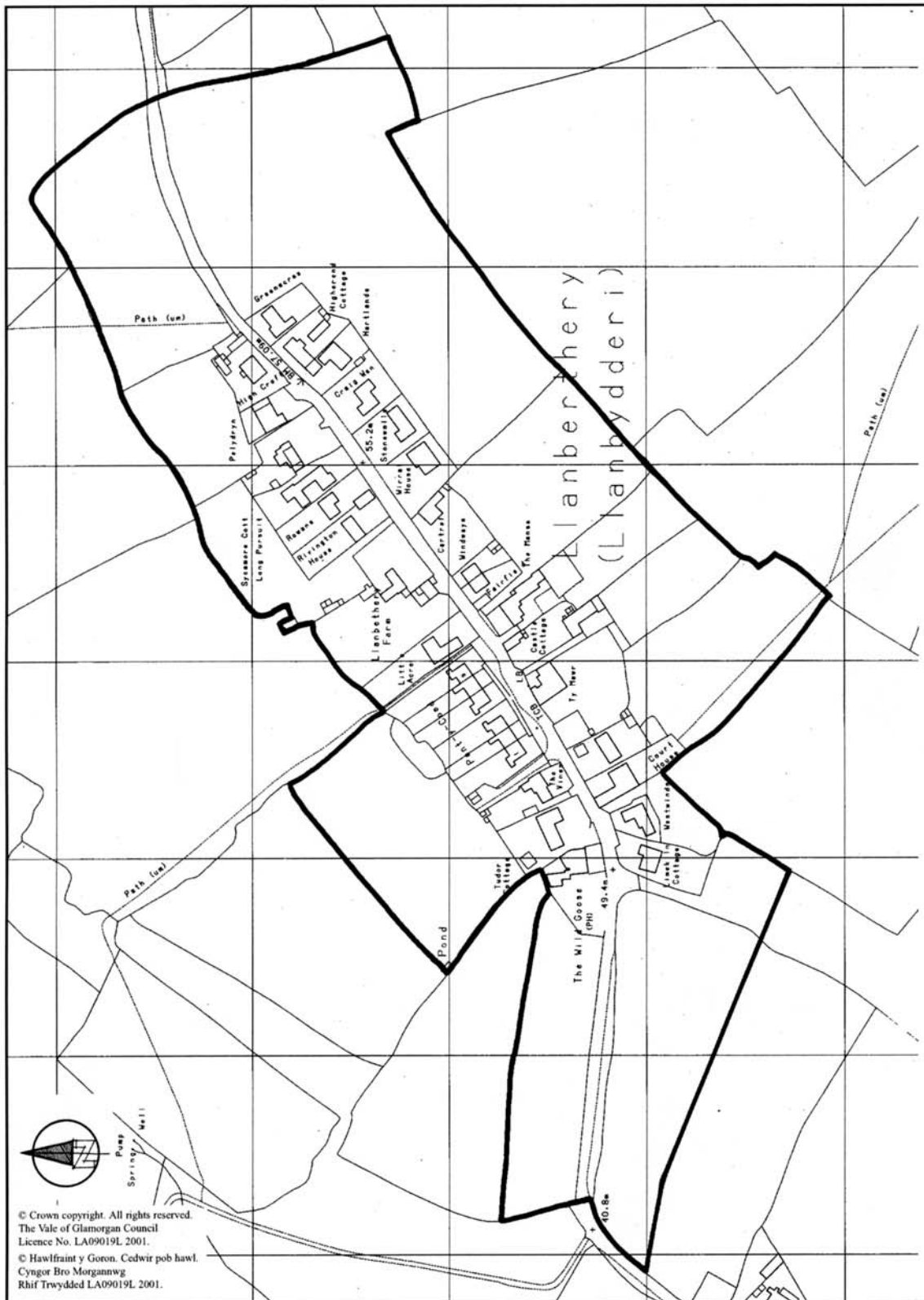
- To provide direction and advice on the form and character of buildings and development in the future.
- To review the boundaries of the Conservation Area.

The appraisal is divided into three parts: The first is an assessment of the character of the conservation area, the second sets out policies for the protection and enhancement of that character and the third sets out an approach for linking it to the Unitary Development Plan and other advice published by the Local Authority.



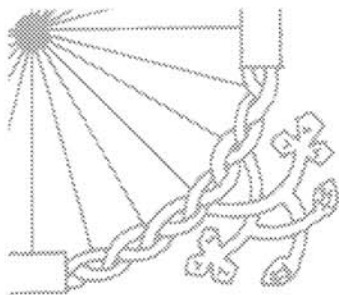
Reproduced from the 1878 Ordnance Survey Map. Not to scale.

Llanbethery Conservation Area



Plan 1: Conservation Area Boundary

(Not to scale)



The Character of the Conservation Area

2.1 THE ORIGINS OF THE VILLAGE

2.1.1 Llanbethery is a linear settlement which has developed around one of the eight ancient chapels of Llancarfan. It is likely that the village would have extended as far as the Chapel which lay on the route to the Thaw valley and the fields skirting the flood plain known as the Llanbethery Moor. The linear form of the village still remains, with houses set in generous gardens lining the road. Some face the road, others are set at right angles, providing a reminder of the village's former association with surrounding farm land. The location of the village at the end of a narrow country lane has discouraged new development or village expansion. However, in the 1970's and 80's a number of new houses were built within gardens.

