



Magor

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

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FORUM
Heritage
Services

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View of the 13th century tower of St Mary from Chapel Terrace, a key landmark in 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 Magor is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a Conservation Area on 12th January 1976.

1.3 The *Magor 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 Magor Conservation Area and to provide a basis for making sustainable decisions about its future management.

1.4 Key study aims:

- Identify those elements of Magor 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 Magor

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and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas* and the latest draft guidance from Cadw; *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment in Wales*, adopted March 2011.

2 Consultation

2.1 A consultation event covering a number of Conservation Areas, including Magor, was undertaken on 29th June 2010 in Chepstow.

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

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.

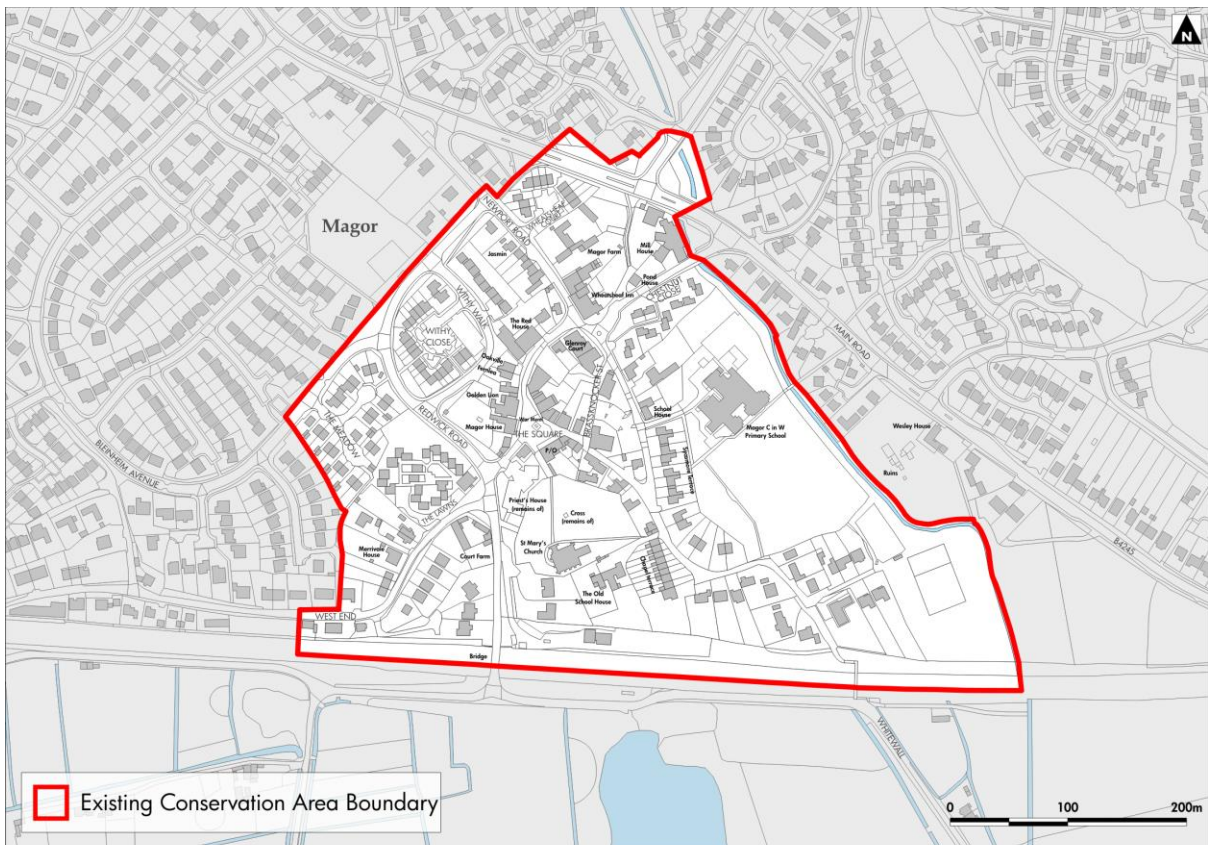
3.7 The detailed criteria for assessing development proposals in Conservation Areas is set out in Policy HE1 and where appropriate aims to ensure the findings of the Conservation Area Appraisals are fully taken into account when considering development proposals. The Council will seek to preserve or 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.

3.9 Draft Green Infrastructure Supplementary Planning Guidance (SPG) has 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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Fig.1 Study Area

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 Magor is located in the south of the County on the margin of the Caldicot Levels about seven miles east of Newport. The principle road from Newport to Caldicot (B4245) passes through the village. It is now to some extent by-passed to the north by the M4 motorway on which there is a junction with the B4245, the only junction between Newport and Chepstow. The main South Wales railway line passes on the south side of the village, the station having been demolished. The settlement is centred on a square with its church lying immediately to the south. The Church of St Mary's stands in a spacious churchyard on the highest point in the locality. To the south and across the railway line the land drops to the marshy levels. The Levels, also known as the Moors, represent the largest and most significant example in Wales of a 'handcrafted' landscape. They are entirely the work of man, having been recurrently

inundated and reclaimed from the sea from the Roman period onwards. (GGAT) (**Fig.1** and **Fig.2**) .

Refer to:

Part D - Plan 1 Conservation Area Plan

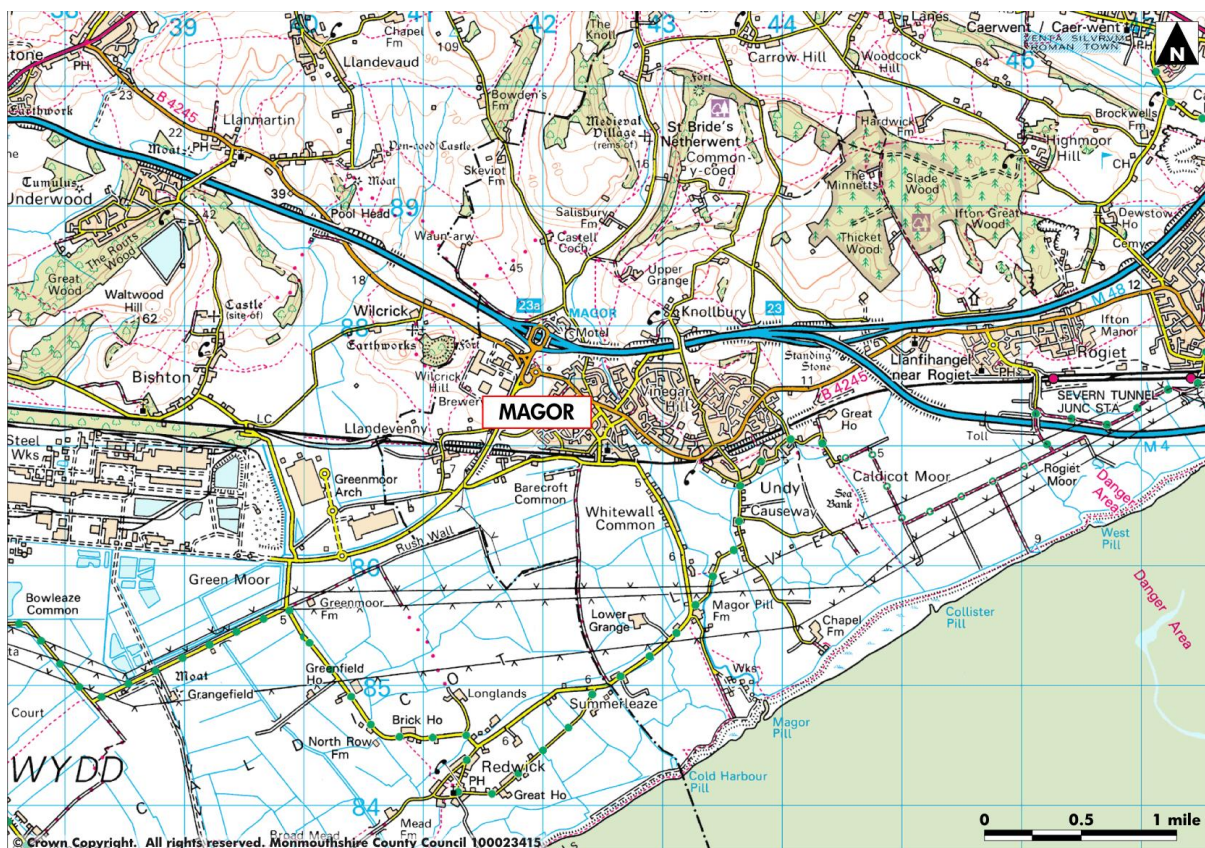


Fig.2 Magor Location Plan

6 Historical Development & Archaeology



Fig.3 1847 tithe map of Magor

© Gwent Record Office

6.1 Historic Background

6.1.1 Magor is sited on the fertile plains of the Gwent Levels, south of Wentwood. The original Welsh name 'Magwyr' is thought to originate from the Latin *maceria* meaning masonry walls or ruins. Cadwaladre Fendigaid founded a church at Magor in the 7th century. The Church of St Mary the Virgin, known locally as the 'Cathedral of the Moors' was dedicated to St Leonard when it was endowed by William Marshal, Earl of Pembroke in the 12th century.

6.1.2 In the Moors settlement was dispersed, with hamlets, isolated farmsteads and cottages scattered throughout the landscape. There were a number of commons that became the focus for settlements with their continued drainage and creation of fields from the 11th to 14th centuries. The Moors became the site for

Refer to:

Part D - Plan 2 Historical Plan

some of the finest churches of the Diocese of Llandaff in the medieval period. St Mary in Magor is a good example with its 13th-century tower dominating parts of the village. The church stands above the fenland and the road to Aberwythel, The road replaced the former port on Magor Pill which was located south of the village.

6.1.3 Magor Pill was a tidal channel for trading and tidewater occupations of the Iron Age onwards. Archaeological finds are suggestive of a Romano-British settlement at the pill. In the medieval period, c.11th to 14th century, it became a port where pottery was imported from Bath, Gloucester, Bristol, Chepstow and elsewhere. In the post-medieval period there was an outward trade in cattle to West and

Southwest England with pottery imports from Devon and Somerset.

6.1.4 The church was given by Gilbert Marshal, Earl of Pembroke, (with other churches in the diocese of Canterbury given by Archbishop Edmund) to the Cistercian Abbey of Santa Maria della Gloria at Anagni in Central Italy in 1238. At this time Pope Gregory IX ordered the Papal Delegate in England to set up and endow a vicarage in Magor and deliver its property to the Monk and Procurator, Deodatus. Between 1238 and 1385 the tithes were collected by the Procurator on behalf of the Italian abbey (Newman, 2002).

6.1.5 In the 14th century the Italian abbey sold all their rights over Magor to the monks of Tintern Abbey who operated two grange farms in the area. South of the church and railway line is Lower Grange Farm, the site of Moor Grange and a grange chapel which had fishing rights at Magor Pill. The grange is separated from the village by Magor Marsh which was crossed by the monks on a board walk of willow. The current arrangement of reens (ditches) on the marsh dates from the 14th century. Upper Grange Farm north of Magor and now separated from the settlement by the M4 motorway is the site of Merthyrgeryn Grange with a mill and appropriated church. The remains of the Procurator's House, immediately west of the church, is one of only two in Britain, but it is not likely to be 14th-century but rather early 16th century, being mentioned in 1585 as a 'mansion house belonging to the vicarage of Magor' (Newman, 2002).

6.1.6 In the late 13th century the chancel of the church was enlarged and from c.1500 the building underwent a complete remodelling of the nave, aisle and upper stage of the tower.

6.1.7 The village core developed north of the church around a square with Manor House Farm and a corn mill (now The Mill) on the Mill Reen to the north. The current built form accumulated over the centuries with the 15th-century Manor House Farm, 16th-century Post Office, 18th and 19th-century Magor House and mid-Victorian Chapel Terrace and the School

(1856) by Pritchard and Seddon, Architects. An extensive restoration of the church was carried out in 1868 under the direction of the architect, John Norton.

6.1.8 By the mid-19th century historic maps show an established settlement focused on 'The Square' and around the parish church and Magor Farm (**Fig.4**). By the 1880s this development had been consolidated and Magor contained two schools, Ebenezer Baptist Chapel, Wesleyan Methodist Chapel, St Mary's Church, Chapel Row, Railway Station, Temperance Hall, Post Office, Smithy, Wheatsheaf Inn, Corn Mill, Tithe Farm and Magor Farm. The settlement comprised three major roads north of the railway line all linking in The Square. The settlement remained relatively static in the first half of the 20th century.

6.1.9 The M4 motorway was constructed north of Magor during the 1960s, the village falling within commuting distance of Newport, Bristol and Cardiff and so developed as a dormitory settlement. Major housing developments were constructed north, south and west of The Square on previously undeveloped farmland and the B4245 Newport Road was constructed immediately north-east of the centre. Today the village is partially characterized by its late 20th century housing developments which link the village with neighbouring Undy but it still retains its historic square with shops, pubs, restaurants and a Post Office.

6.2 Settlement Plan

6.2.1 The wider setting to the historic core of Magor is now a series of housing estates between the railway line and M4 motorway but at the heart of the village is an historic core, with its historic street pattern largely surviving intact. The earliest map depicting the village in detail is the Tithe map of 1840 which shows an irregular nucleation focused on a tight network of roads and lanes. A sub-triangular area defined by The Square, and Newport Road forms the core with buildings both within and around the loop, except to the south-east where historically there were no buildings. Roads radiate from the The Square with the church located to the south behind a developed frontage to The Square. West End is the only road to have been substantially altered, its dog leg with Redwick Road representing a realignment to the west. With the exception of the north-west side of West End as it leaves The Square, the property plots shown on the Tithe map have little regularity to suggest planning in the layout of the village. In the mid-19th century settlement remained tightly focused on the core area except along West End where there was a series of houses irregularly spaced in small roadside plots on both sides of the road after its sharp bend to the west.

Refer to:

Part D - Plan 2 Historical Plan

6.3 Key Historic Influences & Characteristics

6.3.1 The key historic influences and characteristics of Magor are:

- Establishment of St Mary the Virgin Church in the 12th Century, under the control of the Cistercian Abbey of Santa Maria della Gloria, Italy from the 13th Century
- Magor's immediate surroundings north and south became the site of two granges for Tintern Abbey in the 13th Century. The abbey was responsible for the continued draining

and reclamation of marshland on the Gwent Levels started by the Romans.

