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## Contents

<b>Part A: Purpose &amp; Scope of the Appraisal</b>	<b>5</b>
1 <b>Introduction</b>	5
2 <b>Consultation</b>	5
3 <b>Planning Policy Context</b>	6
4 <b>The Study Area</b>	7
<b>Part B: Conservation Area Appraisal</b>	<b>8</b>
5 <b>Location &amp; Setting</b>	8
6 <b>Historic Development &amp; Archaeology</b>	9
6.1   Historic Background	9
6.2   Settlement Plan	10
6.3   Key Historic Influences & Characteristics	10
6.4   Archaeological Potential	11
7 <b>Spatial Analysis</b>	12
7.1   Background	12
7.2   Overview	12
7.3   Character Areas	13
1. Llandenny Village	14
7.4   Architectural & Historic Qualities of Buildings	27
7.5   Activity: Prevailing & Former Uses	33
7.6   Contribution Made By Key Unlisted Buildings	33
7.7   Prevalent Local & Traditional Materials	34
8 <b>Contribution Made by Green Spaces (Including Biodiversity Value), Trees, Hedges &amp; Natural Boundaries</b>	36
9 <b>Key Views</b>	37
9.1   Landscape Setting	37
9.2   Types of View & Their Relative Significance	37
10 <b>Degree of Loss of Architectural and/or Historic Elements</b>	38
<b>Part C: Management Proposals</b>	<b>39</b>
11    Boundary Revisions	39
11.1   Overview	39
12    Article 4 Directions	39
13 <b>Proposals for Enhancement</b>	40
<b>Appendix 1: Criteria for Buildings Making a Particular or Special Positive Contribution</b>	<b>42</b>
<b>Appendix 2: Policies &amp; Recommendations for New Development</b>	<b>44</b>
<b>Appendix 3: General Criteria for Boundary Revision</b>	<b>46</b>
<b>Appendix 4: Glossary</b>	<b>48</b>



<b>Appendix 5:</b>	<b>Bibliography &amp; References</b>	<b>50</b>
<b>Appendix 6:</b>	<b>Contacts</b>	<b>51</b>
<b>Part D:</b>	<b>Conservation Area Appraisal Plans</b>	<b>52</b>
Plan 1	<b>Llandenny Conservation Area</b>	53
Plan 2	<b>Historical Plan</b>	54
Plan 3	<b>Area of Archaeological Potential</b>	55
Plan 4	<b>Spatial Analysis</b>	56
Plan 5	<b>Listed Buildings &amp; Buildings Making a Particular or Special Positive Contribution</b>	57
Plan 6	<b>Character Area – Llandenny Village</b>	58
Plan 7	<b>Management Proposals</b>	59





**View of the Church of St John, a key landmark within the conservation area**



# Part A: Purpose & Scope of the Appraisal

## 1 Introduction

**1.1** Conservation areas comprise the accumulation of an area's positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

**1.2** Llandenny is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a conservation area on 12<sup>th</sup> January 1976.

**1.3** The *Llandenny Conservation Area Appraisal and Management Proposals* is seen as the first steps in a dynamic process. The overarching aim is to preserve and enhance the character and appearance of the Llandenny Conservation Area and to provide a basis for making sustainable decisions about its future management.

### 1.4 Key study aims:

- Identify those elements of Llandenny which contribute to its character
- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of Llandenny

**1.5** The framework for the study follows guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas* and the latest draft guidance from Cadw; *Conservation Principles, Policies and Guidance for the sustainable*

*management of the historic environment in Wales*, consultation draft July 2009.

## 2 Consultation

**2.1** A consultation event covering a number of conservation areas, including Llandenny, was undertaken on 28<sup>th</sup> June 2010 in Usk.

**2.2** The purpose of this event was to obtain initial views from the local community on the strengths, weaknesses, opportunities and threats to the conservation area.

**2.3** Participants were broadly asked to consider the following:

- Positive characteristics (i.e. strengths) of the conservation area that makes it special
- Negative aspects (i.e. weaknesses) of the conservation area that threaten its special character
- Areas or features within the conservation area that need to be improved or enhanced (i.e. opportunities within the conservation area)
- Areas or features within the conservation area under threat or at risk
- Whether the boundary of the conservation area is correctly drawn
- The use of additional powers available to the Council's Planning Department to control alterations to original features on housing in the conservation area, such as windows and doors (where this is not already controlled)

**2.4** Feedback from this initial consultation has been used by the study team in preparing the draft Conservation Area Appraisal.

## 3 Planning Policy Context



**3.1** Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines conservation areas as:

*"Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance"*

**3.2** In addition, the Act puts particular emphasis on specific duties:

*"It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas..."*

**3.3** This is reinforced by the guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas*. In particular, the local authority should from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas (management proposals).

**3.4** In order to undertake works of enhancement, the character of the conservation area needs to be clearly defined and understood (character appraisal).

**3.5** National planning policy is set out in Planning Policy Wales (PPW). PPW provides the overarching national strategic guidance with regard to land use planning matters in Wales. Conservation of the historic environment is set out in Chapter 6 of PPW. Policies relating to Listed Buildings, Scheduled Ancient Monuments, Archaeological Remains and Historic Parks and Gardens are contained in PPW unless locally distinct elements require further Local Development Plan policies. PPW also sets out clear statements for development management in Conservation Areas.

**3.6** This Conservation Area Appraisal should be read in the context of the Monmouthshire County Council Local

**3.9** Draft Green Infrastructure Supplementary Planning Guidance (SPG) has

Development Plan (LDP) which was adopted on 27 February 2014, covering the period 2011-2021. Strategic Policy S17 helps to meet LDP objectives to protect and enhance the historic and built environment by ensuring good design that enhances the character and identity of Monmouthshire's settlements and respects the County's distinctiveness. Conservation Area Appraisals can play a significant part in helping to meet such aspirations. The historic environment chapter is contained in pages 167-172 of the LDP. Policies HE1, HE2 and HE3 directly relate to conservation areas.

**3.7** The detailed criteria for assessing development proposals in Conservation Areas is set out in Policy HE1 and where appropriate aims to ensure the findings of the Conservation Area Appraisals are fully taken into account when considering development proposals. The Council will seek to preserve or enhance the special character or appearance of Conservation Areas in the assessment of Planning Applications. Policy HE2 relates specifically to the alterations of unlisted buildings in Conservation Areas to ensure that the conversion, alteration and extension of such buildings make a positive contribution to Conservation Areas. A number of detailed criteria relating specifically to the design of shop fronts in Conservation Areas are provided in Policy HE3. Policy HE3 seeks to maintain high standards of shop front design in Conservation Areas.