2.1.2 The village is now an attractive residential settlement with little agricultural use remaining.

2.2 LANDSCAPE AND TREES

2.2.1 The village lies to the east of the River Thaw on a level plateau stretching between the Thaw and Llancarfan valleys. The plateau has a bleak and open landscape with few trees to screen and frame Llanbethery on its northern boundary. Within the village, trees in gardens provide privacy and enclose the southern limits of the settlement. The hedge enclosing the Wild Goose car park marks the eastern end of the village. It is an open area unrelieved by landscaping.

2.2.2 The linear form of the village is drawn together by enclosing walls and hedges. These lie adjacent to the road and are bounded by well maintained verges. The verge extends at Pant-y-Coed to enclose an area of open parking.

The Wild Goose Car Park



Enclosing walls and hedges draw the village together

2.3 ARCHITECTURE AND BUILT FORM

2.3.1 The popularity of the village for new building plots has changed its character. Despite this, the early settlement form is still evident and remains as a strong linking theme along the village road. Stone and render are the dominant building materials in both old and new work. Although the village is linear in form, there are a number of lanes



Roadside walls and verges with houses set gable end to road



THE ORIENTATION OF BUILDINGS ON THE SOUTH OF THE VILLAGE STREET CREATES A PLEASING RHYTHM

and footpaths which run across the grain of the village, with houses and groups set gable end to road. These provide glimpses through to the farm land beyond, and reveal extensions and outbuildings from earlier building periods. Ty Mawr, Cartref and Court House Cottage are typical of this arrangement. The other notable building type is agricultural. The farm still retains an unspoilt group of stone outbuildings. Other barns, at the Granary and the Manse provide a reminder of the former importance of the village as a farming community.



Farm buildings play an important part in forming the character of the village

2.3.2 There are currently no listed buildings in the village, but there are a number of buildings which, though unlisted, contribute to the character of the Conservation Area. These are:

- The Manse
- The Vines
- Llanbethery Farm
- Courthouse Cottage
- Cartref
- Ty Mawr

The Manse

This is a thatched cottage of medieval origin which retains original detailing. It is framed by an attractive cottage garden. The yellow ochre lime washed facade shows timber casement windows, set within stone mullioned openings on the rear elevation.

The Manse



The Vines

The Vines

This is also an early building, comprising a much altered two unit end entry house, with hall and inner room. An arched stone hallway door remains. It retains imposing stone chimneys and exposed buttresses on the front elevation.

Llanbethery Farm

Set within its own yard with garden to the front, the farm comprises a compact agricultural grouping at the centre of the village. The early 19th Century farmhouse is constructed in stone with slate roof over. The original 16 pane sash windows remain and a moulded timber door surround with hooded canopy is placed centrally on the front elevation.

Llanbethery Farm



Courthouse Cottage

Courthouse Cottage

This building comprises an extended cottage of early origin. Its orientation reflects the common building form along the village street.

Cartref

Cartref is a compact Victorian villa with gable end facing the village street. The decorative porch overlooks an enclosed garden.

Ty Mawr

The house with its enclosing garden and coursed stone stable block occupies a central position in the village. The house is now largely 19th century in

appearance, having been remodelled around an earlier farmhouse group. The enclosing garden wall retains bee boles, showing the early origins of the farm.

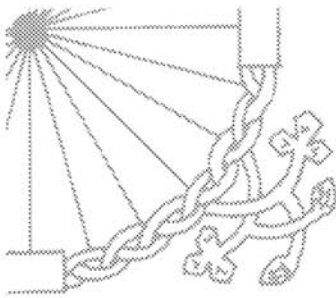
2.4 CHANGE IN THE VILLAGE

2.4.1 Although the linear form of the village remains, substantial change has taken place as gardens have been developed and buildings have been converted and adapted to meet the needs of the community which is now residential in character.

2.4.2 The most notable change has been in the development of new houses within the gardens and small holdings of former farm units. Two building themes dominate - houses built in the early 1970s use render and stone in a contemporary expression. Later houses built in the mid 1980s tend to show a classical composition with traditional windows set in a rendered elevation. Most new buildings respect a common building line, and have been successful in retaining or restoring a traditional stone boundary wall as a linking element along the roadside.

2.5 THE PLANNING CONTEXT

2.5.1 The residential settlement boundary is identified on the proposals map of the Unitary Development Plan, which also contains policies which control development.



Proposals for the Management and Enhancement of the Conservation Area

3.1 This section sets out proposals and policies which can enhance the character of the Conservation Area and the features described in Part 1. All seek to reflect the historic development of the village. Policies, which will be taken into account in the determination of planning applications, are set out in bold and should be read in parallel with Supplementary Planning Guidance prepared for "Village Conservation Areas in the Rural Vale"

3.2 LANDSCAPE AND TREES

● **Development proposals will provide for the care, maintenance and enhancement of trees and woodland areas within the Conservation Area.**

Development will give high priority to landscape design, to protect and enhance the external view of the village.

Support should be given to proposals, which provide for the maintenance, care and enhancement of trees and woodland areas.

3.2.1 Where new development is compatible with planning policies, framework planting should be identified within development proposals.