- Development of the settlements on the Gwent Levels due to the marshes in the 11th -14th centuries and creation of prime agricultural land bringing prosperity to the area. This led to the development of marshland-edge settlements such as Magor
- Important Post medieval trade in store cattle from Magor Pill

6.4 Archaeological Potential

6.4.1 Magor lies on the edge of the Gwent Levels on the first area of dry land above the levels. Whilst the Levels have experienced a number of sea level changes since the prehistoric period, the land upon which Magor stands has always been a littoral area and as such is likely to have attracted settlement from the earliest times. A number of archaeological observations within the village have encountered archaeological remains indicating the potential for archaeology to shed light on the origins and development of the village.

6.4.2 There are two Scheduled Ancient Monuments within the Conservation Area; the remains of the Procurator's House and the base of the medieval cross.

6.4.3 An Area of Special Archaeological Sensitivity (ASAS), a non-statutory designation supported by national planning policy guidance, covers the Gwent Levels and extends northwards to include the historic core of the village. Any proposed development within the ASAS will need to include appropriate measures to assess and, if necessary, protect or record the archaeological interest of the site or building. There are a number of important early buildings within the Conservation Area and works to these buildings may require archaeological assessment or recording if works affecting the fabric of the building are proposed. Advice from the Glamorgan-Gwent Archaeological Trust, the council's archaeological advisors, should be sought at an early stage in any proposed development scheme.

7 Spatial Analysis



Fig.4 A view from the south to the Grade I listed church of St Mary with 20th century housing in the foreground

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 Whilst individual character areas have been defined with a line (see **Plan 6**), adjacent areas will, in almost all cases, have a direct effect on the character of any defined sub-area. 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.

7.1.3 It should be noted that whilst four character areas have been identified, it is also

important to appreciate the cohesion to the whole Conservation Area, which should always be considered when addressing the character of the Magor Conservation Area.

7.1.4 For general guidance on the criteria used for assessing buildings making a particularly positive contribution to the Conservation Area, please refer to **Appendix 1**.

7.2 Overview

7.2.1 The settlement of Magor and parts of the Conservation Area are a mix of historic village and mid-late 20th century urban extensions. However, the historic core of Magor comprises an interesting historic village with fine urban grain. (Fig.4)

7.2.2 Magor is a settlement of great contrasts with its fine medieval parish church, described as 'one of the most ambitious churches in the country, (Newman, 2002), the ruins of a rare Procurator's House, a 16th century range at Manor Farm and the imposing 18th century Magor House. This inheritance of significant historic buildings is juxtaposed by 1970's housing groups such as The Lawns by Powell, Alport & Partners and the local authority constructed Chestnut Close in addition to later closes and cul-de-sacs including The Meadow

and Withy Close. The housing developments reflect the changes to the area with the introduction of the M4 motorway and Severn Bridges transforming the nearby town of Caldicot and small villages of Rogiet, Magor and Undy into somewhat amorphous, contiguous commuter settlements.

7.2.3 The historic core of Magor has a good survival of modestly scaled traditional buildings set around the informal Square with its central War Memorial and dispersed outlying buildings, including the 18th century Wheatsheaf Inn, Manor Farm and Curt Farm together with 19th century additional including Chapel Terrace and The Old School House. These buildings and formal and informal spaces including walled lanes combine to produce an interesting and varied Conservation Area. Unfortunately later 20th century development has failed to match the quality and variety of the historic village.

Refer to:

Part D - Plan 4 Spatial Analysis

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

7.3 Character Areas

7.3.1 Four distinct character areas have been identified in Magor, the boundaries of which have been identified in **Fig.5** below and Plan 6. This section will identify the key attributes of each character 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

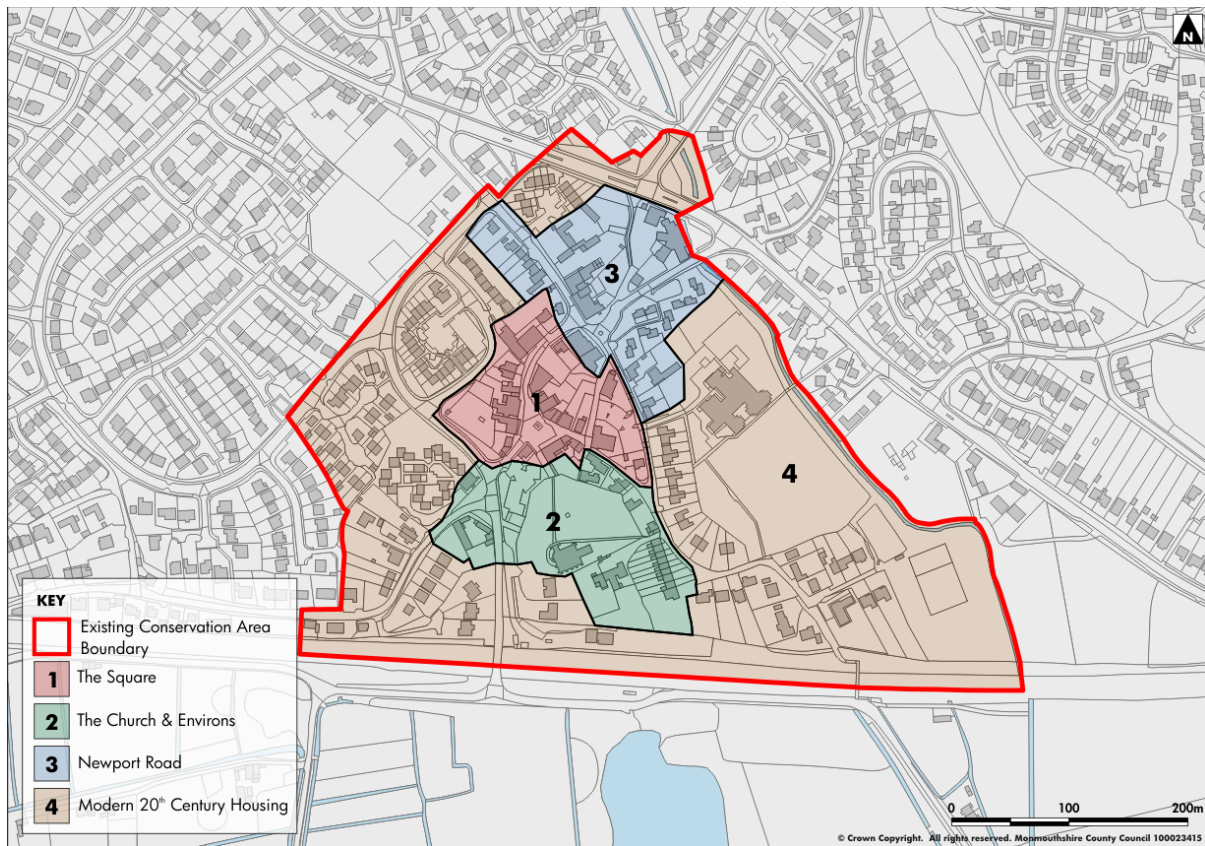
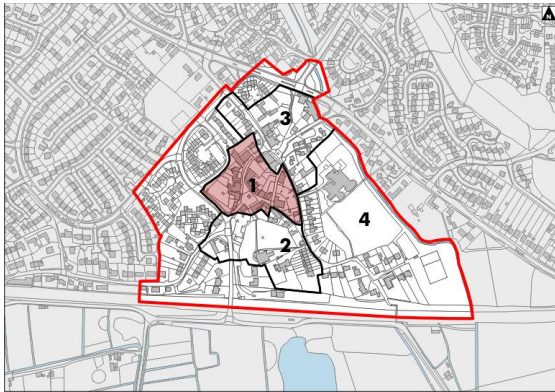