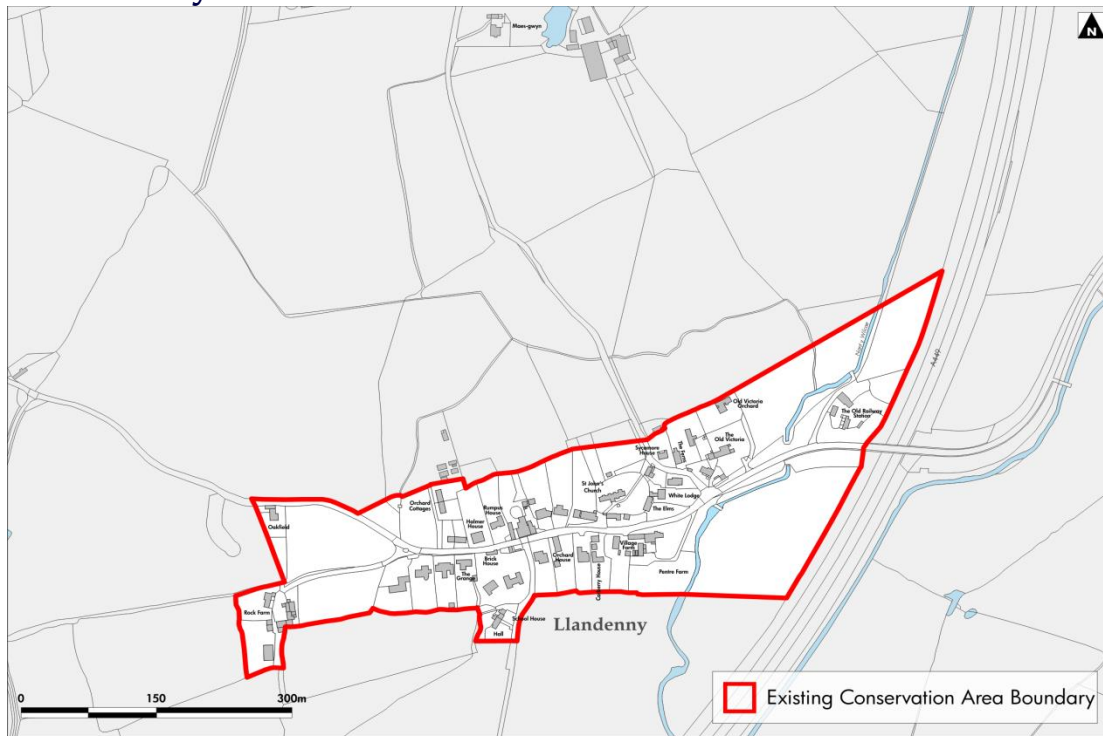
**3.8** A number of additional studies carried out to support the LDP should be read in conjunction with the Conservation Area Appraisal. These include Landscape Capacity and Sensitivity Studies of the surroundings of Monmouthshire's towns and villages, including those with conservation areas. Similarly, published studies on Accessible Natural Greenspace and Habitat Connectivity may also include information that needs to be taken into account in preparing development proposals in conservation areas. Relevant information is also contained in the Monmouthshire LANDMAP landscape character assessment.

also been produced. This provides practical design and planning checklists along with good

practice case studies. This SPG should be read in conjunction with the Conservation Area Appraisal.

**For Additional Information:**  
 Monmouthshire Local Development Plan  
<http://www.monmouthshire.gov.uk/planning>

## 4 The Study Area



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Figure 1 Study Area

## Part B: Conservation Area Appraisal

### 5 Location & Setting

**5.1** Llandenny is a small village, following the line of a narrow country lane, located on a slight prominence halfway between Raglan and Usk (Fig.1 & Fig.2). The land drops steeply away from the ridge of Devauden in the east down to Llansoy and Llandenny in the west. The village lies on the north-west bank of the Olway Brook, overlooking the valley. It is 4 km north-east of Usk, just north-west of the A449 Newport-Monmouth trunk road. Adjacent to the village is the line of the former Coleford, Monmouth, Usk & Pontypool Railway. In the immediate vicinity there is a collection of large houses including Cefntilla to the south and Coldbrook and The Cayo to the north. At the west end of the village there are open countryside views west and north to Llandenny Walks and Twyn-y-Sheriff.

Refer to:

**Part D - Plan 1** Conservation Area Plan

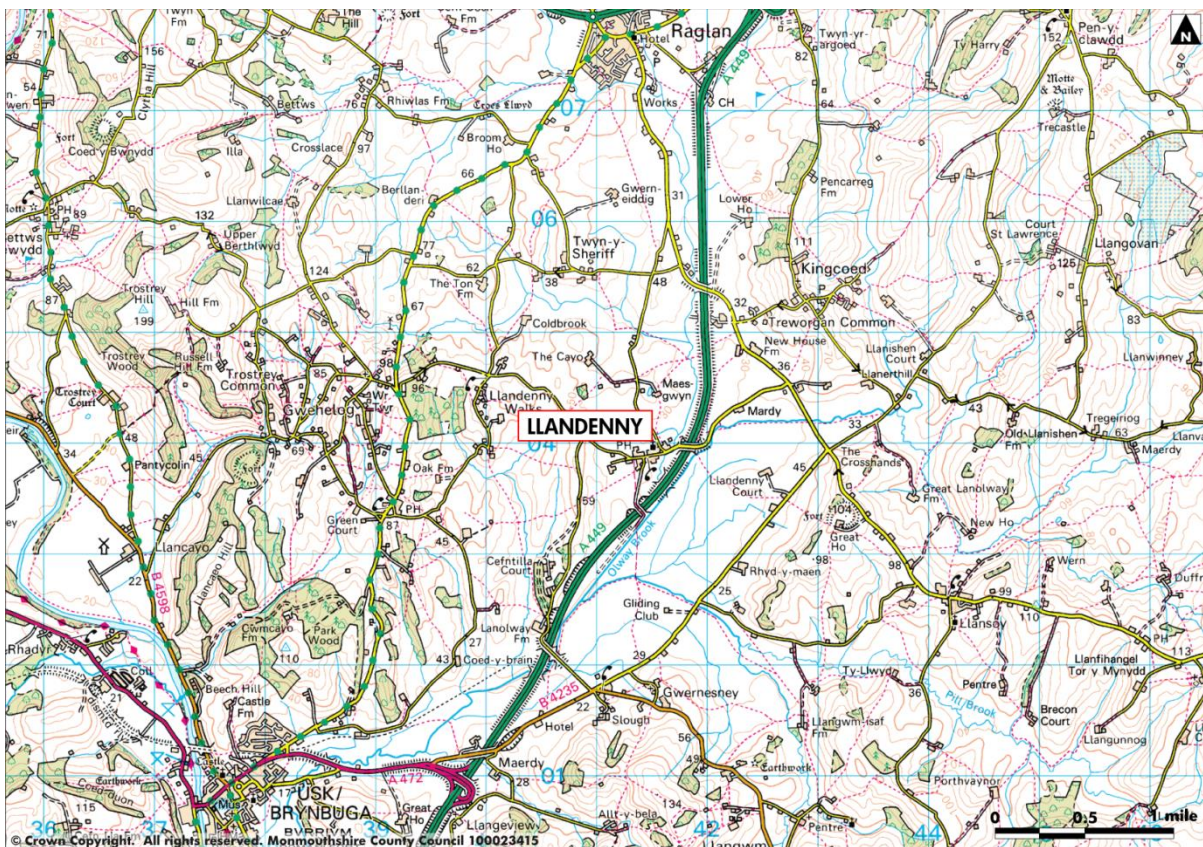


Figure 2 Llandenny Location Plan



## 6 Historical Development & Archaeology

### 6.1 Historic Background

Refer to:

Part D - Plan 2 Historical Plan



Figure 3 1845 tithe map of Llandenny

© Gwent Record Office

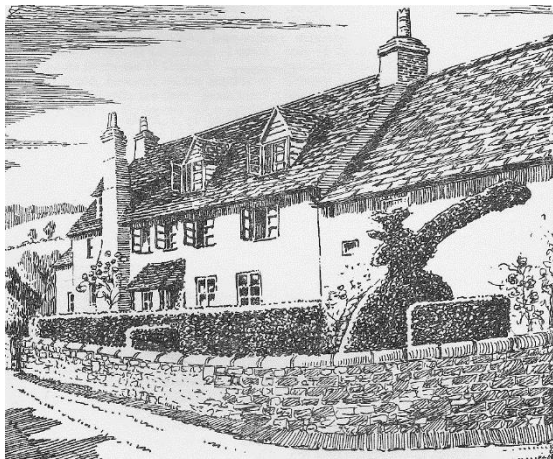


Figure 4 Church Farm (formerly Pentre Farm), c.1950s sketch by F. Hando

**6.1.1** The earliest reference to Llandenny (although not by that name) comes from the Llandaff Charters which refer to the church of Mathenni with three modii (a unit of land used in the Llandaff Charters throughout south-east Wales) of land in 760-785 AD (Locock, 2002). The name has been interpreted as *Maes Tenni*,

the field of *Tenni*. Although the present name means 'the church of Denny', the church is in fact dedicated to St John, the earliest part of which dates from the 12<sup>th</sup>-century. There is relatively little known about medieval Llandenny; in the early 14<sup>th</sup> century it was a manor of the de Clares, the line of which came to an end with the death of Gilbert de Clare at the battle of Bannockburn in 1314. At his death Llandenny was assessed at just one quarter of a

knight's fee (a knight's fee being an area of land which was sufficient to support a knight and his family for one year) suggesting a small manor, probably consisting of the church and a scatter of farmsteads. The church appears in a charter of Usk Priory in 1330, where it, together with the tithes and rents from the parish and lands, was granted to the nuns serving the Church of St Mary, Usk.