3.2.2 Appropriate management of the tree stock is essential to maintain the advantages it provides. New planting should also reflect and enhance that existing. The Vale of Glamorgan Landscape Study provides advice on appropriate planting species.

3.3 HIGHWAY GUIDELINES

● **Where highway improvements are required, they should respect the character of the Conservation Area. Parking and access required by new development should be accommodated within developments, and respect existing road layouts and the character of open space and garden enclosures.**

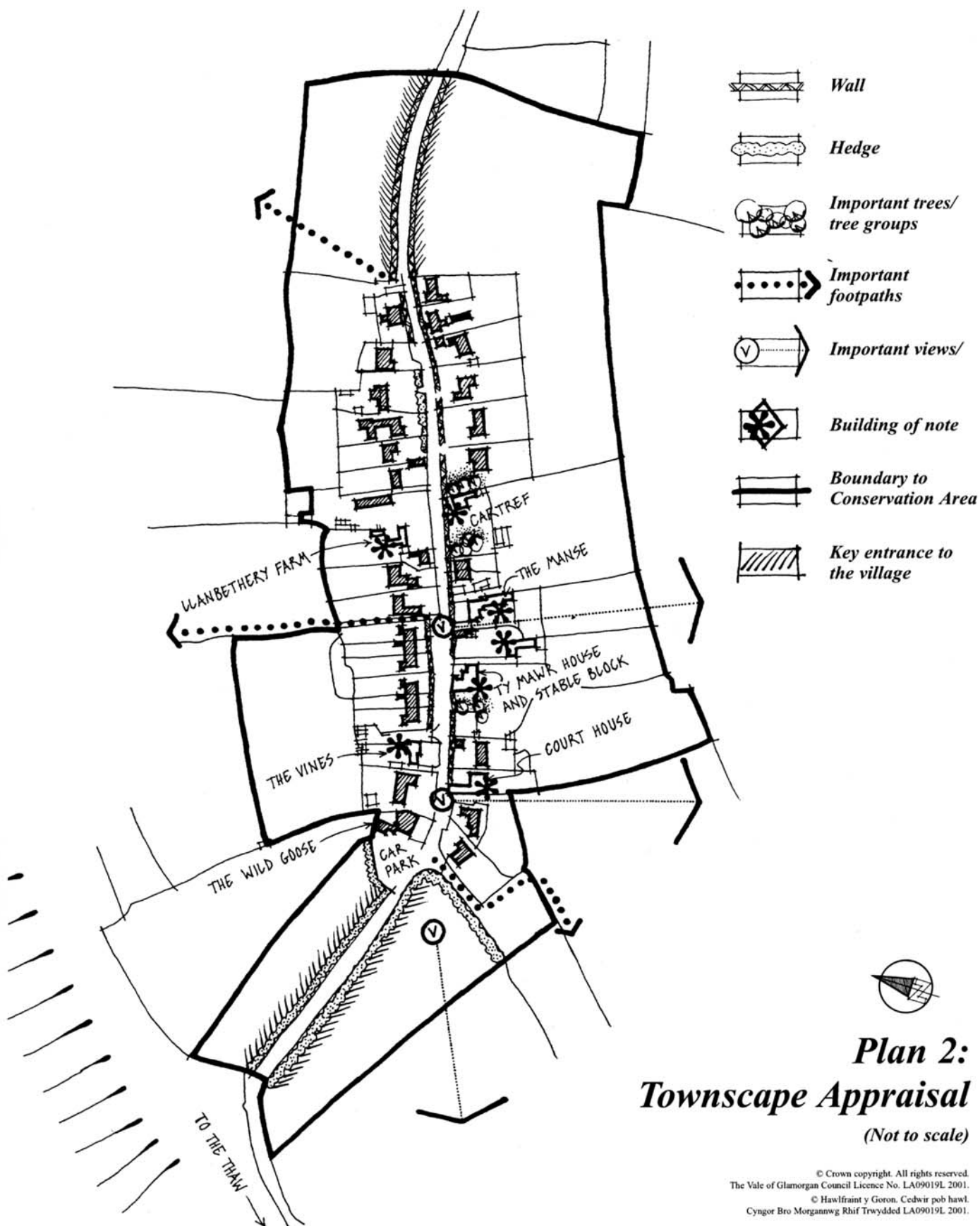
Important footpath links should be protected and enhanced through management and improved signage.

In replacement and repair, original local detail in the highway should be retained and repaired. Where due to cost and practicality, detail cannot be reinstated, replacement should be undertaken using sympathetic materials.

The Council and agents for development should seek to design road layouts and access ways with regard to the informal and loose-knit appearance of the village. In particular, highway design should seek to:

- Minimise the use of concrete kerbs and other urban elements.
- Encourage flexibility in the size and layout of access points and visibility splays.
- Encourage flexibility in the design and arrangement of parking to meet parking guidelines.
- Minimise signage and other "urban" elements.

Llanbethery Conservation Area Appraisal



3.4 IMPORTANT OPEN AREAS

The development of open or woodland areas that contribute to the character of the Conservation Area will be opposed. To protect and enhance the form of the village the following open spaces are recognised in the contribution that they make to the character of the Conservation Area:

i) Key entrances to the village where the boundary walls, roadside verges and land behind, enhance the setting of the village. These are shown on Plan 2.

ii) Open areas within gardens.