Fig.5 Magor Character Areas

CHARACTER AREA 1

The Square



Refer to:
Part D - Plan 6A

7.3.3 This compact character area is known as The Square, and forms the core of the village. The irregular space is surrounded on all sides by buildings but does not have the formality of a planned square. The character area extends north to the Ebenezer Baptist Chapel and Devonia House and takes in all of the buildings around The Square extending to their back plots including the walled garden to the rear of Magor House. This area, with its striking War Memorial at its heart, is strongly defined by built form. Its centre has a good sense of place given this positive enclosure and survival of so many historic buildings and buildings which make a particularly positive contribution to the character and appearance of the Magor Conservation Area (**Fig.6**).



Fig.6 The Square, a well-defined space in the Conservation Area focused on the striking War Memorial

7.3.4 The buildings within this character area are set to the back of the pavement and front directly onto The Square. Oakville and Fernlea

are set slightly back behind small front gardens, but the strong line of the stone and brick boundary wall maintains enclosure to the

street (Fig.7). Buildings are large, two-storey houses and shops. Many of the frontages are three-bays, for example Magor House (Fig.8). and the pharmacy The stone-built Baptist Chapel with former school room and extensions forms a long, 10-bay, well-articulated range that dominates the townscape to the north part of the character area (Fig.9).



Fig.7 Fernlea and Oakville set back from the roadside behind small front gardens enclosed by a stone with brick capping boundary wall



Fig.8 The three-bay symmetrical Magor House is an attractive and well-considered building in The Square



Fig.9 The Baptist Chapel and school room create a long frontage to the roadside

7.3.5 The majority of buildings on The Square have group value, their building line, massing and form, create a positive sense of enclosure and intimacy. As well as the statutory listed Post Office, Magor House and Golden Lion several other buildings are of significant historic and architectural value and contribute to the group. These include the pharmacy, the chapel and Corner Cottage (**Fig.10**). The smaller domestic scaled buildings comprising; 'The Mustard Seed', Fernlea and Oakville are also buildings which make a particularly positive contribution towards the character and appearance of the Conservation Area and provide variation to the scale of buildings and the building line within this part of the Conservation Area. There has been some infill in a modest Georgian pastiche style, for example, the extension to the Golden Lion (**Fig.11**) and Salisbury House.



Fig.11 The extension to the Golden Lion retaining the host building's scale and frontage building line



Fig.10 View from Corner Cottage into The Square with the Golden Lion in the background and pharmacy to the right

7.3.6 Building materials comprise a mix of coursed rubblestone (the pharmacy) (**Fig.12**) and dressed and squared stone (the Baptist Chapel) (**Fig.13**), often with yellow or red brick dressings. Many buildings facing The Square are rendered and painted. White and pastel shades are common but the bright yellow of buildings on the north side dominate the visual character of this space (**Fig.14**). The War Memorial is sandstone ashlar with bronze inscription panels.

7.3.7 The majority of roofs are natural slate, with some replacement cement fibre slate, with red or a combination of red and yellow brick chimney ridge stacks. Windows are generally vertical sliding timber sashes, for example, the multi-pane (six-over-six) sashes to the Golden Lion (**Fig.15**) and the three-over-three sashes to the pharmacy. A number of historic windows have been replaced by uPVC, for example, the Baptist Chapel and Corner Cottage.



Fig.12 The pharmacy is constructed in rubblestone, one of a number of traditional local materials seen in this part of the Conservation Area



Fig.14 The yellow painted render to buildings on the north side of The Square dominates this part of the Conservation Area



Fig.13 The attractive use of squared stone to the Baptist Chapel used in conjunction with yellow brick dressings



Fig.15 Traditional single glazed timber vertical sliding sashes, the Golden Lion

7.3.8 There are key defining views south to the parish church from The Square between the Post Office and Ty-Comel in addition to glimpsed views between Corner Cottage and the Scout Hall linking the church to the village core. Views north into The Square from outside Magor House are terminated by the Baptist Chapel (**Fig.16**). The centrally placed War Memorial creates a distinctive focal point to 'The Square'. The front gardens to Fernlea and Oakville add to the varied streetscape but the street line is maintained by the front boundary walls. Often rear gardens, especially that to the rear of Magor House, provide important open spaces, even though many are hidden from public view.

7.3.9 The unusual War Memorial by Allan G Wyan, with a bronze medallion depicting the first Viscount Rhondda, is a key local feature in this part of the Conservation Area (**Fig.17** next page). Other features include flag stone paving and stone setts around The Square (**Fig.18**) and the historic stone front garden boundary walls with brick copings and polychrome brick gate piers to Fernlea and Oakville. At Withy Walk and Redwick Road the historic stone garden boundary wall to Magor House is a strongly defining local feature (**Fig.19**).



Fig.18 Historic stone setts and replacement stone flag paving are a feature of The Square



Fig.19 The historic stone garden wall to Magor House is an important survival integral to the setting of the listed house



Fig.16 Views north into The Square

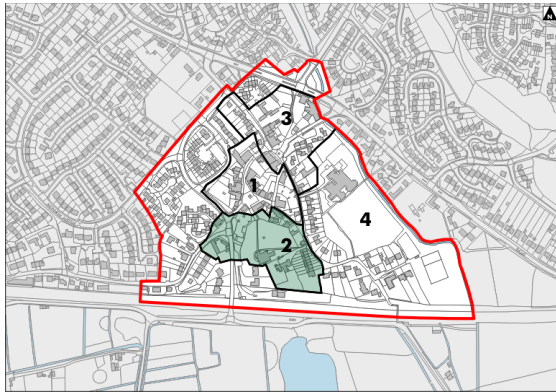


BISHTON
FRANCIS WILLIAMS
GEORGE JAMES
EDGAR MORGAN
REDWICK
HORACE L. COX
LLANDEFAWR
EDWARD THEOBALD
WALTER DAVIS
PENHOW
TREVOR W. JAMES
ST BRIDES
ALBAN L. WILLIAMS

Fig.17 The central War Memorial by Allan G Wyan

CHARACTER AREA 2
The Church & Environs

Part D - Plan 6B



7.3.10 This character area comprises the church, its extensive churchyard, Procurator's House ruins, Court Farm, Old School House and Chapel Terrace. This area forms the extent of the 19th century village to the south of The Square. The church, with two-storey north porch and landmark tower, surrounded by an extensive churchyard defines much of this part of the Conservation Area (**Fig.20**).

Refer to:



Fig.20 The Church of St Mary is a dominant landmark in the Conservation Area.

