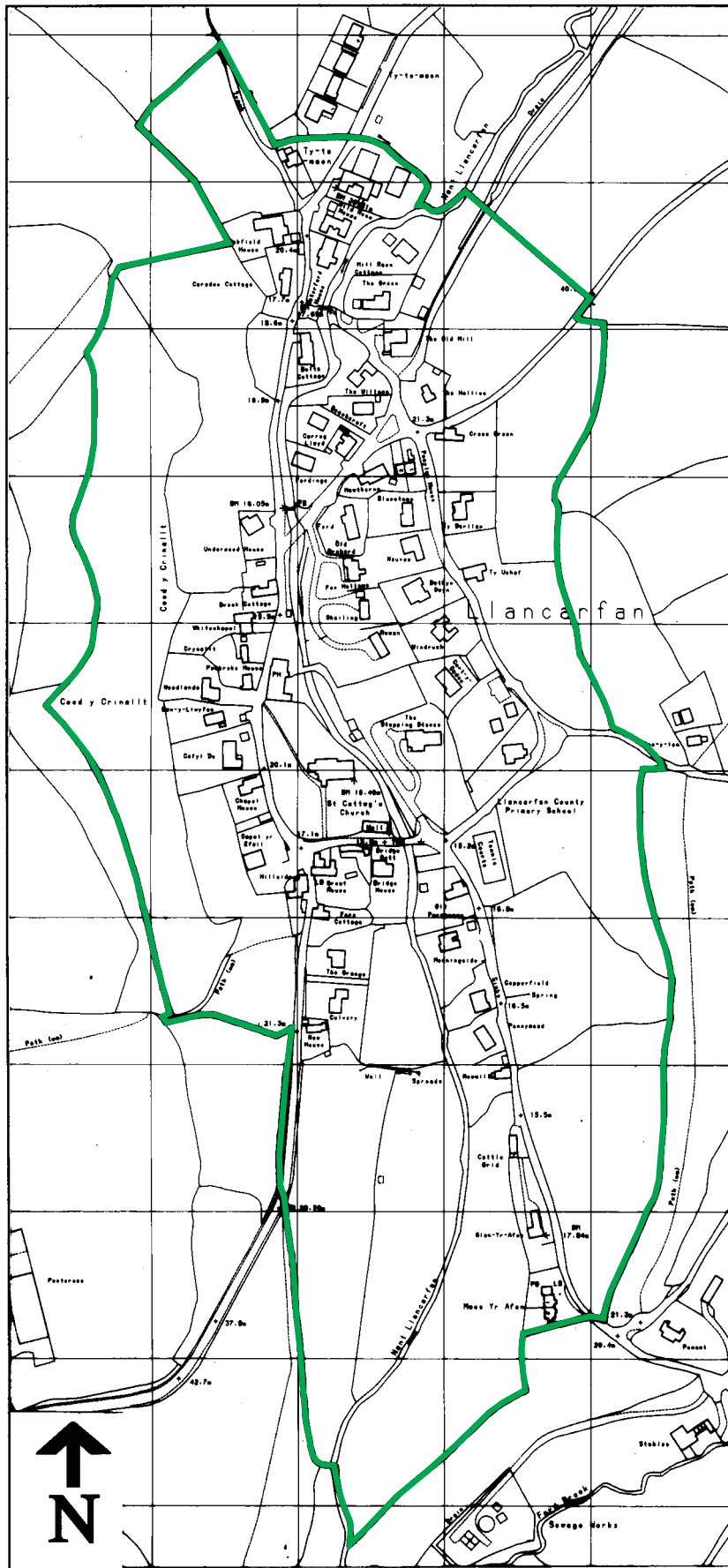
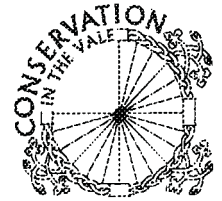


LLANCARFAN CONSERVATION AREA



First Designated Oct. 1971
Boundary Reviewed and Retained May 2003

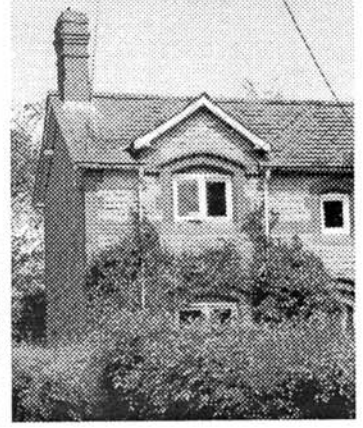
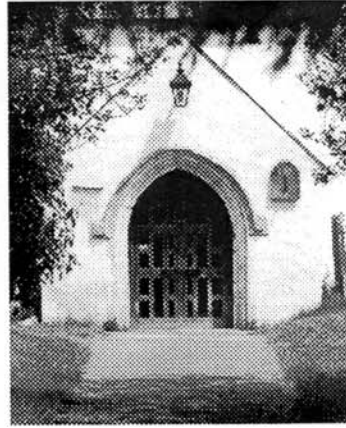
DIRECTOR OF ECONOMIC DEVELOPMENT,
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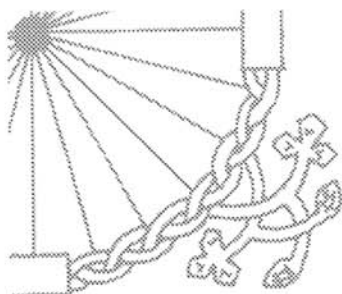
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Llancarfan Conservation Area Appraisal