There are a number of garden and open areas whose character is important to the setting of the Conservation Area. All of these areas remain heavily planted with species set within or behind walled garden areas. These are:

- a) *Land within the curtilage of Cartref*
- b) *Land within the curtilage of Ty Mawr*
- c) *The open yard and paddock at Llanbethery Farm.*

iii) Opportunities for Enhancement: -

The access and forecourt to the Wild Goose Public House. There is scope for the enhancement of the boundary to the car park, so that the western edge of the settlement is well defined on the sky line overlooking the Thaw Valley.



The Wild Goose Public House and Car Park

3.5 ARCHITECTURE & BUILT FORM

Buildings of Note:

3.5.1 There are a number of important buildings in the village, whose age and character add to the quality of the village. Whilst they are not included in the Cadw List of buildings of Architectural or Historic Interest, they are still of value to the character the Conservation Area. They are identified below to enable any proposals for development or alteration to be fully assessed.

The following buildings are recognised for the historic context they provide the village. Any proposed changes affecting them need to be carefully assessed and sensitively implemented.

- a) Llanbethery Farm
- b) The Vines
- c) The Manse
- d) Cartref
- e) Ty Mawr
- f) Court House Cottage

Built Form:

3.5.3 The policies set out below will require an early appraisal of village form in any proposal for development. Where there is an opportunity to remove features not in keeping with the Conservation Area, development should seek to enhance the character described in section 1.

- **Significant views into and out of the Conservation Area should be protected and enhanced where opportunities arise.**
- **Distinctive roof patterns, ridgelines, and landmark buildings or features will be protected and enhanced where opportunities arise.**
- **Materials must be appropriate to the locality and sympathetic to the existing buildings in the Conservation Area.**
- **The layout and design of new development should acknowledge the context provided by the village. To demonstrate how this has been achieved, developers should also provide three dimensional plans or drawings to show how new development will respect its setting.**

- **Where a proposal for the demolition of a building within a Conservation Area is to be followed by the redevelopment of a site, Conservation Area Consent will only be granted where full planning permission has been previously or concurrently given for the replacement building.**

3.5.4 Plan 2 shows the important contribution stone walls make to the village by providing a sense of enclosure to building groups. Wherever possible, stone boundary walls and hedges should be maintained. Recommendations regarding the repair and choice of materials are already set out in Supplementary Planning Guidance and in an Appendix to this report.

- **Stone boundary walls, hedges and railings, which enhance the character of the Conservation Area, should be retained, maintained and repaired. New development should seek to follow these traditional boundary features.**
- **Fields and their boundaries which mark the entrance to the village provide vistas into and out of the settlement. Mature hedges and boundaries which surround the village, should be protected.**
- **To enhance the view of the village from without, new development will give a high priority to the treatment of boundaries and settlement edges.**

3.6 DESIGN IN THE CONSERVATION AREA

3.6.1 The age of buildings, their architectural style and arrangement make their sympathetic alteration and extension especially important. Development proposals will be assessed against a set of design principles, which has been prepared for Conservation Areas in the Rural Vale. These are set out as "Supplementary Planning Guidance" in support of the emerging Unitary Development Plan. The policies do not discourage contemporary design but seek to promote an approach to building which is sensitive to its historic context and setting.

3.6.2 The guidance also explains that the careful selection of sympathetic materials

for renovation and repair can maintain buildings and enhance the character of the Conservation Area. Wherever feasible, a conservative repair technique is encouraged and promoted. An appendix to this document provides further advice on how the choice of materials and building technique can enhance the character of the Conservation Area.

Proposals for new development in the Conservation Area should take account of the design principles set out within supplementary guidance prepared for "Conservation Areas in the Rural Vale".

Context of the site: Take account of the wider setting of the site.

Recycle old buildings: When considering a site, the sensitive conversion of existing buildings should be a priority.

Preserve and enhance the character of the Conservation Area: Reflect the character of the surrounding buildings and open spaces, but avoid mimicking architectural styles and creating pastiche buildings that undermine the character of the Conservation Area.

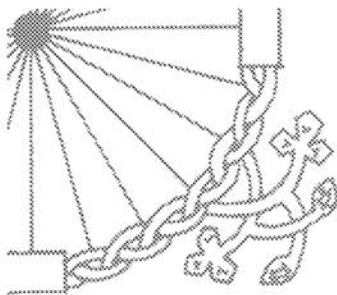
Materials and Details: Use high quality, durable materials. These should complement surrounding buildings and landscape and pay attention to detailing as an integral part of the design.

Sustainability: Create buildings spaces which are adaptable. Need for change in the village.

Scale: Design and orientate so that it reflects the scale and form of the village.

3.7 THE BOUNDARY OF THE CONSERVATION AREA

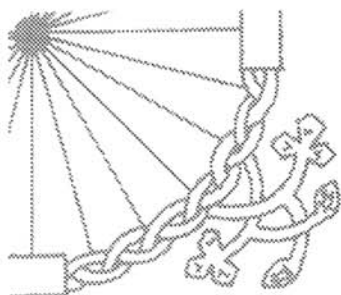
3.7.1 The development of plots within gardens has led to substantial change in the layout and character of the Conservation Area. Despite this, there have been few extensions beyond the early settlement limits. The Conservation Area remains an appropriate designation for the area of special architectural or historic interest.