7.3.11 There is marked irregularity to the placing of buildings within this part of the Conservation Area but they loosely follow either the road or lane pattern, or relate to the orientation of the church. Court Farmhouse is gable end on to the road west of the church, with its outbuildings and boundary walls curving around the roadside to the east, enclosing a small courtyard. Opposite, The Lawns faces onto the road at the junction of Redwick Road and West End (**Fig.21**). To the east of the church the 19th century Chapel Terrace comprises eight houses which are set to a strong building line facing east on to the roadside which gently curves away from the frontage of the terrace. However, the low stone boundary walls maintain and define the roadside and encloses front gardens to the terrace (**Fig.22**). The curvature of the road means that the front gardens get progressively larger from No. 1 to No. 8. The modern Grove House is attached to No. 8 in its own large plot. The positioning of the white-washed cottage opposite No. 1 Chapel Terrace and the stone boundary walls creates a pinch point and well-defined route through to the church and old school (**Fig.23**). Detached and semi-detached buildings (Peartree Cottage, Nos. 1-2 Martin Row and the Scout Hall) are positioned on the north-eastern boundary of the churchyard. These create enclosure to the churchyard and limit views to the church. The

blank rubblestone walls of the Scout Hall draw the eye through to The Square with the Scout Hall creating an important transition in the townscape at the eastern entrance to the church.



Fig.21 The Lawns facing the junction of Redwick Road and West End



Fig.23 Built form defines a pinch point in the townscape creating a well-defined route through to the parish church and old school



Fig.22 Chapel Terrace, a well defined group of traditional stone houses

7.3.12 The large parish church dominates the area due to its scale in comparison with the modest two-storey terraced houses on Chapel Terrace and compact vernacular stone cottages which surround the church. The Lawns, although heavily modernized, strongly defines the road junction with its symmetrical three-bay three-storey façade creating a prominent feature in the townscape.

7.3.13 The church and churchyard with its interesting 19th century gravestones, medieval cross base, bounded by a stone wall, along with the Procurator’s House ruins form a distinctive ecclesiastical group of great historic and architectural significance (**Fig.24**). This group is enhanced by the presence of the former church school to the south with its steep natural slate roofs, decorative barge boards, use of coursed stone with brick dressings and distinctive stone bell-cote (**Fig.25**). To the west, Court Farmhouse and outbuildings form a particularly positive village farmstead group, although now devoid of their

agricultural setting. To the east Chapel Terrace is of note as the only terrace of its type in the village, despite many of the houses suffering from unsympathetic modernization especially with regard to windows and doors this doesn’t undermine the essential character or cohesiveness of the terrace as a whole.



Fig.25 The church school positioned south of the church.



Fig.24 The Procurator’s House ruins seen from the churchyard

7.3.14 Buildings are coursed rubblestone, exposed as on Chapel Terrace or white-washed (**Fig.26**). Both Peartree Cottage and Martin Row are rendered and painted. The Church of St Mary, Procurator’s House and Old School are sandstone with ashlar dressings (**Fig.27**). Roof coverings are mainly natural or replacement slate with stone slates to St Mary’s Church, clay pantiles to Court Farm outbuildings and Double Roman tiles to Court Farmhouse (**Fig.28**). Chimney stacks are mostly red brick, but with red and yellow brick used at The Lawns.

7.3.15 There is some survival of traditional windows. Nos. 5 & 6 Chapel Terrace in a terrace of eight houses retain their three-over-three vertical sliding timber sashes. The white-washed cottage has two-light timber casements and the Old Schoolhouse has gothic style windows with pointed lights within rectangular ashlar dressings.

7.3.16 The well-tended churchyard is an important open green space within the character area. It is defined by the rear of buildings on The Square and stone boundary walls. A formal avenue of pollarded trees leads from Chapel Terrace west to the church (**Fig.29** next page). Trees are a feature of the churchyard with numerous yews and other conifers grouped to the east partially hiding the car park and framing the ruins of the Procurator’s House.



Fig.26 Stone is often white-washed as seen here to the cottage leading to the church



Fig.27 The colourful hues found in local sandstone on the church



Fig.28 Clay pantiles and Double Roman tiles are a feature of Court Farm



Fig.29 The pollarded avenue leading to the church with Merevale House in the background

7.3.17 Open views are limited within the character area due to tree cover and surrounding buildings. There are however some defining views. Between No. 1 Chapel Terrace and the white-washed cottage opposite there are important views west to the east end of St Mary’s Church, its large, square tower dominating the scene (see **Fig.23**). Walking west along the churchyard path there are glimpsed views to the symmetrical Victorian Merevale House with its distinctive hipped roof. Views north along the churchyard path provide glimpses into The Square and the gable of the Baptist Chapel (**Fig.30**).



Fig.30 Glimpsed views north into The Square

7.3.18 Significant local features include the medieval cross base (a Scheduled Ancient Monument) which is now in a very poor condition requiring repair (**Fig.31**). The extensive churchyard also contains a good collection of gravestones and obelisks, including some unusual iron crosses with fleur-de-lys decoration (**Fig.32**). The rubblestone churchyard wall encloses the graveyard which is accessed by a historic wrought-iron gate leading from the school with spearhead detailing (**Fig.33**). Boundary walls and porch canopies are a striking feature of Chapel Terrace which also retains its traditional enamel name plate. To the west, outside Court Farm a fluted cast iron water standpipe survives (**Fig.34**).



Fig.31 The medieval cross base in a poor state of repair



Fig.33 Wrought iron gate to the churchyard

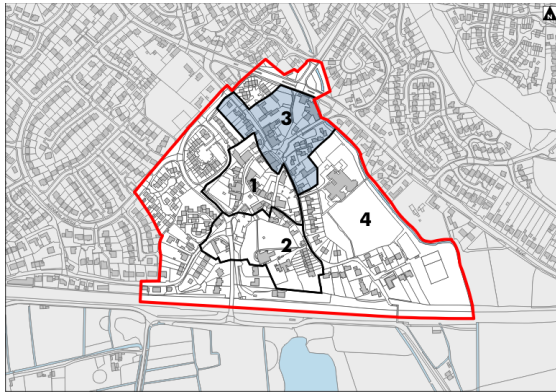


Fig.32 Iron crosses are a feature of the churchyard



Fig.34 Fluted cast iron standpipe outside Court Farm

CHARACTER AREA 3 Newport Road



Refer to:
Part D - Plan 6C

7.3.19 This character area comprises the Newport Road environs with the Glenroy Court shops to the west, Manor Farm to the north, Chestnut Close to the east and Dorset House in the south. The road system is busy with traffic from the B4245 either approaching The Square or accessing the housing developments to the west (**Fig.35**). The Square and Brassknocker Street bound the character area to the east. Fine-grained historic 19th century houses are found juxtaposed with post-war housing development.

7.3.20 The majority of buildings are orientated facing the roadside with Chestnut Close set back off the road facing inwards to the east of the character area (**Fig.36**). Buildings are positioned back of pavement or set behind small front gardens and green spaces. At Manor Farmhouse buildings face inwards to the historic farmyard. The building size and scale comprises mainly two-storey dwelling houses, detached and terraces, with larger individual buildings represented by Manor Farmhouse with a substantial 15th/16th century south wall and the broad fronted Wheatsheaf Inn with long rear wing. To the north-east there is a car-repair and sales garage located in a large single-storey corrugated iron roofed industrial building on the side of the B4245 (**Fig.37**). Magor Surgery is housed in a large rendered complex comprising three interconnected ranges to the rear of Sycamore Terrace car park. The 1970s Chestnut Close, a

series of small single-storey house units for the elderly with monopitch or split-pitch roofs is at a smaller, more intimate scale, than the rest of the character area.