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

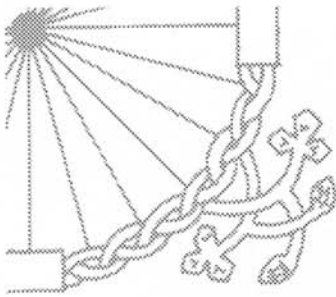


Llancarfan Conservation Area Appraisal

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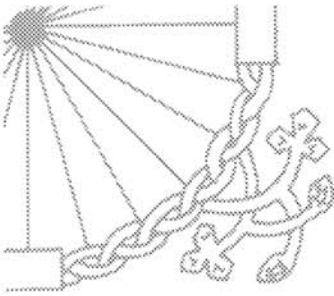
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Introduction



Reproduced from the 1879 Ordnance Survey Map. Not to scale.

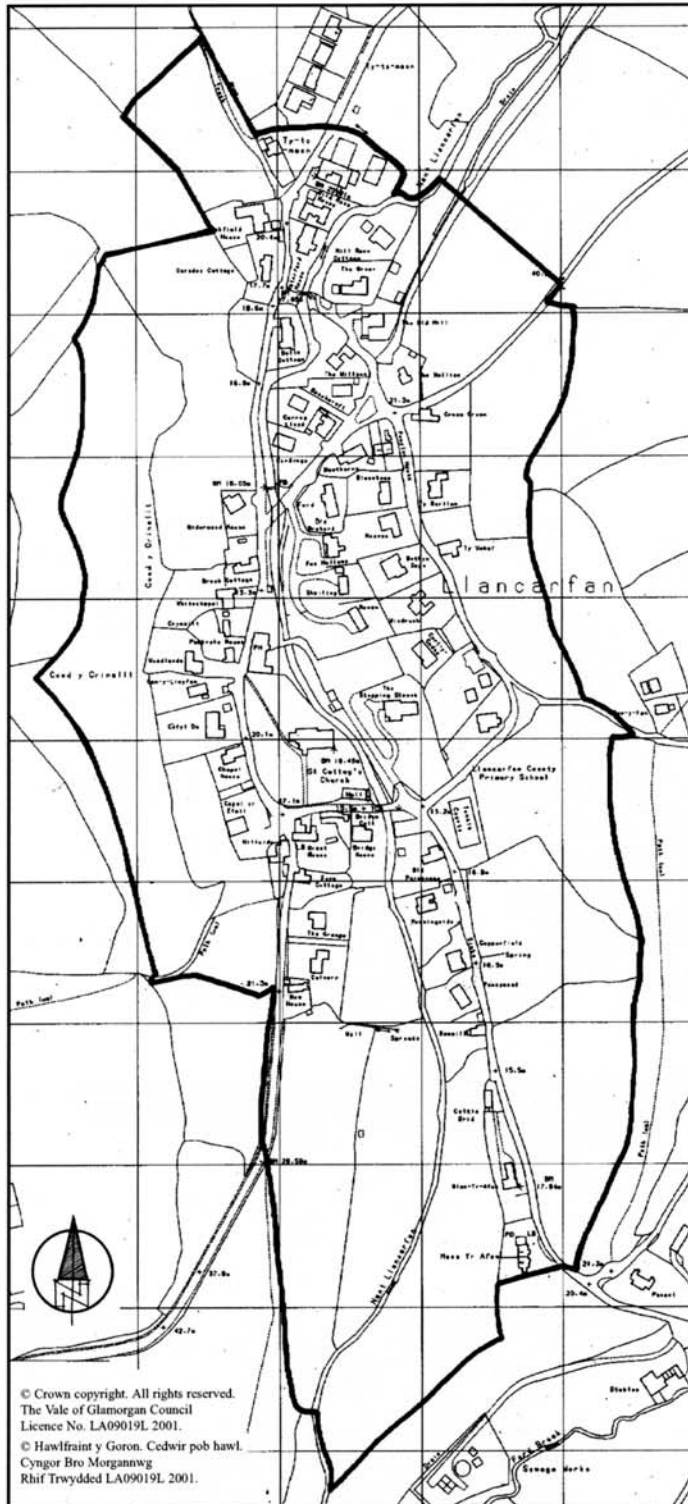
1.1 Llanccarfan is a nucleated village comprising houses, farm buildings, fields and gardens set within the valley of the Nant Llanccarfan. Its historic core is clustered around St. Cadoc's Church. In 1973, the centre of the village, together with outlying fields was designated a Conservation Area. This appraisal reviews the designation and is part of a continuing programme to cover all the Conservation Areas in the Vale. The work follows advice within the Planning (Listed Buildings and Conservation Areas) Act 1990 and following consultation will set out an agreed statement on the character of the Conservation Area.

In summary, the appraisal seeks to:

- Assess the elements of the village's character from which policies for conservation and enhancement may be produced.
- Provide direction and advice on the form and character of building and development in the future.
- Review the boundaries of the Conservation Area.

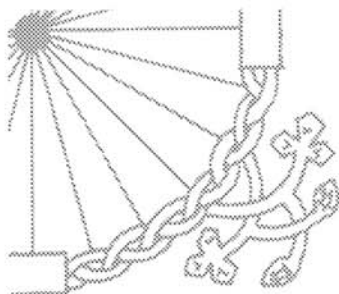
1.2 The appraisal is divided into three parts. The first is an assessment of the character of the Conservation Area, the second sets out policies for the enhancement and protection and the third sets out a framework for linking it to the Unitary Development Plan and other advice published by the Local Planning Authority.