Conclusions

4.1 Although the appraisal has been prepared in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is the intention of the Council to produce its findings as Supplementary Planning Guidance within the framework of the Vale of Glamorgan Unitary Development Plan. In order to achieve this, the Council will undertake local consultation before formally adopting policies contained in the appraisal.

4.2 Adoption will follow public consultation, the inclusion of local contribution to its content and the proposals put forward for the management of development within the Conservation Area.



Appendix

1.1 A SENSITIVE DEVELOPMENT TEST

1.1.1 To see whether these principles have been met, consider the following:

i) Are there original, traditional buildings that should be used or restored within the site?

To minimize disruption to the character of the Conservation Area, priority should be placed on re-using existing buildings.

ii) Does the development fit into the fabric of the locality; the plots, building groups, roads and open spaces?

These components form the basis of the Conservation Area and reveal the historical development of the site and its setting.

iii) Does the development reflect the scale of building in the Conservation Area?

The development and its various parts should sit easily within the Conservation Area.

iv) Do the materials used in the development reflect those which are prevalent in the Conservation Area?

The range of traditional or natural building materials in the Vale of Glamorgan rural Conservation Areas is diverse. New development should use natural materials, or those which can complement their simple and organic qualities. The use of foreign stone should be avoided.

Many buildings show materials and decorations which are typical of the local building tradition.

1.2 GUIDANCE ON REPAIR AND ALTERATION

1.2.1 This section provides advice on how to protect the Conservation Area by the repair and enhancement of some of the original and historic features which form an area's special character.

Alterations and Extensions to Buildings in a Conservation Area

1.2.2 The character which justifies the designation of a conservation area can easily be damaged by the cumulative impact of minor alterations to buildings forming the historic core of many of the Vale's village conservation areas. This can include the replacement of windows, doors and roofing materials or the addition of domestic extensions.



1.2.3 The following notes set out some simple advice on how to approach the repair of old buildings in the village. A planning officer can advise on the need for planning permission. Where consent is required, it is advisable to discuss proposals with a planning officer before the submission of an application. Work which alters a Listed Building will usually require Listed Building Consent. Again it is advisable to seek advice before preparing plans or undertaking work.

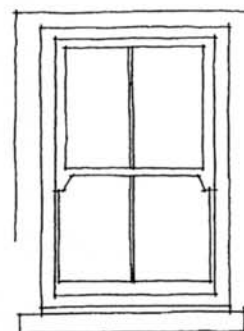
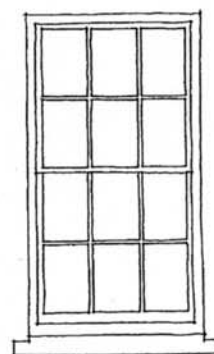
1.2.4 In all work, the key to a successful repair is to understand and respond to the local building tradition.

Windows

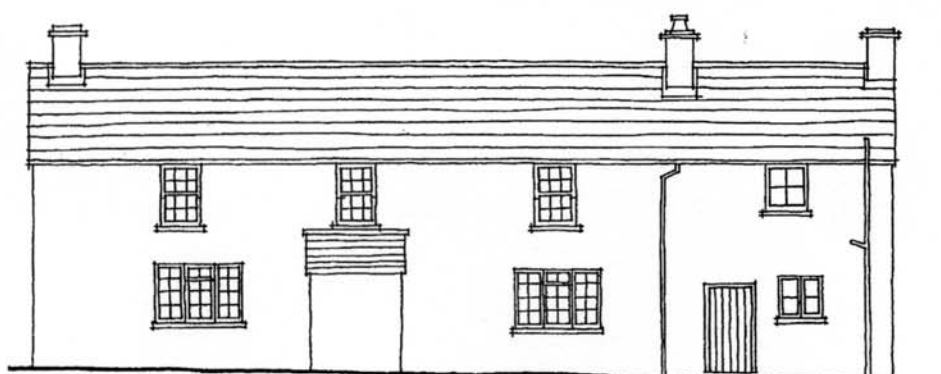
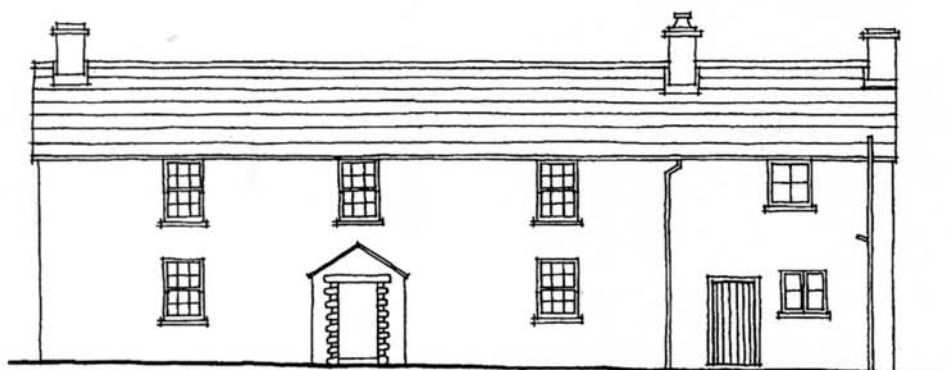
1.2.5 It is often the simple arrangement of door and window openings in the building face which account for their quality. The replacement of an original set of windows in a house or cottage can often damage the look of a house, or the overall effect of a terrace or group of houses. Where repairs are undertaken, original window patterns should be followed and modern materials avoided.