**6.1.2** A map of 1765 shows that Llandenny was still a small settlement consisting of only five buildings forming the hamlet including the church and vicarage on the north side of the road and three buildings, probably relating to the early 17<sup>th</sup>-century Pentre Farm (**Fig. 3**), on the south side (Locock, 2002). By 1840 the settlement had grown with houses lining the east-west road, and extending along the minor road to the south. In the landscape around were several farmsteads that were probably of medieval origin including Cayo, Maerdy, Llandenny Court to the south-east and, to the south-west of the village, Cefntilla Court. Parliamentarian General Fairfax used this house as his headquarters during the Siege of Raglan Castle in 1646. By the mid-19<sup>th</sup> century Cefntilla Court had become a dilapidated farmhouse. In 1855 Field Marshal Lord Raglan, commander of the British army in the Crimea, died on active service. Over 1,600 friends, admirers and comrades combined in 1858 to buy Cefntilla for the second Lord Raglan as a mark of gratitude to the Field Marshal (Newman, 2002). The house was greatly enlarged by T. H. Wyatt and became the family seat of the Lords Raglan or 'the Somerset family'. The Raglan's endowed the Church of St John and restored the medieval lychgate. Whilst Lord Raglan was influential in the village, the manor was actually a possession of the Dukes of Beaufort.

**6.1.3** In 1857 the Coleford, Monmouth, Usk & Pontypool Railway opened with a station at Llandenny, the first on the single line from Monmouth with a crossing loop. The site had a station building, signal box and points leading to two sidings. Immediately to the north were cattle pens to load livestock onto wagons. The old road into Llandenny ran around the station, crossing the line to the north. The brook went under the line.

**6.1.4** By 1882 the village had developed to its present size with buildings lining the main road, and north-east of the church. There was a Post Office, smithy, school (built by the Duke of Beaufort) and three public houses including the Victoria Inn. In the late 19<sup>th</sup> century to early 20<sup>th</sup> century the village remained small with occasional houses built including Oakfield, White Lodge and Sycamore House (formerly Norfolk Cottage) by 1901. Between 1901 and 1920 the Crown, a public house immediately adjacent to the Raglan Arms, was demolished and Holmer House built.

**6.1.5** The railway closed to passengers in 1955 and the line was later removed. The station building was used to house farm workers of Pentre Farm, with a porch added to the front to allow access to each room. In the late 1960s the railway station became a base for workers on the new A449 dual carriageway. The A449 immediately east of the station required the re-routing of the road into the village. Embankments were created to raise the land to the south of the station for a flyover. The road opened in 1970.

**6.1.6** By the 1970s Orchard Cottage in the west of the village had been demolished and four semi-detached houses erected (Nos. 1-4 Orchard Cottages). Carberry House had also been built opposite the Old Vicarage and the school building turned into the village hall.

**6.1.7** In the late 20<sup>th</sup> century and early 21<sup>st</sup> century there has continued to be piecemeal infill within the village including the striking brick Old Victoria Orchard (north of The Old Victoria).

## 6.2 Settlement Plan

**6.2.1** Llandenny is now a compact east – west linear settlement centred on St John's church. It had reached this shape by 1845. The village has a series of relatively regular plots of similar length either side of the road, a pattern which is usually associated with planned medieval villages (**Fig.4**). However, in the case of Llandenny, this resemblance is illusory; in 1765 the settlement comprised only the church, vicarage and Pentre Farm, forming part of a

dispersed settlement pattern. The isolated farmsteads in the area are of much greater antiquity than the present nucleated form of the village (Bradley & Gaimster, 2000).

### Refer to:

**Part D - Plan 3** Area of Archaeological Potential

## 6.3 Key Historic Influences & Characteristics

**6.3.1** The key historic influences and characteristics of Llandenny are:

- Presence of an early church mentioned in a charter of 760-785 AD
- Church of St John with surviving 12<sup>th</sup> century fabric
- The church and a farmstead formed part of a dispersed settlement pattern with farmsteads of medieval origin scattered across the landscape, a pattern that is shown on a map of 1765
- 19<sup>th</sup> century growth so by the time of the 1840 tithe map the village had taken on its current form
- 20<sup>th</sup> century infill, the loss of the railway and the construction of the A449

## 6.4 Archaeological Potential

**6.4.1** There have been a number of small excavations and watching briefs undertaken within the area of the present village, some of which have recovered medieval pottery dating from the 13<sup>th</sup> century but no evidence for medieval buildings has been recorded.

**6.4.2** There has been limited archaeological work carried out within the village, however two historic core areas have been identified based on historic map evidence and settlement analysis. These are, an area surrounding and to the west of the church and also an area surrounding Rock Farm. It is strongly recommended that advice from the Glamorgan-Gwent Archaeological Trust, the council's archaeological advisors, should be sought at an early stage in any proposed development in the historic core area.



## 7 Spatial Analysis

### Refer to:

**Part D - Plans 4** Spatial Analysis

**Part D - Plans 5** Listed Buildings & Buildings Making a Particular or Special Positive Contribution

**Part D - Plan 6** Character Areas



**Figure 5 5** View towards the village of Llandenny from the north, with St John's Church acting as a prominent landmark in the surrounding countryside

### 7.1 Background

**7.1.1** Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'character areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

**7.1.2** In the case of Llandenny, due to the small scale of the settlement there are no sub-areas identified. Generally, character areas do not sit in isolation and when considering the impact of proposals on the character and/or appearance of a conservation area the character area and adjacent character areas and their wider setting

(which may in some cases extend beyond the conservation area

boundary) should be very carefully considered. There are often cases where character areas will overlap giving these spaces added complexity and importance in terms of proposed changes.

**7.1.2** For general guidance on the criteria used for assessing buildings making a positive contribution to the conservation area please refer to **Appendix 1**.

### 7.2 Overview

**7.2.1** The Llandenny Conservation Area includes the full extent of the small linear village of Llandenny. The village sits in a landscape setting of open countryside (**Fig.5**). The conservation area comprises a long strip of land

following the main road on both sides from the Old Station in the east to Rock Farm in the west. To the east the village boundary is defined by the busy A449 dual carriageway that cuts through farmland (heading north-south), while to the west it opens out to the surrounding countryside. The A449 does not impinge upon the character of the conservation area although the village is prominent in views looking north-west from the road. The road noise, however, is a characteristic of the eastern end of the village.

**7.2.2** The simple layout and historic development of Llandenny are key characteristics of the conservation area. The roadside development stretches as far as Rock Farm and Oakfield in the west, extending south to the School House and north, skirting the curvilinear churchyard of St John's Church towards Lodge Cottage and Sycamore House. A mix of building types, styles and periods, characterises the quiet residential village. Its buildings range from the medieval church (heavily altered in the 15<sup>th</sup> century), through to 17<sup>th</sup> - 18<sup>th</sup> century farmhouses and barns to 19<sup>th</sup> century rubble-stone and brick cottages and 20<sup>th</sup> - 21<sup>st</sup> century detached family homes.

**7.2.3** Due to its compact nature and uncomplicated layout the village has been assessed as a single character area. There are subtle differences between areas within the village, but no well-defined character areas. Historic buildings such as the Church Farm, Raglan Arms and The Grange are spread across the linear settlement interspersed with mid-late 19<sup>th</sup> century and early 20<sup>th</sup> century houses including Holmer House, Brick House, Oakfield and White Lodge, and with mid-late 20<sup>th</sup> and 21<sup>st</sup> century infill such as Rivendell, Oakways, and Anthony House. Listed and unlisted buildings form interesting and diverse groups of architectural interest both historic and modern.

### 7.3 Character Areas

**7.3.1** Given the size of Llanover, only one character area exists, which encompasses the historic core of the village and its environs. This

section will therefore identify the key attributes of the conservation area.