Fig.35 Traffic flows through the area heading to The Square and housing developments



Fig.36 Chestnut Close set back off the roadside



Fig.37 The large corrugated iron roofed industrial shed (which was possibly built as an agricultural building) now used as a garage contrasts with the domestic scale of the houses

7.3.21 The Wheatsheaf Inn, physically connected to Manor Farmhouse, together with the traditional farm buildings north of the farmhouse and the detached 19th century Pond House (presently in need of maintenance and repair – November 2011) (**Fig.38**) and The Mill (**Fig.39**) to the east form a distinctive historic group of significant historic and architectural character. This derives from their harmonious use of a limited palette of materials (render, pebble-dash, slate and tile) and differing architectural styles, with distinctive historic detailing (possibly dating from the medieval period) to Manor Farmhouse (**Fig.40**). The Wheatsheaf commands a key position on the staggered crossroads. The buildings on Chestnut Close are a distinctive set piece group very much of their period but lack the sufficient detailing and quality materials to really warrant their Conservation Area status.

7.3.22 White and cream painted render predominates in the character area with the occasional use of pebbledash, white-painted rubblestone to School Cottage (**Fig.41**) and farm buildings to Manor Farmhouse (**Fig.42**) and exposed rubblestone (Bliss Hair Salon) with brick or painted ashlar dressings. Roofs are predominantly natural slate although clay tile, cement fibre slate and concrete interlocking tiles are also seen to this part of the Conservation Area. Chimney stacks are red brick, sometimes rendered. Boundary walls are often rubblestone with occasional red brick walls with iron railings and gates. Of note, is the survival of traditional pavement surfaces; stone flags (**Fig.43** next page) and stone setts (see **Fig. 46**).



Fig.39 The Mill



Fig.40 Arched doorways and windows are important historic survivals (possibly medieval) at Manor Farmhouse



Fig.41 School Cottage displays painted rubblestone



Fig.38 Pond House



Fig.42 White-washed farm buildings to Manor Farmhouse

7.3.23 The junction of Newport Road at the Wheatsheaf is an important open space, with a green to the front of Chestnut Close and a high number of street trees including horse chestnut and maple which contribute to the quality of the public realm to this part of the Conservation Area.

7.3.24 Due to the road junction there are many well-defined views terminated by built form. Views north-west along Newport Road are terminated by the façade of the Wheatsheaf Inn. Views west from the B4245 are terminated by Glenroy Court shops (Fig.44). Views north-east from the Newport Road junction are terminated by Pond House.

7.3.25 Significant local features include rubblestone boundary walls to Newport Road at Manor Farm and historic brick and stone walls with iron railings and gates on the west side of Newport Road, for example, at Jasmine Cottage (Fig.45), and walls and iron gates to Pond House. Historic flagstone and stone sett surfacing is an important surviving feature of Brassknocker Street (Fig.46).



Fig.44 Views west from the B4245 terminated by Glenroy Court



Fig.45 Jasmine Cottage complete with historic boundary wall and iron gate

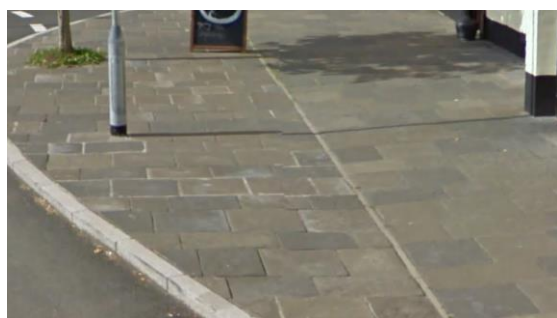
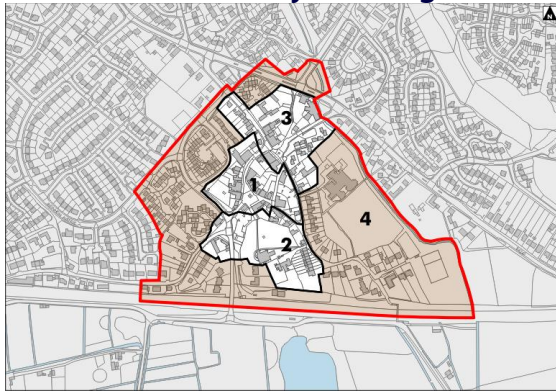


Fig.43 The surfacing outside the Wheatsheaf Inn is stone flags



Fig.46 Historic stone setts survive on Brassknocker Street

CHARACTER AREA 4
Modern 20th Century Housing



Refer to:

Part D - Plan 6D

7.3.26 This large and dispersed character area comprises 20th century housing developments, occasional 19th century buildings, Magor Church in Wales Primary School, playing fields and tennis courts. The area is bounded by the railway line to the south.

7.3.27 1970s houses and further more modern development is set around closes and cul-de-sacs (**Fig.47**). The 1970s planned development The Lawns is arranged in distinctive staggered clusters (**Fig.48**). Two altered terraces of 1950s houses are set just back from the roadside on Newport Road (**Fig.49**). 19th century houses and 20th century bungalows and detached houses on West End face the roadside. Magor Primary School is set in its own grounds with playgrounds to the north and east and playing fields to the south. Buildings are predominantly two-storey with occasional single-storey bungalows and the predominantly single-storey The Lawns development.

7.3.28 The Lawns is a distinctive group of c1975 comprising a series of single-storey houses with mono-pitched roofs staggered in plan. The only significant historic group of note comprises the Victorian Merevale House (**Fig.50**) and semi-detached Myrtle Cottage and Church View (**Fig.51**) defined by their 19th century scale and detailing and use of local materials.



Fig.47 Typical cul-de-sac found in 20th century housing developments



Fig.48 The Lawns development (c1975) arranged in distinctive clusters



Fig.49 1950s terrace set back from the roadside

7.3.29 19th century buildings are either exposed stone (Myrtle Cottage), painted rubblestone (the former Temperance Hall with corrugated asbestos roof) (**Fig.52**) or rendered (Merevale House). 20th century housing developments are invariably buff, brown and red brick often in combination with render (**Fig.53**). The Lawns stands out for its use of a grey brick. Roofs are predominantly concrete interlocking tiles with some use of natural slate and cement fibre slate. Where historic boundary walls survive they are rubblestone, but 20th century brick walls dominate.



Fig.50 Merevale House



Fig.51 Myrtle Cottage and Church View



Fig.52 The white-painted former Temperance Hall



Fig.53 Brick dominates 20th century housing developments

7.3.30 The character area has extensive open views from the railway bridges. On the road bridge to the west there are views north to the Procurator's House ruins (**Fig.54**) and glimpsed views north-east to the landmark tower of the parish church. The tower is a feature of the landscape for those travelling past the settlement by train. There are also open views east and west along the straight railway line with views west taking in the former Temperance Hall (**Fig.55**). On the pedestrian bridge to the east there are views north-west to the parish church (**Fig.56** next page) and as well as views east and west along the railway line there are open vistas south to the marshy Gwent Levels. At the junction of Redwick Road and West End views are terminated to the north-west by The Lawns. At the north corner of Chapel Terrace, on the top of the grass bank, there are open views across the primary school playing fields to the distance (**Fig.57**).