1.2.6 In replacement, multi divided and asymmetrical frames should be avoided, so should modern materials such as UPVC, or stained hardwoods, if they cannot reflect the simple qualities described above.

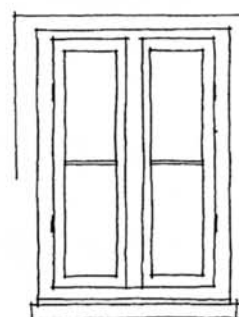
1.2.7 It is often possible to have original windows overhauled, rather than replaced. If a window does need to be replaced, there are local joiners who can make a replica. Grant aid may be available through the Vale's Historic Building Grant Programme. A planning officer can advise you on how to approach repair and the feasibility of grant aid.



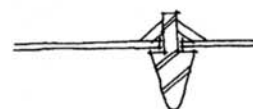
Victorian windows continue the vertical emphasis of the Georgian window openings



The removal and replacement of original windows can upset the balance of a house



This is a traditional design often used in cottages

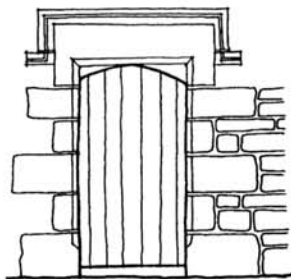


Fine glazing bars can reflect daylight

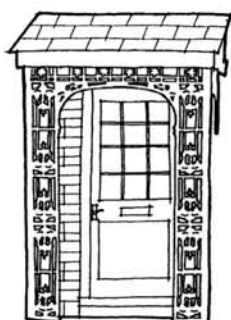
Doors

1.2.8 Simple timber panelled doors with a limited area of glazing remain appropriate for most houses in villages within the Vale of Glamorgan. Doors which mimic materials from different periods should be avoided as should modern materials such as UPVC.

1.2.9 The same principles apply to garage or garden gates or doors. Each should reflect the proportions and simple architectural details used on the main building. Horizontal boarding and panelling should be avoided.



An early door surround with stone drip mould



Decorative porches are a common feature of 19th century village houses

Roofs

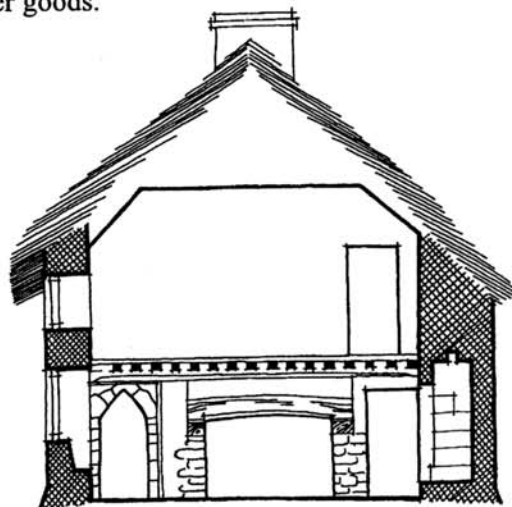
1.2.10 Thatch was once a common roof covering in the Vale, but is now largely replaced with slate. Where thatch does remain, it should be protected and maintained by craftsmen with skills in handling the appropriate material. Within the Vale this could be either reed or long wheat straw. It is important that historic thatching, original details and supporting roof structure are retained in the repair and renewal of roofs.

1.2.11 Natural Welsh slate is now the most common roofing finish and in many cases was used to replace thatching to older buildings in the late 19th century. On listed buildings, it is required that natural slate laid to the same detail is used as a replacement finish in any repair. It is recommended that contractors with experience in laying natural slate are employed.

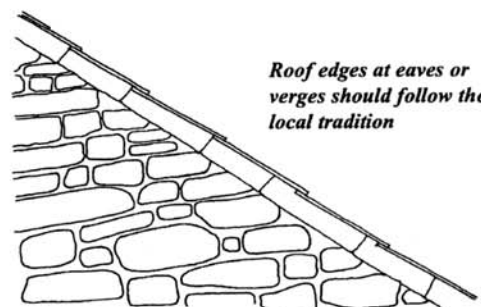
1.2.12 On unlisted buildings in conservation areas, natural slate can often be a viable alternative to imitation slate. The latter can alter the appearance of an historic building in subtle but damaging ways. However, some artificial slates are manufactured with rougher edges and minor surface texturing. These may act as an acceptable visual alternative.

1.2.13 Pennant stone slates are exhibited on the more important larger domestic buildings as well as on farm buildings. It is an increasingly rare local detail which should be retained and repaired whenever possible. Stone slate is always laid in diminishing courses from eaves to ridge.

1.2.14 When roofs are replaced, traditional details should be recorded and replaced in the same way. Roof edges (at eaves or verges) should follow the local tradition. Often roof slates will overhang the gable end of the wall, with vertical slates set under to protect the end rafter. Timber bargeboards and fascias should follow the original size and profile as should the materials and design of replacement rain water goods.