**7.3.2** Each character area makes reference to the following key considerations

- Form (cohesiveness – why is it a character area)
- Scale & Building Line
- Significant buildings or groups of buildings making a positive or special contribution
- Materials
- Views
- Local Features
- Significant Spaces & Gaps
- Trees, hedges and boundaries
- Surfaces

#### Refer to:

**Part D - Plan 6** Character Areas

## CHARACTER AREA

### Llandenny Village Historic Core & Environs

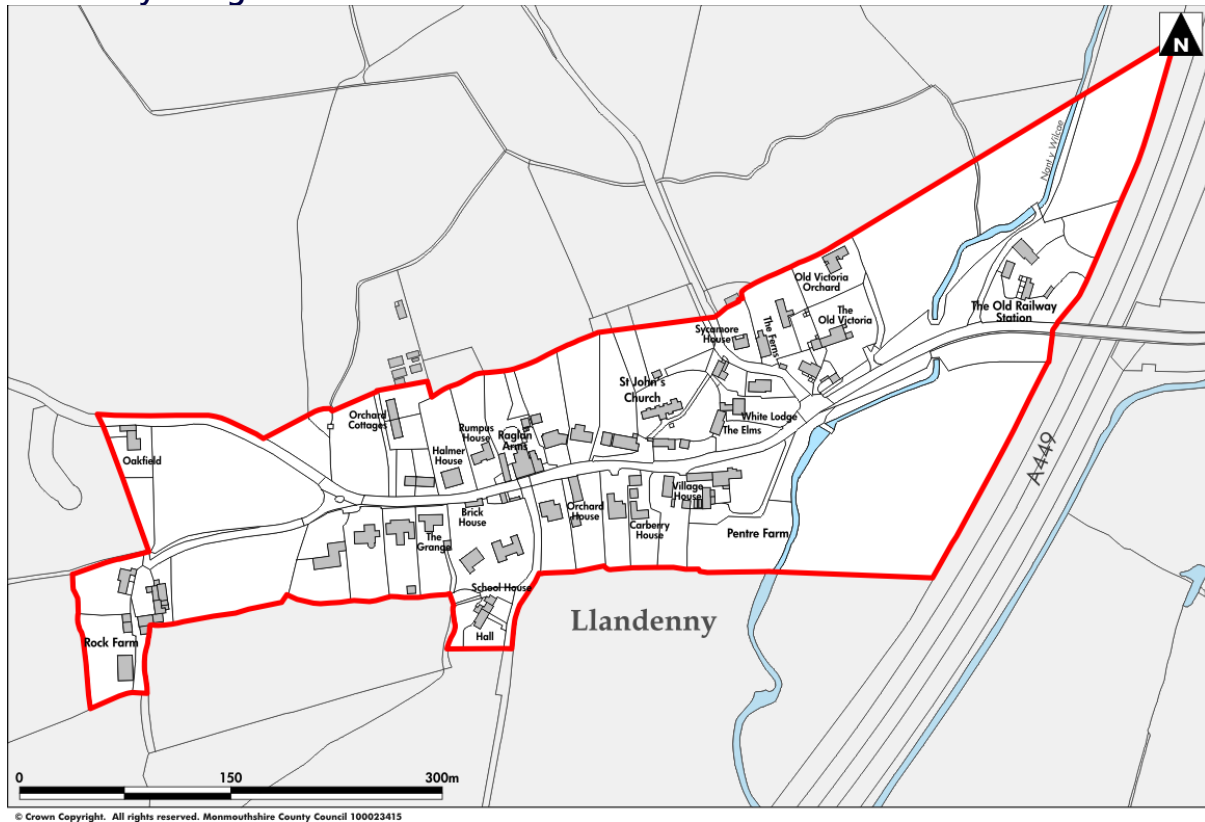


Figure 6 Llandenny Village character area



Figure 7 View to Rock Farm to the west of the village

**7.3.3** This linear east-west village is located in a rural setting. Its rural character is reinforced by the location of farms such as Rock Farm to the west (Fig.7), and the converted Village Farm and Church Farm (formerly united as Pentre Farm) within the village itself. Llandenny's setting is defined and influenced by its undulating topography with land rising to Rock Farm in the west and falling away to the south and east towards the Olway Brook and flat lands of Llandenny Bottom. Surrounding fields are mainly laid to pasture, interspersed with occasional remnants of old orchards and groups of mature trees (Fig. 8).



**7.3.4** There is an important green space in front of the Old Vicarage, which acts as a focal point within this very linear village. This space, along with the landmark tower of St John's Church, play an important role in marking the historic centre of the community and naturally indicates the presence of the settlement both from within and beyond the village.

**7.3.5** Despite there being no strongly defined building line or orientation to houses, there is an homogeneity and consistency to the village's built form. Generally most buildings face the roadside and are set back in medium to large sized plots that also extend to the rear of the properties (**Fig.9**). There are occasional instances of buildings positioned directly on the roadside, either facing the road (Brick House and Raglan Arms) or gable end on (Orchard House). This variation adds to the dynamic and varied nature of the townscape, one of the key characteristics of the conservation area. Due to the location of the former railway line the Old Station is somewhat isolated from the rest of the village to the east, now hidden by the dual carriageway embankment and tree planting (**Fig.10**).



**Figure 8** Roadside houses facing north set forward to the road but with large garden plots to the rear



**Figure 9** The Old Station obscured by vegetation adjacent to the dual carriageway beyond the trees



**Figure 10** View west, out of the village to Rock Farm and Oakfield set in green fields with mixed native hedge boundaries and groups of mature trees



**7.3.6** The roadways are generally narrow with built form set slightly back and broken up with gardens limiting, in places, the feeling of enclosure. There are pinch points created by boundary walls and buildings, for example, on entering the village from the west next to Church Farm and the road curving around the churchyard to Sycamore House (**Fig.11**). Areas with a lack of enclosure include the large car park to the rear of the Raglan Arms with its circular decked area for seating.



**Figure 11** Pinch points in the street scene are defined by boundary walls at Church Farm

**7.3.7** Despite a variation in the number of storeys to buildings, there is a consistency to the scale of the built form throughout the conservation area. This can generally be described as detached buildings, from one and a half to two and a half storey, and mostly of a three-bay plan. Buildings are of a similar height, only the battlemented four-stage tower of St John's church rising in the landscape. There are occasional semi-detached dwellings such as Orchard Cottages but these are the exception rather than the rule. Larger properties stand out along the main road including the five-bay Old Vicarage (**Fig.12**), The Grange, The Mount and the seven-bay Church Farm. Attic accommodation with dormer windows is a feature to several historic and modern buildings (**Fig.13**).



**Figure 12** The Old Vicarage, one of a number of larger buildings within the village



**Figure 13** Dormers are a feature of the conservation area in both modern and historic properties as with Orchard House shown here



Figure 14 Rock Farm, a farmstead group with farmhouse and traditional outbuildings of considerable historic and architectural significance and making a very positive contribution towards the character and appearance of the conservation area



Figure 15 The 17<sup>th</sup> century Church Farmhouse



Figure 16 The converted Willow Barn



Figure 17 Carberry House with the gable of the barn in the foreground

**7.3.8** The compact village has a high number of good quality historic buildings making a special contribution to the character and appearance of the conservation area. To the west, Rock Farm forms a complete traditional early 19<sup>th</sup> century regular courtyard 'L' plan farmstead with unconverted farm buildings. The farm comprises the farmhouse enclosed by whitewashed rubble walls, a lofted stable with cart shed, threshing barn and cow houses (all listed Grade II, **Fig.14**). Within the village the former Pentre Farm forms a memorable, loose courtyard plan farmstead with its early 17<sup>th</sup> century farmhouse (**Fig.15**), now called Church Farm, the attached barn, now called Village Farm (in separate ownership converted into residential use as of 2010) and Willow Barn (**Fig.16**), a detached former threshing barn with distinctive doorway under a catslide roof (converted into residential use). Most of the buildings of this group are statutorily listed Grade II. To the west of Willow Barn stands a further stone barn, part of the original Pentre Farm, behind which is the modest and well-conceived (in scale, massing and materials) 20<sup>th</sup> century Carberry House (**Fig.17**).