7.3.31 Important open spaces include the primary school playing fields and tennis courts and recreation area to the east. There are also large open areas of car parking at Withy Walk and an important area of green space to the Lawns development. Street trees are an important characteristic of the modern housing developments (**Fig.58**).

7.3.32 Local features include the exposed stone face to Priory Court which was a quarry in the 19th century (**Fig.59**) and the 19th century brick road bridge over the railway line.



Fig.54 Views north from the railway bridge into the settlement



Fig.58 Street trees are important features in the character area



Fig.55 Views west along the railway line (the Temperance Hall seen in front of the line-side conifer)



Fig.59 Exposed rock face where the former quarry was located



Fig.56 Views north-west from the pedestrian bridge to the church



Fig.57 Views east over playing fields to modern development closed by a tree-lined ridge

7.4 Architectural & Historic Qualities of Buildings

7.4.1 The core of the Conservation Area centred on The Square and fanning out for a short distance in all directions, contains a number of buildings ranging from Listed Grades I to II, two Scheduled Monuments and unlisted buildings which nevertheless are of local architectural interest and make a particularly positive contribution to the character of the village.

Medieval Period

7.4.2 The Church of St Mary (Grade I Listed, **Fig.60** & **Fig.61**), in common with a number of churches in Monmouthshire, has a substantial crossing tower. This and the narrow unbuttressed chancel dates from the 13th century, although the two windows are later. The crossing at the tower has low arches, which somewhat screen the chancel from the nave and transepts. The nave, quite short, has wide aisles resulting in an almost square plan west of the tower. The nave and aisles were rebuilt in the 15th century as can be seen in the wide traceried and mullioned Perpendicular

period windows and slender columns in the nave. The north porch, with a first floor chamber, was added slightly later, possibly in the early 16th century. This also has Perpendicular features, such as the low pitched roof. The church was restored in 1868 by John Norton, the architect of the Vicarage, which is located outside the Conservation Area.



Fig.60 St Mary's Church. The west front, with large mullioned and traceried windows and broad aisles and the two storey late medieval north porch.



Fig.61 St Mary's Church. The solidity of the central tower of this cruciform church is apparent from this view across the churchyard.



Fig.62 Manor Farmhouse. This vacant farmhouse and associated outbuildings, mainly 19th century in appearance, incorporates a much earlier side wing.



Fig.63 Manor Farmhouse. The side wing reveals late medieval stone arched windows, some traceried and mullioned, and a substantial pointed arched doorway

Fig.64 The Procurator's House (Magor Mansion). The ruins of this large 16th century house are situated on the western edge of the churchyard.



7.4.3 Manor Farmhouse (Grade II Listed, **Fig.62** & **Fig.63**), adjacent to the Wheatsheaf Inn, incorporates a substantial south wall of a 15th century building into what is essentially a 19th century farmhouse and associated outbuildings. The late-medieval portion contains a large pointed arched doorway, trefoil headed windows with hoodmoulds and a two arched window with a dividing mullion. Some windows contain Art Nouveau style glazing. The wall has been pebble-dashed at a later date. (This building and associated group, is lying vacant and in poor repair at the time of writing – November 2011).

16th Century

7.4.4 The tall two storey south-eastern wall of the ruined Procurator's House also known as Magor Mansion (Grade II listed and a Scheduled Ancient Monument, **Fig.64**) makes a notable visual impact on the west side of the churchyard. Little else remains of this substantial stone building which belonged to the Vicar of Magor. The massive chimney survives to its full height and numerous cambered arch windows pierce the walls, albeit without mullions.

17th and 18th Century

7.4.5 There are probably a number of buildings dating from the 17th century in the centre of Magor, but these are difficult to date from external examination due to subsequent remodelling. However, The Golden Lion Inn (Grade II listed, **Fig.65**) is identified as probably having 17th century origins. Its wide front and low profile with gable end stacks, together with its central location and remnant internal beams and jambs would suggest an early date. It was given its rendered frontage and sash windows (with exposed frames – an early 18th century feature) in the Georgian period.

7.4.6 Across The Square, the Post Office (Grade II listed, **Fig.66**) is also dated as 17th century, not least due to its former through passage plan, its wide frontage and numerous internal features such as an open fireplace with chamfered timber lintel, chamfered beams and low planked ceiling. The building has end stacks and a substantial outshut with a 'catslide' roof. The sash and later windows, irregularly spaced, are the result of 19th and 20th century remodelling.

7.4.7 Given the evidence of these two buildings (**Fig.65 & Fig.66**), it is likely that the building now an estate agent's office and a shop (unlisted), situated to the south-west of the Post Office and enclosing The Square on this side (**Fig.67**) was also built in the 17th century. End stacks, wide frontage and sweeping outshut are common features. The south-west gable end is interesting for its swept corner (again suggesting early origins) and the remains of the gable end, circular stair and chimney of a stone cottage that was once attached. The Wheatsheaf Inn (unlisted, **Fig.68** next page), with its broad front, steep pitched roof (unfortunately without its original chimneys) long rear wing and low lintelled ground floor windows is also likely to have been constructed in the 17th century. In common with this group of buildings the sashes were inserted in the 18th or 19th century and its rubble walls were rendered.



Fig.65 The Golden Lion Inn. This key building in The Square was built in the 17th century, but was remodelled in the 18th century when the sash windows were inserted.



Fig.66 The Post Office. Another broad fronted building, older than it appears, following remodelling in the 18th and 19th centuries.



Fig.67 A building of considerable interest. The rounded corner and attachment to the remnants of a late medieval two storey building suggest 17th century origins.



Fig.68 The Wheatsheaf Inn. The low ceilings on the ground floor, steep roof with gable ends and long rear range indicate a building of perhaps 17th century origins, despite its loss of chimneys and the later windows.



Fig.70 The 'Mustard Seed'. A former simple cottage and outhouse sensitively converted, at the point where the relatively formal Square gives way to cottages and farms.



Fig.69 A significant building framing The Square, probably contemporary with the Post Office. It turns the corner creating a terrace fronting the lane.

7.4.8 Some domestic and agricultural buildings having few architectural stylistic features, built in craft traditions which are common over a long period of time, are difficult to date. Such is the unlisted building adjoining the north side of the Post Office, (Fig.66). It continues the enclosure of the eastern side of The Square and turns the corner: it was probably a short range of cottages. The lateral chimney on its return side and the steeper pitched roof indicate a possible 17th century origin. However few other original features survive.

7.4.9 To the south of Magor House is 'The Mustard Seed' (Fig.70), a small unlisted cottage retaining much of its original character, with original first floor window openings and slate cills in a rendered rubble wall. Rubblestone construction can be seen on the return elevation. The simple, small scale shopfront does not detract from the overall vernacular form of the building. It is probable that a chimney has been removed. The attached outhouse connected at an angle to the building contributes to the character of the building and creates an effective stepping down of the scale of The Square, from Magor House.