Llancarfan 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 The Llancarfan area is that part of the rolling coastal plateau of the Vale of Glamorgan dissected by the shallow valley of the Nant Llancarfan. The village lies within the lower part of the valley and is one of the best surviving examples of the Anglo-Norman nucleated settlements of the Vale.

2.1.2 The earliest evidence of a settlement is the large Iron Age hillfort: located to the east of the village. It is known locally as Castle Ditches.

2.1.3 From the 5th - 12th Centuries, Llancarfan along with Llantwit Major, became the leading centre of the Celtic Church in South East Wales. A Monastery was located in Culvery Fields, south of the present Church. In 1093, the Normans invaded Glamorgan and took possession of the Monastery forcing Llancarfan to relinquish its dominating role. The Monastery was given by Fitzhamon, the Norman Lord of Glamorgan, to the Benedictine Abbey of St. Peters in Gloucester. At the end of the 11th century it was reduced to the status of Parish Church.

2.1.4 The present church is dedicated to St. Cadoc and dates from the 14th and 15th Centuries, but evidence of its earlier importance still remains.

2.1.5 The Church and the Nant Llancarfan brook became the focal point of the later settlement, giving rise to local industries which used water power for corn and woollen mills in the village. Local produce, particularly cloth and breeches were exported through the port of Aberthaw to the South West of England.

2.1.6 The northern part of the village is almost detached from the remainder and comprises a

small triangular green surrounded by modern housing. An old corn mill with wheel stands close to the group, alongside fords to north and south.

2.1.7 This simple layout remained until the 1950's.



Fig 1. shows an open settlement of simple cottages and agricultural buildings set within walled enclosures and supported by orchards, small holdings and allotments.

2.1.8 In the 1960's, the village started to expand, filling garden plots and setting detached houses along the two routes through the village. As the village grew in popularity, agricultural buildings were converted to residential use. The two chapels in the village, the Bethlehem Baptist Chapel and the Wesleyan Methodist Chapel were converted too.

2.1.9 Planning Policy has always restricted development beyond the historic core, with the settlement boundary drawn tightly around the limits of the village. However, development within the village has continued, creating a dense pattern of building along the valley floor. This change from agricultural activity to residential use has brought changes in landscape and character too.

2.2 LANDSCAPE AND TREES



2.2.1 Trees make a substantial contribution to the character of the village: they define boundaries, enclose important spaces, frame or screen buildings and contribute to the amenity of the area. Llancarfan is set within a wooded valley where woodland belts and enfolding fields provide an attractive back cloth to the village. Tree cover in the core of the village is equally important and helps maintain this rural charm.

2.2.2 The open nature of the village is lost where it is covered by both ornamental and woodland trees. In some areas, ornamental planting hides the houses and building groups set above the walled embankments and lanes running through the village.

2.2.3 There are some significant groups of native tree species clustered within the village. These include groups within the school grounds, churchyard, tennis club and at the entrance to "Stepping Stones".

2.2.4 The wider landscape enfolding the Conservation Area is rich and varied. To the west, Coed y Crinallt wood skirts the higher contours of the valley. To the east, prominent hillside contours are covered by woodland trees too.

2.2.5 Whilst it is difficult to identify important groups or individual trees in Llancarfan, the majority are afforded protection through conservation area designation. Tree Preservation Order (No. 24) 1973 specifically protects some of the more important trees. However, this order requires review.

2.3 ARCHITECTURE & BUILT FORM

2.3.1 Behind the sunken lanes, stone walls and high hedges, there lies a wide variety of houses and buildings. Most houses are contemporary, but those predating 1956 still reflect the early form and function of the village. Figures 2 and 3 show this early simple form and how it is now enclosed by later development.

There are only two listed buildings in the village: the Church and the telephone call box outside the Church Hall:

The Church of St. Cadoc

The Church is of mainly 14th and 15th Century origin, built in a decorated and perpendicular style with evidence of 12th Century origin. The Church has recently undergone extensive restoration including repair of the render and lime-wash to the external face of the building. The work has revealed some important medieval wall paintings within the Church.



St. Cadoc Church

The Telephone Call Box

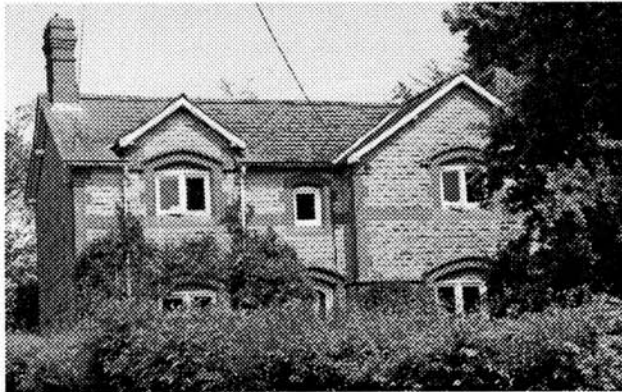
This lies to the south of the Community Hall. It is one of a large number of similar boxes listed in 1990 known as the "K6" type. They are of cast iron construction to the design of Giles Gilbert Scott.

2.4 BUILDINGS OF NOTE

There are a number of other buildings which though not listed, contribute to the character of the Conservation Area. Most can be seen in early plans of the village, clustered around the Church, two fords and the bridge. All have to some degree been altered.