**7.3.9** In addition to the farmsteads, groups of buildings making a particularly positive contribution towards the character and appearance of the conservation area include; the Grade I listed parish church, with Grade II listed lych-gate and medieval cross base forming an important ecclesiastical group (**Fig.18**). Secular groups include The Elms



(**Fig.19**) White Lodge, Sycamore House (**Fig.20**) The Ferns (**Fig.21**), The Old Victoria, Victoria Cottage and outbuildings east of the church. This is a positive group of mainly 19<sup>th</sup> century cottages defined by their dominant use of render, rubblestone and brick dressings. The final group comprises Raglan Arms (**Fig.22**), Rumpus House and outbuilding, Holmer House (**Fig.23**), The Grange and Brick House west of the church. This is a varied group of houses which strongly define the road and contribute to a complex but attractive and wide range of architectural styles and use of materials to this part of the conservation area.



Figure 20 Sycamore House



Figure 21 The Ferns



Figure 18 The medieval cross base on the south side of St John's Church



Figure 22 Raglan Arms



Figure 19 The Elms



Figure 23 Holmer House



**7.3.10** Modern infill development within the conservation area is generally considered to be of a good quality. Buildings of particular note due to their design and use of materials are the brick and weather-boarded Old Victoria Orchard (**Fig.24**), the rendered and weather-boarded Oakways (see **Fig.68**) and painted brick Rumpus House (**Fig.25**). Rivendell is a recent building in a traditional style, similar to Holmer House, its fenestration with timber sliding sashes, slate roof and dormers pick up on the characteristics within the village (**Fig. 26**).



**Figure 24** Old Victoria Orchard, a distinctive modern building of a high quality which sits quietly within the conservation area



**Figure 25** Rumpus House takes its cue from other architectural styles within the village



**Figure 26** Rivendell, picks up on design cues of the houses in the village of the late 19<sup>th</sup> century/early 20<sup>th</sup> century

**7.3.11** Historic buildings are invariably stone, mostly whitewashed or rendered/roughcast but with occasional exposed stone examples. Stone is usually local rubblestone laid in courses, for example, at The Ferns and White Lodge. Occasionally stone is dressed and squared as on the Raglan Arms and Sycamore House. Whitewash is used on the traditional farm buildings at Rock Farm and to Willow Barn (**Fig.27**) with pink colourwash to the Church Farm and Village Farm buildings (**Fig.28**). Where brick is used it is softened by painting such as Holmer House and Rumpus House. within the conservation area, but examples include; the red brick Old Railway Station built on a rock-faced stone plinth (**Fig.29**), the mixed brown/red brick of Old Victoria Orchard, the brown brick on the striking 1930s doorway to the Old Vicarage and the red brick of the appropriately named Brick House (**Fig.30**). The latter stands out as an unusual but well-considered street building surrounded by stone and rendered houses. Stacks are usually red or yellow brick and sometimes rendered. Brick dressings are occasionally used decoratively with exposed stone cottages such as White Lodge and Sycamore House with an engineering brick string course to the Old Railway Station.



**Figure 28** White-wash is used on traditional farm buildings such as Willow Barn



**Figure 29** Pink colour-wash seen on Village Farm



**Figure 27** Red brick is a feature of the Old Station



**Figure 30** Deep red brick is a feature of Brick House which marks it out from other buildings in the conservation area



**7.3.12** Roofs are generally of natural slate, (Fig.31) cement fibre slate and concrete tile replacements (Church Farm, The Mount) and mid-late 20<sup>th</sup> century infill development. There are some valuable survivals of stone slates within the conservation area. Examples include the church (Fig.32) and lych gate, with one side of the former barn Village Farm retaining stone slates (the roof being stripped during residential conversion at the time of the survey, April 2010). Clay tiles are a feature of outbuildings including the barn and cow house to Rock Farm which are roofed in Bridgewater tiles, and pantiles to the newly built Well House west of Nos. 3-4 Orchard Cottages, the small outhouse in The Old Victoria garden (Fig.33) and the outbuilding (former smithy) on the drive to Victoria Cottage.

**7.3.13** Windows are often timber casements with timber single glazed vertical sliding sashes to later 19<sup>th</sup> century houses. There are few surviving historic windows, many casements being acceptable replacements. A small number of historic sashes and casements do survive including the collection of distinctive sash windows to Oakfield which comprise upper multi-paned sashes and lower sashes with a single central glazing bar (Fig.34). Sashes with central glazing bars survive at The Grange, Holmer House and White Lodge and there is the distinctive use of multi-paned casements to School House and Raglan Arms.



**Figure 31** School House with traditional natural slate roof



**Figure 33** Clay pantiles are found on many outbuildings including this small building in the grounds of The Old Victoria



**Figure 32** Stone slates are a feature of St John's church. These are traditionally laid in diminishing courses which gives a very attractive highly textured roof finish



**Figure 34** Historic sash windows survive at Oakfield



**7.3.14** Features of local note include ornate bargeboards to Brick House and Holmer House, stone capped gate piers, iron gates and railings to the Old Vicarage (**Fig.35**) and Sycamore House, and a number of rubblestone boundary walls throughout the village. There is good quality flagstone surfacing immediately east of the Raglan Arms (**Fig.36**).

**7.3.15** The open countryside setting of the village provides many key views into, across, and out of the conservation area. There are three main types of views; open vistas, views to the church tower and terminated views along side roads. Open vistas to the surrounding countryside are to be had from the lane leading south past the School House with views east to the A499 (**Fig.37**) and glimpsed views north to the tower of St John's Church (**Fig.38** next page). From the lane to Oakfield there are open views north-east and west with a tree-lined ridge to the west defining the landscape. On the north side of the village views to the open countryside are to be had from the field gate next to No.4 Orchard Cottages, the car park of the Raglan Arms (**Fig.39** next page), and the road leading north of Sycamore House.



**Figure 35** Historic iron railings and gate at the Old Vicarage



**Figure 36** Flagstone surfacing east of the Raglan Arms



**Figure 37** Attractive rural views across open countryside south of School House





**Figure 38** Glimpsed view to the tower of St John's Church from the south



**Figure 39** View north to open countryside from the car park of the Raglan Arms



**7.3.16** There are many glimpsed views to the tower of St John's church throughout the conservation area including from Rock Farm and Oakfield with closer views from No. 4 Orchard Cottages and the car park of the Raglan Arms (**Fig.40**), and glimpsed views between the Old Vicarage and The Mount (**Fig.41**). More open views to the church are to be had from the road to the north and distant views are to be had by travellers on the A449 north-east of the village.

**7.3.17** Important terminated views include the view north along the lane by Raintree terminated by the Raglan Arms with its large multi-paned casement windows (**Fig.42**). On the eastern approach to the village views north along a side road are terminated by The Forge and west by White Lodge.

**7.3.18** Tree cover restricts views towards the A449 and the Old Station site. Paddocks west of Orchard Cottages, with its well house, and a field between Rock Farm and Oakfield provide a transition between the built form of the village and the surrounding landscape. The remnants of an orchard in the grounds of Oakfield are an important survival (**Fig.43**). Large mature field trees act as key markers in the landscape and an immature Sumach open-canopy tree, planted at the road fork to Rock Farm and Oakfield acts as important focal point in the townscape and potential future landmark.



**Figure 40** Glimpsed view of the church from the Raglan Arms car park



**Figure 41** The church comes in to view between houses on the main through road



**Figure 42** Raglan Arms terminates views north along the lane





**Figure 43** The remnants of an orchard in the grounds of Oakfield are an important survival

**7.3.19** The undulating topography of the village is a prominent local feature with White Lodge, The Elms, the churchyard and church raised above the roadside which dips down towards the east. Standing in the churchyard there are elevated views across to Church Farm and Village Farm. Overgrown vegetation means that the Olway Brook is not well connected visually with the village. An 19<sup>th</sup> century arched stone bridge over the brook is an important survival (another similar bridge north of the Old Railway Station has been lost) (**Fig.44**). The original 19<sup>th</sup> century station building remains but is in a very poor condition (**Fig. 45**).