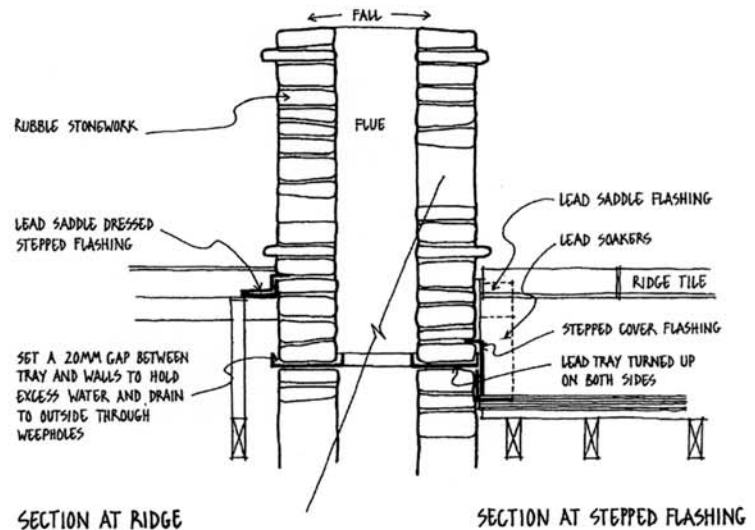
The Bush Inn, St. Hilary. This section shows a thatch roof together with important internal features



Roof edges at eaves or verges should follow the local tradition

Chimneys

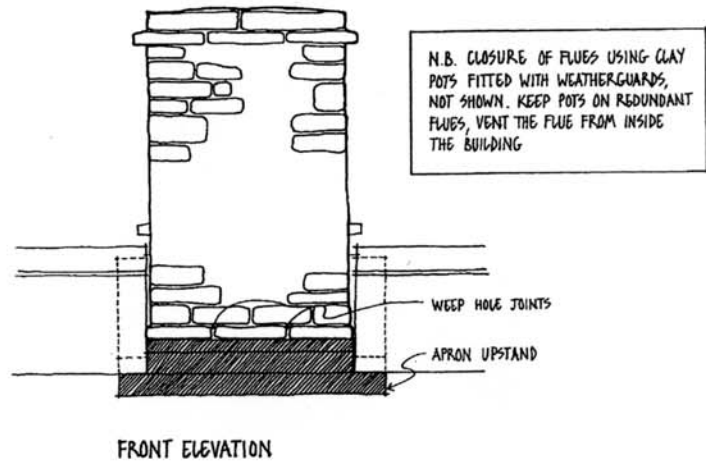
1.2.15 Stone chimneys in old houses are an important part of the architecture and often provide clues to the age of a house. In the Vale of Glamorgan, there are many open hearths in houses constructed from the 16th Century onwards, whose large chimneys are often fine examples of local stonework. In repair, such stonework often simply requires repointing. The method and mortar mix should always match the original finish. When a chimney does need to be rebuilt, it should be recorded by drawings and photographs and rebuilt in replica, reusing any sound old materials for the external face. Even when a flue is redundant, clay pots should be retained.



Stonework/ Wall Finishes

1.2.16 Local limestone is the traditional building material in the rural Vale. Its mellow cream and grey tones are found on boundary walls, farms and domestic buildings in most villages and give each a close affinity with their landscaped setting.

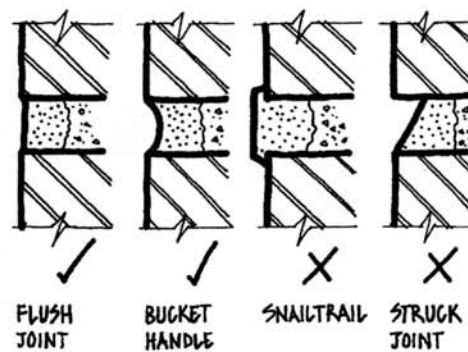
1.2.17 The stone is often roughly squared, laid in random rubble courses and was normally finished with a protective limewash. The size, colour and shape of stone varies according to local source, and the age and importance of the building it forms.



1.2.18 The local stone is rarely used for dressings in and around windows/doors. In the best architecture of the 16th and 17th century, local Sutton and Quarella sandstones are used in dressings. From the 19th century, bathstone and local brickwork was used for this purpose. It is important that historic stonework is correctly repaired and replaced. It is essential that existing stone is repointed in a manner which is appropriate to the original building method. The use of lime putty based mortars is recommended, as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

1.2.19 The actual repointing technique is also important. On original stone work, repointing

may be recessed, or lie flush with the stone, and this pattern should be followed for new work. "Snailtrail" repointing, or repointing that stands proud of the stone should be avoided.



Repointing on old buildings

1.2.20 A white limewash applied regularly to stone walling is a traditional method of maintaining and protecting local stone.