- **Ty-To Maen:**

An attractive Victorian house constructed in coursed stone with decorative red brick window surrounds, chimneys and steep slate roofs. The building is set within an attractive rural framework comprising open orchard and enclosing hedges from which the open hillside rises to the north-west. It is built in the same style as Penyfan Farm.



Ty To Maen

- **The Green:**

A rendered house of 19th Century origin, with slate roof and stone chimneys. A thatch roof is evident in early photos. The Victorian sash windows to front elevations are still intact. Along with enclosing walls and hedge, the house plays an important part in forming the character of the northern village cluster.



The Green



- **The Mill:**

The Mill is a stone building retaining the original Mill wheel to east.

- **White Chapel:**

This building now converted to residential use was formerly an early 19th Century Wesleyan Chapel. It has limewashed rendered walls, slate roof and lancet arched windows. There is a two storey projection on the northern end with arched entrance.

- **Fox and Hounds Public House:**

The Pub is set at the heart of the village and is of 18th Century origin. The building, though much altered retains a unified appearance with white rendered walls, slate roofs and high chimneys. It lies adjacent to churchyard and brook. The forecourt to the pub provides access via a bridge to the pub car park, a site for which planning permission has recently been granted.



The Fox and Hounds

- **Bethlehem Chapel:**

Although the front elevation and windows have been severely altered, the distinctive face of the building with defining quoins, cornice and pedimented gable, remain. The chapel is set in an elevated position and remains in the open grounds of the former churchyard. The adjoining chapel cottage is stone with its gable end aligned to road

- **The Great House and Corner House:**

The houses are linked and occupy a central position in the village. The Great House has early origins, and belonged to the Jones family at the beginning of the 19 Century. Both are now largely



Great House

19th Century in outward appearance rendered and colour washed. Great House has decorative stone surrounds to windows on the southern elevation.



Hillside

- **Hillside:**
This too is an early building which was once thatched, but now shows slate roofs and buttressed rendered walls adjacent to the Llancadle road. The heavy timber eaves follow the road as it ascends the valley.



The School

- **The School:**

The school is dated 1875 and occupies a commanding position on the eastern side of the valley. The stone built buildings, with decorative polychromatic brickwork, are enclosed by yard, playing fields and mature trees.

2.5 CHANGE IN THE VILLAGE

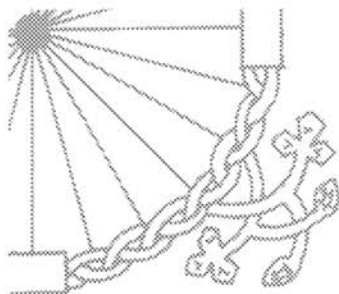
2.5.1 Although the nucleated form of the village remains, substantial change has taken place as gardens have been developed, and buildings adapted to meet the needs of the community. There has been limited development beyond the early village cluster.

2.5.2 The most notable change has been in the landscaping and enclosure of former kitchen gardens and small holdings, and the replacement of simple hedgerows and orchards with ornamental species. The dense cover provided by this new growth encloses and screens modern houses and small scale change.

2.5.3 The other change has been in building type. Traditional 19th Century houses have been extended and altered, and former agricultural buildings changed to meet new needs. There is scope for more accurate repair and building design in context with the character of the village and the historic landscape to north and south.

2.6 THE PLANNING CONTEXT

2.6.1 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 "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 Whilst the Tree Preservation Order served in 1973 protects trees within parts of the Conservation Area, other areas require review. These are the woodland belts on the valley sides and the trees which line the brook by the Church and the Fox and Hounds. Where new development is compatible with Planning policies, framework planting to maintain the wooded valley should be included within development proposals.

3.2.2 Appropriate management of the tree stock is essential to maintain the advantages it

provides. This could include selective pruning and thinning to provide more natural light to some of the valley plots. New planting could 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.