**7.3.20** Other local features include a cast iron finger-post road sign positioned at the east end of the village and marked to 'Raglan, Usk, Cefn Tilla and Cold Harbour' (**Fig.46**), the medieval cross base in the churchyard, and reconstructed well house west of Orchard Cottages. It should be noted that wirescape (the collection of overhead electricity wires and telephone lines) is an unfortunate feature of parts of the conservation area, particularly noted in the vicinity of Holmer House (**Fig.47** next page)



**Figure 44** The stone arched bridge across the Olway Brook, now partially obscured by vegetation



**Figure 45** The Old Station building survives but is in a very poor condition



**Figure 46** Cast iron finger-post road sign, a good survival of early street furniture



Figure 47 **Wirescape (the collection of electricity and telephone wires)** is a feature of the streetscape of the main through road of Llandenny



## 7.4 Architectural & Historic Qualities of Buildings

**7.4.1** The buildings of this small village reflect its long history, its agricultural economy and its periods of growth, especially in the 19<sup>th</sup> and 20<sup>th</sup> centuries. This assessment has been made with reference to the Database of Listed Buildings for Llandenny (Cadw), to the entry for Llandenny in the Gwent/Monmouthshire volume of the Buildings of Wales series by John Newman (*Yale U.P. 2002*) and by an on site appraisal by the consultants.

**7.4.2** The buildings are considered in terms of their chronological sequence although inevitably some have been altered at subsequent stages.

### Vernacular Buildings

**7.4.3** As in most rural villages, there are a number of buildings, built for everyday use, in an ageless way with few architectural stylistic features. These vernacular buildings sometimes give little clue to the lay-person as to their date

of construction and they are often a result of a series of alterations and remodelling over time.

**7.4.4** Examples of vernacular buildings in Llandenny which reflect their origins include Orchard House (**Fig.48**), standing perpendicular to the street, just east of The Raglan Arms. This typically long, low building with gable end chimneys and a central stack, is single storey with attic dormers. Its steep pitched slate roof, painted rubble walls and casement windows also indicate its vernacular origins. The converted former stable building on the western boundary of the Raglan Arms is another valuable asset to the group of listed and unlisted vernacular buildings in the village.

**7.4.5** The former vicarage (**Fig.49**), although somewhat altered, retains a long profile, rendered walls, steep pitched roof and gable end chimneys with central stack, similar to Orchard House. However this is a full two storeys with later Victorian canted bays and sash windows. A mid-20<sup>th</sup> century brick archway is a further alteration. Lodge Cottage on the north side of the churchyard and the Old Victoria were also originally vernacular buildings, but have been considerably altered.



**Figure 48** Orchard House. A vernacular cottage row set at right angles to the street. Typical features of this type of building are a long low profile, steep pitched roof, 1½ storey height, chimneys at the ridge and gable end and small casement windows.



**Figure 49** The former vicarage, a vernacular building, altered with Victorian and 20<sup>th</sup> century additions.

### Medieval and earlier



**7.4.6** The parish church of St John (Grade I Listed, **Fig.50**) is a Norman (or Romanesque) church in its visible origins, although it has later additions. The Norman features of the church include its narrow nave, without nave arcade of columns and aisles; the semi-circular tympanum stone over the south door, a small window on the north side of the nave, and the basic structure of the chancel.

**7.4.7** The tower, visible from a number of viewpoints, was built in the 15<sup>th</sup> century. It is of a plain and simple design, but its 'battered' or tapering profile is particularly elegant. The tower is subdivided into four stages; each stage is defined by a dripcourse. The porch was also built in the 15<sup>th</sup> century. Windows were added or enlarged in the 14<sup>th</sup> and 15<sup>th</sup> centuries; the latter ones are flat headed with ogee arches. The west window is from the 17<sup>th</sup> century. The church was restored in the 19<sup>th</sup> century when the vestry on the northern side of the chancel was added and the plaster lining the internal walls was removed.

**7.4.8** The church is built of sandstone rubble with dressed stone quoins and window surrounds. The roof is of sandstone slate which decreases in size as the courses approach the ridge (also known as diminishing courses).



**Figure 50** St John's Church from the south-east. The building has Norman origins, but its elegant tapering tower, seen from many vantage points dates from the 15<sup>th</sup> century.

### 17<sup>th</sup> Century

**7.4.9** The chief example of a building from this period is Church Farm, formerly known as The Pentre (Grade II Listed, **Fig.51**). This long, shallow building with steep pitched roof and characteristic massive lateral chimney on the front, has had minor subsequent additions such as the windows on the left, probably the dormers, and the 20<sup>th</sup> century canopy porch, but essentially retains its original features. It is constructed of rubble stone, colourwashed in an earthen pink, with a later slate roof. The outbuilding on its western side, now Village Farm (Grade II Listed, **Fig.52**) was built in line with the farmhouse and is colourwashed rubble, with stone slates. Its exposed corners are rounded and it has a loft opening in the gable end and three window openings which have been unblocked, following conversion of this farm building to residential use. This wing was built a little later than Church Farm, possibly in the 18<sup>th</sup> century.



**Figure 51** Church Farm (formerly The Pentre) dates from the 17<sup>th</sup> century, as indicated by its long narrow form, steep roofs and massive lateral chimney.



**Figure 52** Village Farm: a large possibly 18<sup>th</sup> century farm outbuilding attached to Church Farm, now converted to residential use.

### 18<sup>th</sup> Century

**7.4.10** The freestanding Willow Barn at Village Farm (Grade II Listed, **Fig.53**) with its gable end to the street, is probably 18<sup>th</sup> century and has now been converted to residential use. Again, this is constructed in rubble walling, painted cream. The openings for the full height double doors are located slightly off centre. To the east side, the opening has a catslide roof to accommodate the former doorhead. The former openings have been converted to windows. The mono-pitch, painted brick extension standing forward of the barn is modern. Few domestic buildings date from the 18<sup>th</sup> century. The Elms (**Fig.54**), which is located on the eastern boundary of the churchyard, with its wide frontage facing east, and slightly elevated above the road is a good example of a building from this period. The simple façade, lower pitched slate roof and regularly spaced sash windows with six over six pane sashes under cambered window heads would suggest 18<sup>th</sup> century origins, although the front door and canopy may be a little later. Its churchyard elevation, although replacement windows have been inserted, does appear to have an original tall arched window, possibly lighting a staircase.

### 19<sup>th</sup> Century

**7.4.11** A number of 19<sup>th</sup> century buildings are seen throughout the village, both Victorian and earlier.

**7.4.12** The Grange (**Fig.55**), on the south side of the main road, is somewhat similar to the Elms, but its full set of Victorian four pane sashes and lower pitch roof suggest a building of the later 19<sup>th</sup> century. The porch may be a later addition. The former chapel (substantially rebuilt and converted in 2010, **Fig.56**) reflects the typical symmetry of the simplified classical style adopted by the non-conformist denominations of the 19<sup>th</sup> century.



**Figure 53** Willow Barn. This sensitively converted barn, part of the Church Farm/ Village Farm complex retains most of its original features.



**Figure 54** The Elms retains a full set of 18<sup>th</sup> century sash windows on its regularly proportioned front elevation.



**Figure 55** The Grange. A wider frontage, shallow depth type with original Victorian sash windows.



**Figure 56** The former Victorian, non-conformist chapel, substantially rebuilt and converted. The simplified classical symmetry is typical of this building type.





**Figure 57** Brick Cottage. An inventive asymmetrical design for this modest Victorian house uses interesting brickwork detailing. The single storey element is a later addition.



**Figure 58** Rock Farm House looks towards Llandenny from the west of the conservation area. This tall well-preserved early 19<sup>th</sup> century farmhouse presides over a farmyard enclosed by important examples of traditional farm buildings.