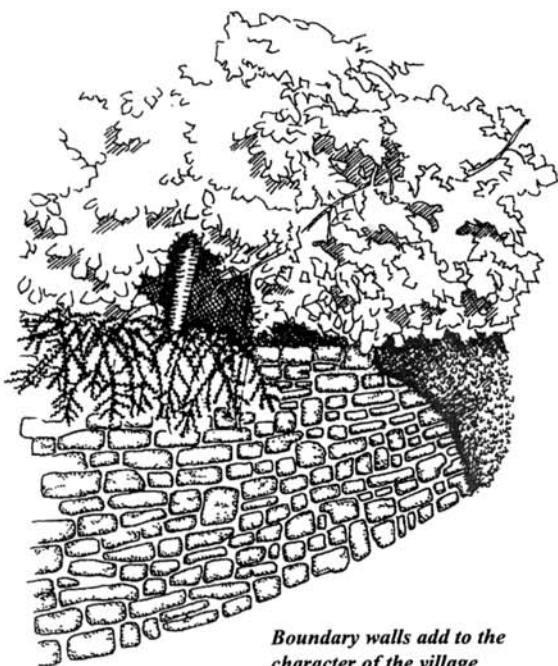
1.2.21 Attention should be paid to stone work patterns used on extensions. Random rubble limestone walling is frequently used on original buildings in the village. New stone work should be laid in similar patterns, with free stone or brick dressings set around doors and windows where appropriate. A painted smooth lime based render is an alternative.

Walls and Enclosures

1.2.22 Boundary walls should be regarded as an extension of the building they protect. They define ownership, provide privacy and protection from wind and rain. Most importantly, walls define space. New walls should seek to fulfil the same objectives. Natural stone walls define the character of each village and should be repaired and retained where possible. Grant aid may be



*Gate and pillar,
Great House, Llanmaes*



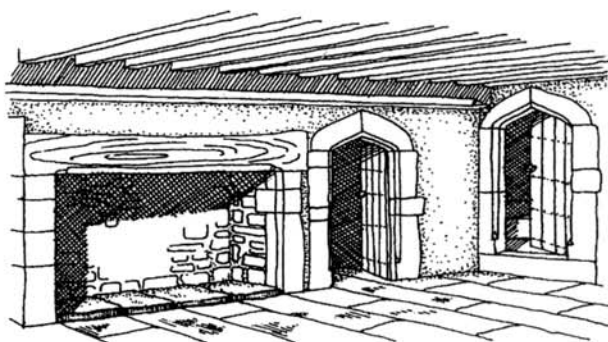
*Boundary walls add to the
character of the village*

available for repair which can show traditional repair techniques following the local vernacular. Black painted iron railings on a stone base are common in the Vale and can be replaced using profiles and designs easily manufactured by local smithies.

1.2.23 Artificial stone or concrete screen walling is alien to the area and should be avoided, as should chain link, timber or brick panelled fencing sections.

Internal Details

1.2.24 Older buildings often possess interesting details within. These should be left in place wherever possible. An original fireplace, a panelled door, an attractive ceiling or stair can all add to the character of a building. In the case of listed buildings, internal features (e.g. timberwork, historic plasterwork, doors, fireplaces etc.) are protected by law and consent is necessary for their alteration or removal.



Original internal features of listed buildings are protected

Extensions To Existing Buildings

1.2.25 The key to good design is to understand and respond to the characteristics of the local building tradition. The older the house, the more important it is to retain its character and long standing relationship with adjoining buildings.

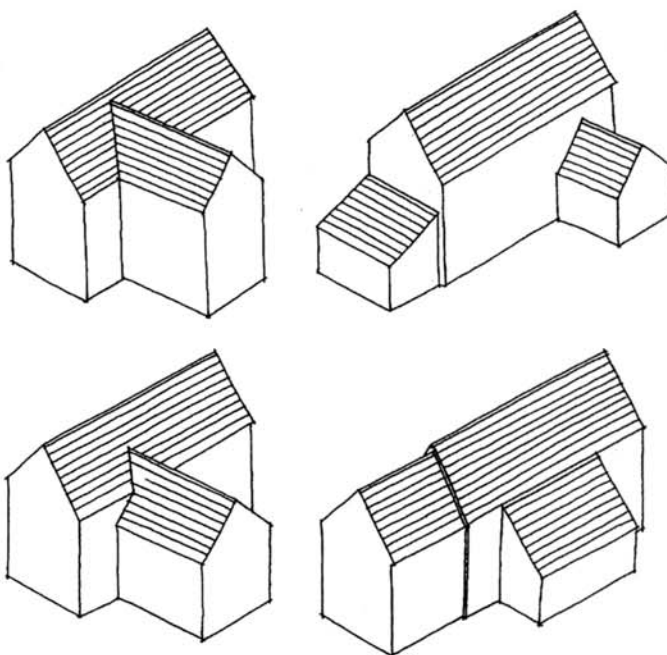
1.2.26 The main elements of roof, wall and windows should combine in such a way that the architectural balance of the original building is protected. In the rural Vale, many farm houses and village groups use a simple composition where doors and window openings are closely related. This should be protected by acknowledging the symmetry

already in place, for example by setting back the building line of an extension, or by dropping its ridge line to below that of the original house. The height and shape of this roof line is important and is often determined by the original roof characteristics.

1.2.27 In acknowledging this simple building hierarchy, new development can add to and enhance the complex building form and skylines created by traditional village groupings.

1.3 WHERE TO GET MORE ADVICE OR INFORMATION

1.3.1 If you are considering extending or altering your building it is advisable to contact the planning department at an early stage. A Development Control Officer will be available to give advice and information on the need for planning permission. More detailed advice is also available on the repair of buildings.



The scale and design of an extension should always be subordinate in scale to the main house, as these examples show



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