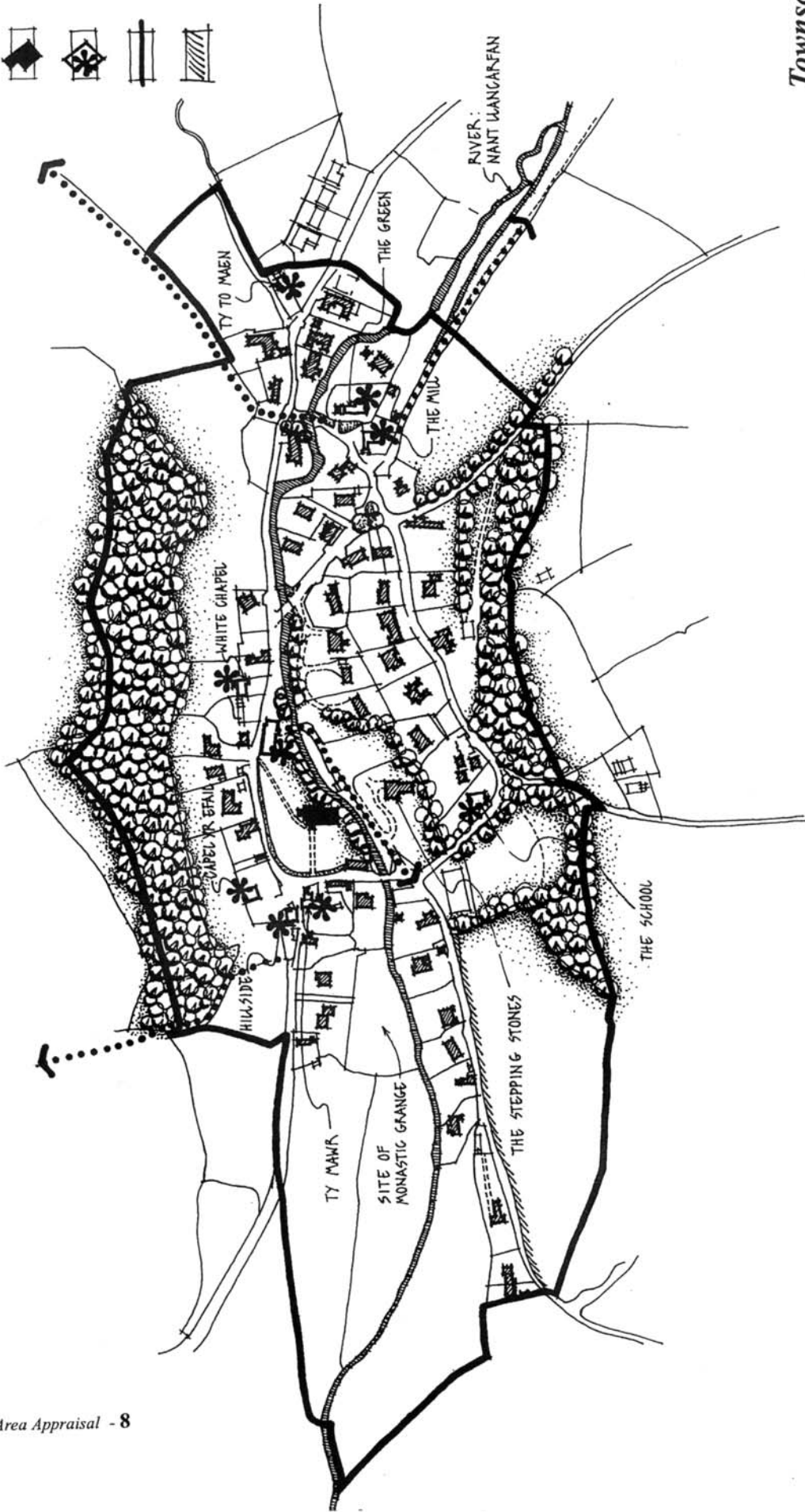
In replacement and repair, original local detail in the highway should be retained and repaired. Where due to cost and practicality, detail cannot be reinstated, replacement should be undertaken using sympathetic materials.

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.

Llancarfan Conservation Area Appraisal

-  Important trees/
tree groups
-  Important
footpaths
-  Listed
building
-  Building
of note
-  Boundary
-  Key entrance to
the village



Plan 2: Townscape Appraisal

(Not to scale)

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- Encourage flexibility in the design and arrangement of parking to meet parking guidelines.
- Minimise signage and other "urban" elements.

3.3.1 The narrow lanes which run through the village are bordered by stone boundary walls or open verges. The fords and early stone bridge which cross the brook create three informal junctions around which houses are clustered. There is little opportunity for roadside parking.



The Village Ford

The open forecourt adjacent to the Fox and Hounds is at present regarded as part of the highway. There is scope for its enhancement as part of plans for the pub.



The Car park at the Fox and Hounds

3.4 IMPORTANT OPEN AREAS

3.4.1 The character of the Conservation Area is formed by buildings, the spaces around which they are grouped, and trees set within gardens on embankments and along the sides of the river. Buildings are often interspersed with irregular garden and frontage areas. Despite infill in many garden areas the spaces identified within the categories below frame building groups, and consolidate the quality and character of the village.

The development of open or woodland areas that contribute to the character of the Conservation Area will be opposed. To protect and enhance the built form of the village the following open spaces are recognised for the contribution 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 and are described below:
 - a) The slopes of the limestone escarpment rising towards Llancadle and Castle Ditches to the east. Medieval strip lynchets are aligned north-south along each slope.
 - 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, with their protected trees are:

- a) *Land surrounding the school.*
- b) *Land within the curtilage of the property known as "Stepping Stones".*
- c) *The former Monastic Grange to the rear of Bridge House.*
- d) *The open orchard adjoining Ty To Maen.*



Site of the Monastic Grange



Open space at the Churchyard

iii) Public open spaces within the village core. These include the following informal open spaces:

- a) *The fords and the Churchyard and woodland adjoining the Brook.*
- b) *The triangular green at the northern end of the village.*
- c) *Coed y Crinallt and fields to the rear of Caradoc Cottage.*

3.5 ARCHITECTURE & BUILT FORM

Opportunities for Enhancement:

The access and forecourt to the Fox and Hounds. There is scope for the enhancement alongside the re-allocation of parking as part of proposals to develop houses in association with improved access to the river.

Buildings of Note:

3.5.1 Listed buildings continue to enjoy the protection afforded by the legislation within the Planning (Listed Buildings and Conservation Areas) Act 1990. These are:

- St. Cadoc's Church
- The Telephone Call Box

3.5.2 There are a number of important buildings in the village, whose age and character add to the quality of the village. Whilst these have not been included in the schedule of buildings of architectural or historic interest in the recent resurvey of the Community Area, they are of value to the character of the Conservation Area. These 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.