**Figure 59** The former School House is an attractively designed cottage in the 19<sup>th</sup> century picturesque style, with an irregular plan, roofline and window pattern. The large buttress and rounded corners contribute to its 'organic' character.

**7.4.13** Across the street from Holmer House, Brick Cottage (**Fig.57**) is almost a complete contrast, within the context of Llandenny. This modest building standing close to the back edge of the footpath, is a deliberately asymmetrical design, built in the late 19<sup>th</sup> century. The shallow 'L' shaped plan with low pitched slate roof, projecting eaves and decorative bargeboard, is given further asymmetry by the lean-to entrance, roofed by a large stone slab and a straight brick 'arch' over the front door. As its name suggests, this is a totally red brick structure, unique in Llandenny, articulated by a double brick string course and an unusual brick hoodmould detail over the principal ground floor window. Otherwise the windows have brick soldier-arch lintels and all are casements rather than sashes. It has a recent brick single storey extension to the right, which slightly detracts from this lively building.

**7.4.14** Rock Farm House (Grade II Listed, **Fig.58**) at the western edge of the conservation area, is a tall, unadorned, rendered farmhouse, presiding over a good group of vernacular farm buildings (two of which are separately statutorily listed). The farmhouse has cambered arch window openings, with casement windows throughout. The building has an early 19<sup>th</sup> century appearance but this may be a remodelling of an earlier building. The plan is characterised by a relatively shallow depth and gable stacks. The loft storey has three unevenly placed dormers.

**7.4.15** The former School House (**Fig.59**), adjoining the village hall, is a delightful picturesque design, almost a cottage ornée style. This is another asymmetric design of two elements with a prominent porch where they meet. An oversized buttress and offset windows on the main range contribute to a lively design. All the windows are casements and mullions of a variety of sizes and proportions. The main elevations are rendered, but the walls to the rear are rubble. The Raglan Arms (**Fig.60** next page) is an altogether more regular design; a wide-fronted stone two storey building located on the back edge of the street. It seems as if it is the seamless amalgam of two units; on the left, a small door and a single deep casement window on each floor, then a wide

three bay with central front door and wide mullioned, small paned windows on either side. The cambered arches over all openings are formed in well sized and cut stone voussoirs. The stonework is typically Victorian, being squared stone in random courses, with irregular stone dressings at openings. The slate roof is relatively low pitched, and it would appear that all chimneys have been removed.

**7.4.16** Other Victorian stone houses are found in Llandenny. White Lodge (**Fig.61**) at the eastern edge of the village is a handsome stone three bay building, with a canted bay window either side of the front door. Buff brick dressings and stringcourses enliven the elevation. The house appears to be free of alterations and its Victorian sashes are intact as is its elegant wrought-iron front gate. The Ferns (**Fig.62**) has also retained its front gate (of cast iron). The house is slightly smaller, with three bays of casement windows (possibly sympathetic modern designs) and a central, panelled front door. The canted window heads in red brick, contrast well with the rubble stone walls. The end stacks are in brick.



**Figure 60** The Raglan Arms. The flush façade and regularity of fenestration is enhanced by the fine detailing of its stonework, especially in the ‘random’ coursing and dressings and well executed cambered stone window heads.



**Figure 61** White Lodge. A well preserved example of a modest Victorian country house, with its sashes and bay windows retained in their original form. The ‘natural’ colour scheme of the purple-grey slates, the warm light grey stone, and the yellow-buff brick dressings and string course, highlighted by white painted glazing bars is extremely effective.



**Figure 62** The Ferns. An attractive 19<sup>th</sup> century cottage, standing behind original cast iron gates. Its red brick voussoirs contrast well with the rubble stone walls. The well-designed timber casement windows are probably replacements.



## 20<sup>th</sup> Century

**7.4.17** The large double fronted Holmer House (Fig.63) at the west end of the village, is typical of an early Edwardian house which retained the classical symmetry and restraint of the Victorian period. Four pane sashes overall, a half-glazed porch, diminutive dormers with decorative bargeboards echoing those of the entrance porch, the decorative ridge tiles, and buff and red brick patterned chimneys provide a counterpoint to the simplicity and decoration embodied in this distinguished design. The elevations are rendered, with slightly projecting quoins above a stone plinth.

**7.4.18** The village has been infilled throughout the 20<sup>th</sup> and into the 21<sup>st</sup> century. Orchard Cottages, a pair of modest wide-fronted artisan semi-detached mid- 20<sup>th</sup> century cottages, make a good contribution to the streetscape. Larger houses have been constructed recently in a neo-Victorian design. Among these, Rumpus House (Fig.64), is a well-proportioned twin gabled symmetrical design, which is both positive and yet defers to Holmer House. Its left hand flat roofed bay window hints at more contemporary styling. The house sits back from the road behind a stone boundary wall.

**7.4.19** The contemporary house Old Victoria Orchard is an unassuming but striking design of the late 1970s and handles the massing of a large house in a positive way. Whilst the materials bear little relation to that of Llandenny's locally distinctive palette, it is nonetheless a relatively recent building of some quality which despite its size manages to be relatively unobtrusive and diminutive (Fig.65).



**Figure 63** Holmer House. The simple symmetry of this substantial Edwardian house is enlivened by decorative bargeboards to the dormers and porch, the ornamental ridge tiles and finials and the patterned brickwork of the chimneys.



**Figure 64** Rumpus House. A recent house inspired by Victorian domestic precedents. Its recessed location behind the stone boundary wall defers to its established neighbours.



**Figure 65** Late 20<sup>th</sup> century development within the conservation area; Old Victoria Orchard, good quality materials (although not locally distinctive) and good handling of massing and scale in this sensitive location

## 7.5 Activity: Prevailing & Former Uses

**7.5.1** The village developed as a small agricultural community with the church and Pentre Farm. In the 19<sup>th</sup> century the village grew to its present size with the church, three public houses, a mixed National School, railway station, post office, shop and blacksmiths. People were employed as farmers and agricultural labourers with other cottage industries including a shoemaker, tailor, carpenter and wheelwright and butcher. The predominant use within the village today is residential. The Raglan Arms is an exception as it is still in use as a public house however the school has been converted to accommodate a private house and village hall.

## 7.6 Contributions Made By Key Unlisted Buildings

**7.6.1** There are a number of unlisted buildings which make important positive contributions towards the character and appearance of the conservation area, both individually and in groups. Key groups are:

- The Grange, Holmer House, Rumpus House and outbuilding, the Raglan Arms and Brick House (the Grade II listed Orchard House also forms part of this important group).
- The modern Old Victoria Orchard, The Old Victoria, Victoria Cottage, outbuildings, The Ferns, Sycamore House, White Lodge, The Elms and the stone bridge over the Olway Brook.

**7.6.2** Individual properties which make a positive contribution towards the character and appearance of the conservation area and important boundary walls and outbuildings are identified on **Plan 5**.

### Refer to:

**Part D - Plan 5** Listed Buildings & Buildings Making a Particular or Special Positive Contribution



## 7.7 Prevalent Local & Traditional Materials

**7.7.1** The village is a predominantly rendered stone and natural slate settlement, with some brick infill. Some exposed stone cottages survive and clay pantile can be found to some roofs of outbuildings. There has been some detrimental, but reversible, alteration to houses in the form of uPVC windows and concrete tiled roofs.

### Walling

**7.7.2** Stone is a mix of limestone and Old Red Sandstone, predominantly grey but with some brown tinges to its colouration (such as Oakfield and Sycamore House) and is usually seen as rubblestone but laid to courses. Dressed, squared stone is found at the Raglan Arms, Old Station and Sycamore House reflecting their period of construction (**Fig.66**). Stonework to houses occasionally has red or yellow brick dressings to openings. Chimneys are mostly brick but are occasionally rendered. Traditional openings in stone walls are small and timber casements were used. Later Victorian and Edwardian cottages have larger openings with timber vertical sliding sashes. Oakfield and Holmer House are good examples within the conservation area.

**7.7.3** There is much use of render to older houses and modern infill (**Fig.67**). This is generally painted (white, cream and other pastel shades). Buildings are also white-washed, for example, the outbuildings to Rock Farm or colour-washed, for example the pink Church Farm.

### Roofing

**7.7.4** Most traditional houses still retain natural slate. This is generally seen at low pitches to simple gabled roofs with brick ridge stacks. The church, lych gate (**Fig.68**) and one roof pitch to Village Farm have stone slates. The original extent of these stone slates is unknown. The surviving examples are laid to diminishing courses which gives a very strong and distinctive character to these buildings. Some

buildings have clay pantiles, and others, for example the outbuildings to Rock Farm have pantile derivatives, such as double roll tiles (sometimes referred to as Bridgewater Tiles). There has been some replacement with late 20<sup>th</sup> century concrete interlocking tiles and infill with concrete tiles.



**Figure 66** An example of snecked stone on Sycamore House



**Figure 67** The rendered and weatherboarded Oakways



**Figure 68** The lych gate, one of only three structures with stone tile roofs

## Boundary walls and retaining walls

**7.7.5** There are many short sections of mortared local rubble stone walls (**Fig.69**), mostly seen fronting the lanes and roads within the village. These walls have some variation in height but tend to be approximately 1.1 to 1.2 metres in height and topped with coping stones or sometimes seen, as in **Fig. 69** with a 'cock and hen' type coping. The wall to the rear of White Lodge is notable for its brick capping. There is a mixture of old boundary walls, for example to White Lodge and The Elms and modern insertions, for example to the front of Nos. 1-2 Orchard Cottages. Boundary walls create positive enclosure to areas and provide structure to views particularly along the lanes. Historic stone capped gate piers, iron gates and railings appear to the front of some roadside buildings such as the Old Rectory. Where these survive they make a strong contribution to the special character and appearance of the conservation area.



**Figure 69** Examples of stone walls found in the village



## 8 Contributions Made by Green Spaces (including Biodiversity Value), Trees, Hedges & Natural Boundaries

**8.1** The surrounding landscape of green fields reinforces Llandenny's rural character and allows good views into the village with its landmark church tower. Tree belts to the east partly screen the village from the busy A449. Mature tree groups (including good groups of mature oaks) in fields around the conservation area provide height and punctuation points in the open rolling landscape (**Fig.70**). There are other key landmark trees within the village including the Sumach on the fork to Rock Farm and the willow in the grounds of White House. The remnants of an orchard at Oakfield provides a positive historic connection to agricultural practices. The thick hedge line of mixed native varieties to the west side of the village is a strong feature providing wildlife habitats. The Olway Brook and its banks also provide good natural habitats (**Fig.71**).



Figure 70 The Olway Brook provides a valuable wildlife habitat



Figure 71 Views out of the conservation area are often punctuated by mature trees



## 9 Key Views

### 9.1 Landscape Setting

**9.1.1** The landscape setting is an important part of the wider character of this rural village. The village is positioned on the north-west bank of the Olway Brook in open countryside. Views to the settlement can be seen from surrounding hills and the A449 dual carriageway.

### 9.2 Types of View & Their Relative Significance

#### Strategic

**9.2.1** Views towards the settlement from its landscape setting are considered as strategic as they are a key part of defining this rural village in its wider setting. There are no planned or designed vistas. Nonetheless, the tower of St John's church is a landmark within the village and in some distant views. There are general views to the open countryside from many points on the outskirts of the village.

**9.2.2** The sense of open countryside from the village, in some views over houses where there are level changes and in glimpses between buildings is an important and integral part of the special character and appearance of the Llandenny Conservation Area.

#### Glimpsed

**9.2.3** There are a high number of glimpsed views of the church tower which effectively place the village core within its landscape context. The most notable view is from the north on the road fronting Sycamore House, this takes in the church tower and the village in its open countryside setting (**Fig.72**). From the south there are glimpsed views from School House environs, from the west at Oakfield from the east on the driveway to Old Victoria Orchard and within the village core, from the Raglan Arms car park. In addition, there are distant views looking south-west from the A449.

**9.2.4** There are views from Oakfield, across the fields south, to Rock Farm (**Fig.73**) and views

from Forge Cottage south-east to the stone arched bridge over the brook. These glimpsed views, though sometimes incidental are important as they often include a series of heritage assets in a single view. In this way they provide a depth and complexity to the townscape of the conservation area. The views to the church enhance the sense of a consistent modest scale throughout the village with nothing competing or jarring with the church tower as the dominant feature to the village skyline.



**Figure 72** View of the church tower from the north



**Figure 73** Views to Rock Farm from Oakfield

#### Refer to:

**Plan 4** Spatial Analysis



## **10 Degree of Loss of Architectural and/or Historic Elements**

**10.1** There has been some loss of historic windows, doors, roof coverings and chimneys. This is seen throughout the conservation area. Windows and roof coverings are the most significant and consistent change to historic buildings, although these changes are reversible. Replacement timber casement windows are a notable feature within the conservation area that respect the character of historic timber windows found within the village.

## Part C: Management Proposals

### 11 Boundary Revisions

#### 11.1 Overview

**11.1.1** On-site analysis of the conservation area confirmed the boundaries have been drawn appropriately. No boundary revisions are therefore suggested.

**11.1.2** For general guidance on why suggested boundary changes are made, please refer to **Appendix 3**.

#### Refer to:

**Part D - Plan 7** Management Proposals

### 2 Article 4 Directions

**12.1** Under Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, planning permission is granted as 'permitted development' for a range of minor developments subject to limits and conditions designed to protect the amenity of the environment. Due to the sensitive nature of conservation areas and the fact that such 'permitted development' in this environment could be harmful to the character of the area, it is recommended that these 'permitted development rights' are restricted in order to preserve the character of the conservation area.

**12.2** Article 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a conservation area, and which therefore should be brought within full planning control in the public interest. There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the conservation area.

**12.3** Article 4 Directions may be applied to the whole Conservation Area, to parts of it such as Character Areas, or to individual buildings or groups of buildings, or features. This will be subject to further detailed consideration and recommendation. Their introduction does not mean that development specified within them is automatically precluded, but does seek to ensure that through the exercise of full planning control that such development does not harm the character or appearance of the conservation area and that all alternatives that can avoid this have been fully explored."

**12.4** Examples would include:



- The erection, alteration or removal of a chimney
- Various kinds of development fronting a highway – to include gates, fences or walls or any other means of enclosure
- The construction of an external porch
- The painting of the dwelling house
- The construction of a building or enclosure within the curtilage of a building
- Alteration including partial demolition of a gate fence or any other means of enclosure and the construction of a means of access to a property
- Microgeneration – possible restrictions on changes which fall within permitted development rights relating to the retrofitting of renewable energy equipment; for example, wind turbines and photovoltaic cells, where they would have a significant impact on the character and appearance of the conservation area.

**12.5** Within the Llandenny Conservation Area Article 4 Directions should be considered for windows and doors and roof coverings where the original natural slate, plain clay tile, pantile or other derivatives survive. This is particularly the case for Holmer House, White Lodge, School House, The Grange and Oakfield whose windows and doors make an important contribution to the positive historic and architectural interest of these buildings. This is also the case for the door to Brick House.

**12.6** Historic front stone boundary walls form an important part of the character and appearance of the conservation area. Where these are fronting private dwelling houses (as defined in legislation) consideration should be given to the removal of permitted development rights in relation to their partial removal and the creation of hardstandings in gardens.

### Refer to:

**Part D - Plan 7** Management Proposals

## 13 Proposals for Enhancement

### 13.1 General Enhancement Opportunities

**13.1.1** A number of opportunities exist that would help to enhance the overall appearance of the conservation area. These include:

- Boundary walls: maintenance and upkeep
- Footpaths and routes
- Maintenance of the public realm
- Traffic, parking and street improvement.
- Signage strategy

### 13.2 Specific Enhancement Projects

#### Stone bridge over the Olway Brook

**13.2.1** The brook is currently screened from the village. Without a visual link it is a forgotten part of the village. Enhancements could include cutting back and maintenance of vegetation. Re-pointing and maintenance of the stone bridge would secure its future.

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