From North to South:-

- a) Ty To Maen
- b) The Green
- c) The Mill
- d) White Chapel

- e) The Fox and Hounds
- f) Bethlehem Chapel
- g) The Great House and Corner House
- h) Hillside
- i) The School

Built Form:

3.5.3 The policies set out below encourage an early appraisal of village form in any proposal for development. Where there is an opportunity to remove discordant features within the Conservation Area, development should seek to follow and reflect the village character described in section 2.

- 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 Stone walls provide a sense of enclosure to building groups. Where possible, residents should be encouraged to maintain and retain stone boundary walls and hedges. Recommendations regarding the repair and choice of materials are 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. Where necessary, new development should seek to follow these traditional boundary features.**



- **Fields and their boundaries which mark the entrance to the village are important because they 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 arrangement of buildings in the village makes 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 Unitary Development Plan. The principles 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 stresses that the careful selection of sympathetic materials for renovation and repair can also maintain buildings and

enhance the character of the Conservation Area. Wherever feasible, a conservative repair technique is 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.

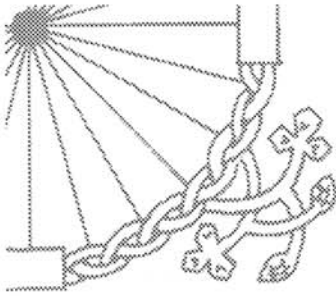
Materials and Details: Use high quality, durable materials. These should complement surrounding buildings and landscape and pay attention to detailing as an integral part of the design.

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

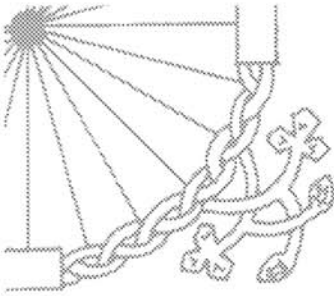
3.7.1 The development of plots within the early cluster around Church and Brook has led to substantial change in the layout and character of the Conservation Area. Despite this, there have been few extensions beyond the early settlement limits. The Conservation Area remains an appropriate designation 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.

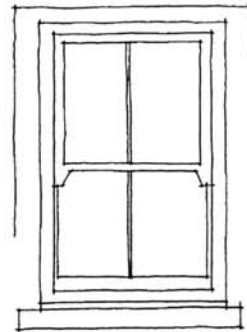
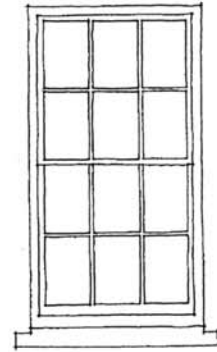
1.2.4 In all work, the key to a successful repair is to understand and respond to the local building tradition.

Windows

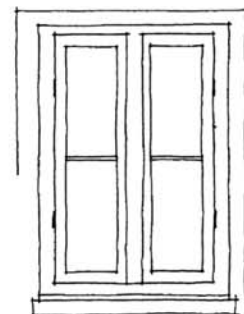
1.2.5 It is often the simple arrangement of door and window openings in the building face which account for their quality. The replacement of an original set of windows in a house or cottage can often damage the look of a house, or the overall effect of a terrace or group of houses. Where repairs are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

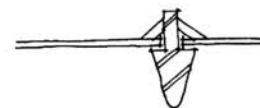
1.2.7 It is often possible to have original windows overhauled, rather than replaced. If a window does need to be replaced, there are local joiners who can make a replica. Grant aid may be available through the Vale's Historic Building Grant Programme. A planning officer can advise you on how to approach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



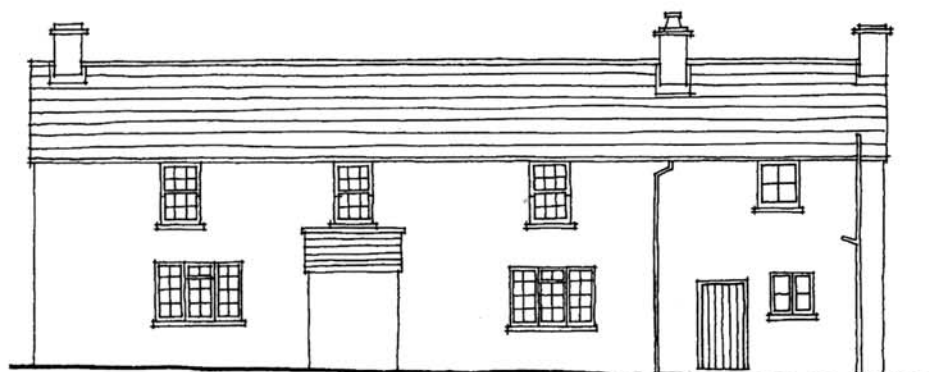
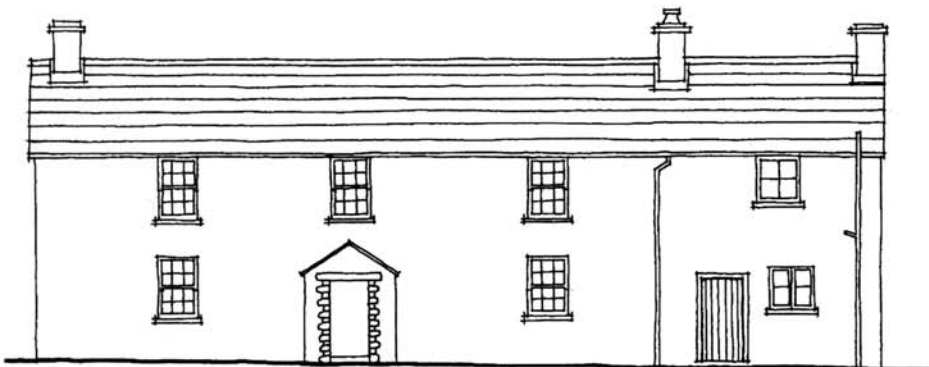
Victorian windows continue the vertical emphasis of the Georgian window openings



This is a traditional design often used in cottages



Fine glazing bars can reflect daylight

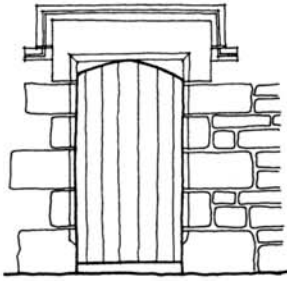


The removal and replacement of original windows can upset the balance of a house

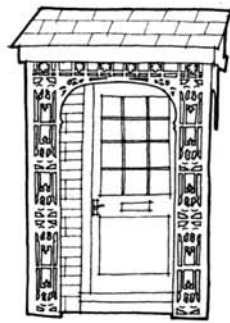
Doors

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

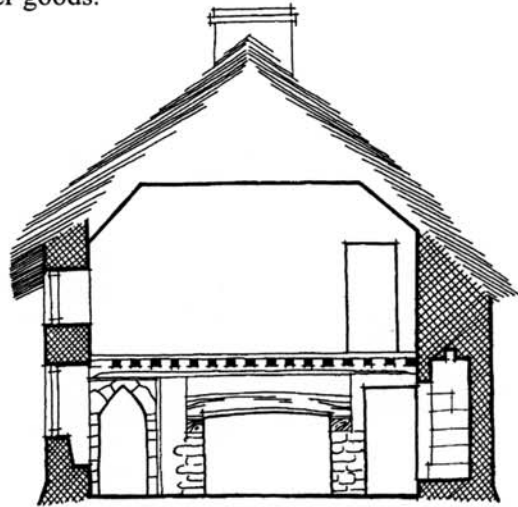
1.2.10 Thatch was once a common roof covering in the Vale, but is now largely replaced with slate. Where thatch does remain, it should be protected and maintained by craftsmen with skills in handling the appropriate material. Within the Vale this could be either reed or long wheat straw. It is important 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.

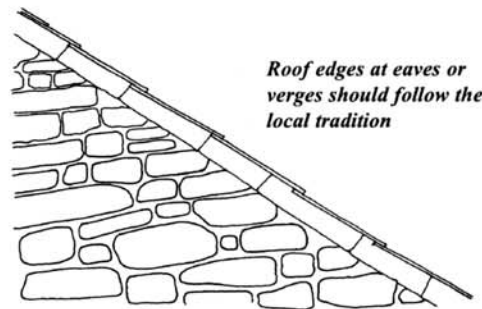
1.2.12 On unlisted buildings in conservation areas, natural slate can often be a viable alternative to imitation slate. The latter can alter the appearance of an historic building in subtle but damaging ways. However, some artificial slates are manufactured with rougher edges and minor surface texturing.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



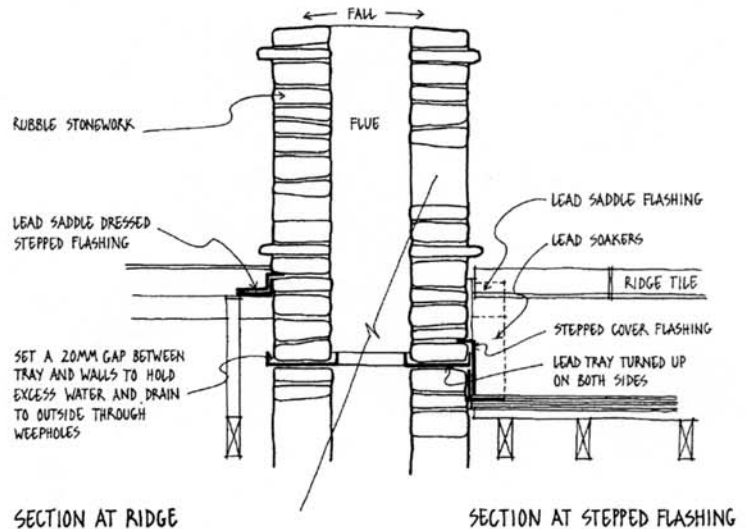
The Bush Inn, St. Hilary. This section shows a thatch roof together with important internal features



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.



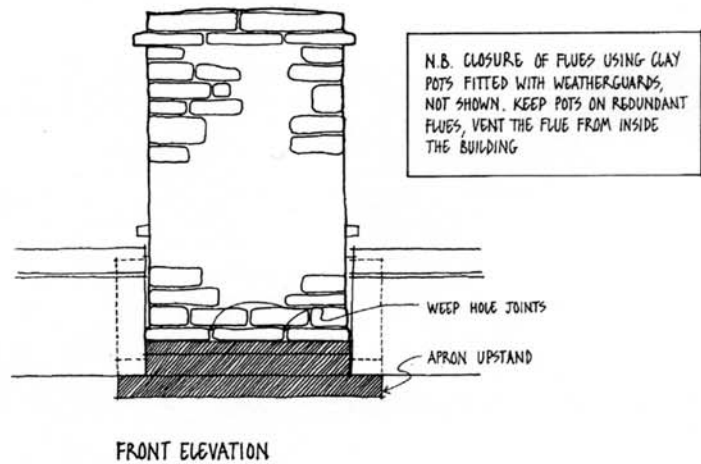
Stonework/ Wall Finishes

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.

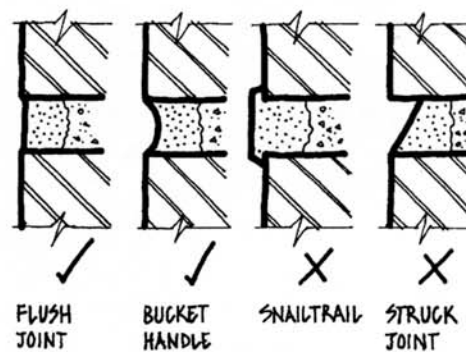
1.2.17 The stone is often roughly squared, laid in random rubble courses and was normally finished with a protective limewash. The size, colour and shape of stone varies according to local source, and the age and importance of the building it forms.

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.



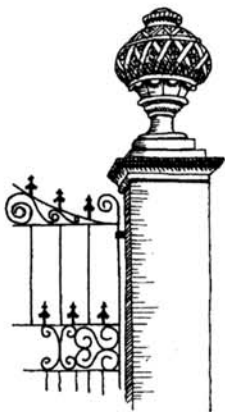
Repointing on old buildings

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

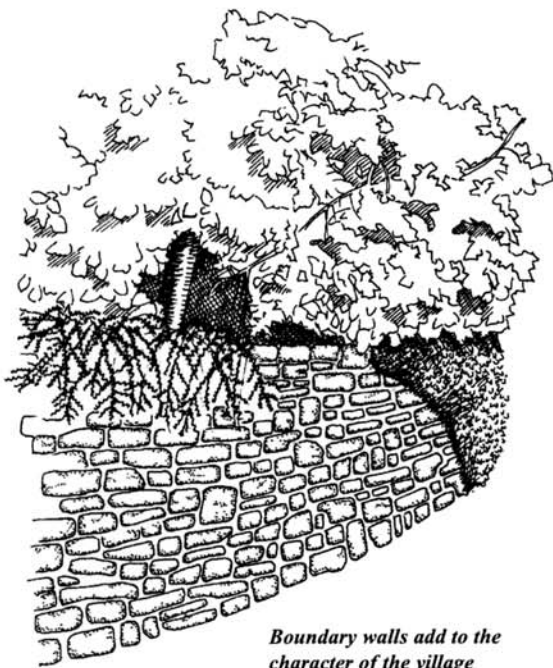
1.2.21 Attention should be paid to stone work patterns used on extensions. Random rubble limestone walling is frequently used on original buildings in the village. New stone work should be laid in similar patterns, with free stone or brick dressings set around doors and windows where appropriate. A painted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



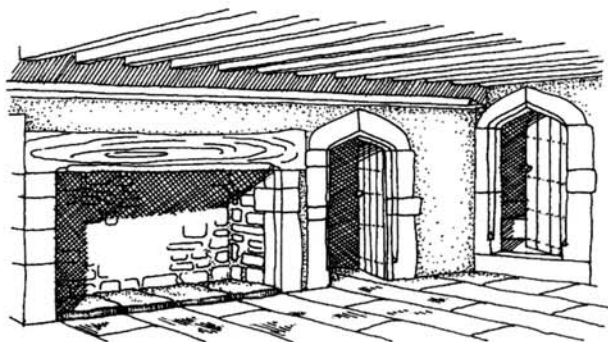
*Boundary walls add to the
character of the village*

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.

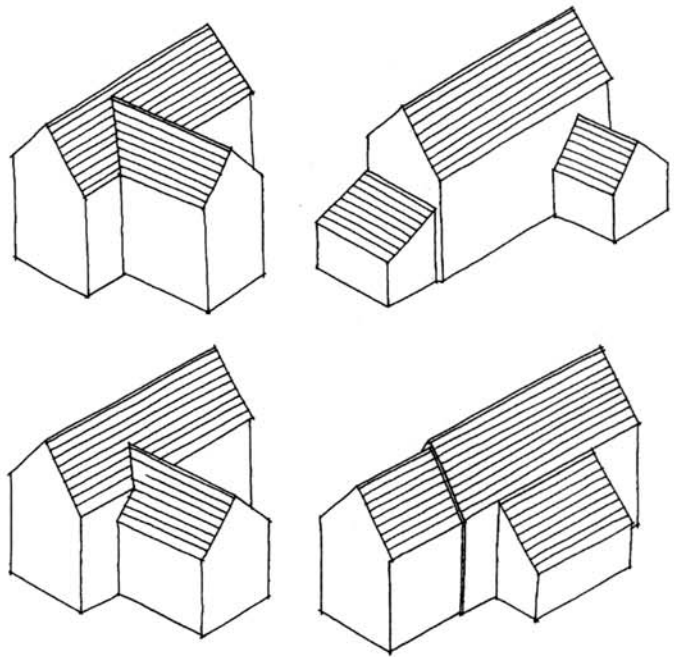
1.2.26 The main elements of roof, wall and windows should combine in such a way that the architectural balance of the original building is protected. In the rural Vale, many farm houses and village groups use a simple composition where doors and window openings are closely related. This should be protected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