7.4.10 There are a series of wide fronted vernacular cottages mainly to the east and south of The Square. The cottage on the corner of the lane leading to the school and church (**Fig.71** & **Fig.72**), although unlisted, is particularly interesting. The painted rubble wall may have been raised at a later date, indicating that the chimneys and roof are later. It is also likely that this was originally a pair of cottages. The low planked door with simple timber lintel and almost flush casement windows contribute to the integrity of the cottage. The western gable end of the cottage reveals an early 19th century round headed window with metal glazing bars, possibly re-used from elsewhere.



Fig.71 The form, layout, materials and details of this vernacular cottage contribute to its authentic character.

7.4.11 The unlisted cottage 'Tregan House' on the corner of Brassknocker Street (**Fig.73**) retains its character of simple window openings, appropriate canopy and gable end chimneys although it has been renovated (including the possible merging of two cottages into one). The building reinforces both the corner and the street frontage, and its margin of traditional paving materials has been retained. The outhouse garage is appropriate in scale, massing and simplicity.



Fig.73 'Tregan House'. A good example of a number of larger cottages (now restored) in the village, retaining much of its vernacular character, including the stone paving along its frontage.



Fig.72 The southern elevation of the same cottage, situated on the boundary of the churchyard, reveals a chapel-like window inserted into the gable wall.



Fig.74 Court Farm. An excellent group of farm buildings tightly enclosing a farmyard, presided over by the farmhouse, the front facing a sunny secluded garden.



Fig.75 Magor House. A handsome Georgian house with a strictly symmetrical façade and well proportioned sash windows surrounding its pedimented door.



Fig.76 Built in 1816 and subsequently enlarged, the Baptist Chapel retains its characteristic tall window design, although the glazing bars have been replaced.

19th Century

7.4.12 Court Farm (unlisted, **Fig.74**) is a good example of a village farm, with an almost completely enclosed courtyard of single storey farm buildings on its eastern side. The two storey farmhouse, with a secluded garden on its western main frontage, is of simple form with gable end stacks. The farmhouse and outbuildings are constructed of rubble stonework, mainly colourwashed, with pantiled roofs. The gable end bargeboards project somewhat, and that together with the brick chimneys suggest 19th century additions perhaps, although the organic layout of the farmyard buildings points to an earlier date.

7.4.13 Magor appears to have experienced a considerable amount of building throughout the 19th century, both in the late Georgian era and in particular, the Victorian period.

7.4.14 Magor House (Grade II listed, **Fig.75**), is a largely unaltered late Georgian house, which with its neighbour the Golden Lion, enclose and frame the western side of The Square. The house is a two storey, wide three bay house, with a central front door, topped by a semi-circular fanlight and a slender pediment supported by consoles. The upper three sashes are twelve panes each, the lower two are wider with sixteen panes each. In common with houses of the period, the rubble walls are smooth rendered and the roof is hipped, with tall end chimney stacks.

7.4.15 The two non-conformist chapels originate in the first half of the century. The Baptist Chapel (unlisted, **Fig.76**), is a substantial 'L' shaped building to the north of The Square. The original wing to the left was built in 1816 as The Ebenezer Baptist Chapel. The building, much altered to the rear, is a simple rectangle with a half hipped roof, with later pebble dash rendering. The windows are tall, half round as might be expected in a chapel and have simple 'Gothick' arched tracery. The glazing bars on this wing and that to the right are uPVC or other 'plastic' finish replacements for the timber, or even cast iron originals. According to plaques, the chapel was extended in 1906 and rebuilt in 1993. These wings to the right are set parallel with

the road and are constructed in stone courses of varying thickness, with buff brick dressings. The northernmost rebuild is faced in more irregularly coursed stone. There may be a continuous gallery running at mezzanine level throughout the chapel.

7.4.16 At the extreme western end of the Conservation Area on the south side of West End is a diminutive former chapel (unlisted, **Fig.77**). It is vacant but remains a significant building in that it is a local example of the non-conformist tradition in South Wales, and that it has a pair of refined elliptically arched windows (one taken up by a later door at lower level) with an unusual pattern of iron or steel glazing bars (**Fig.78**). The walls are painted stonework and brick dressings. It was probably constructed in the mid 19th century.



Fig.77 Former Chapel, West End. This vacant building, although extended and in need of sensitive conservation, is a physical reminder of the heritage of Magor, for both its original purpose and simple design.



Fig.78 Former Chapel, West End. A detail of the unusual and elegant metal window frames.

7.4.17 Both the School House and former school (Grade II listed, **Fig.79** & **Fig.80**) were built in 1857 in the Gothic Revival style, which dominated so much of the Victorian era. One could speculate that they were designed by John Norton who undertook the restoration of the church at about the same time. The School House is a low two storey building in rough coursed stone with ashlar quoins and copings to its steep pitched gables. Substantial chimneys and double and triple casements complete this modest but effective complement to the school building itself. The classrooms are accommodated in a single storey building with both mullioned gothic arched windows and with casements under low cambered arches formed of buff machine-made bricks also used for quoins. A small gothic belfry tops the gable end to the rear of the building.



Fig.79 Attached to the School House and designed at the same time, the former School has a belfry, large mullioned windows and a robust design reflecting its function.



Fig.80 Former School House. A High Victorian design with massive chimneys, tall gables and well executed stonework.

7.4.18 Perhaps the best example of the detached Victorian house is Merevale House, (unlisted, **Fig.81**), in West End. This handsome symmetrical wide fronted three bay house stands on a slightly elevated site enhancing its appearance. Two canted bay windows are linked by a hipped roof (supported by slender columns), which also acts as a porch to the central panelled front door. The bargeboard to this roof has a dogtooth pattern adding to the refinement of the overall design. All the windows are of the original Victorian four pane sash type and the hipped low pitched slate roof with end chimneys complete the design, which retains something of late Regency character.

7.4.19 To the north of Merevale House, a pair of unlisted semi-detached houses (See **Fig.51**), reflect aspects of the 'picturesque' design concepts current in the 19th century. The double gables and double 'L' shaped plans, giving end gables on each side, also feature diagonal porches at the internal corner of each house. Unfortunately, the original sashes have been replaced, but the lively rock faced stonework with brick dressings remain.

20th and 21st Century

7.4.20 The extension on the north side of the Golden Lion Inn (unlisted, **Fig.82**), appears to be designed as a service block, probably built in the first decade of the 20th century, in a functional freestyle. It is an informal but well considered composition of a gable end at one side, framed by narrow parapets, two large stable-type doorways with steel lintels and sash windows of two sizes. The building is subservient to the historic inn, whilst providing street continuity.

7.4.21 The Conservation Area embraces a number of examples of post war housing. The most notable of these is the cluster of houses for elderly persons on the east side of Newport Road, Chestnut Close (unlisted, **Fig.83**). The small house units each with its monopitch or split-pitch roof are grouped in various combinations, sometimes with shared entrances, to create sheltered landscaped spaces between the buildings. The wall

creating the ridge of the monopitch provides the necessary height to the buildings, whilst the low relief vertical brick bands create articulation and shadow lines on what would otherwise be a totally flush area of brickwork. The scheme is set back from the street which is unfortunate, in terms of ensuring continuity of frontage with the existing townscape, but has integrity in its own terms. Whilst the original windows and doors have been replaced, it is a representative of the Scandinavian influenced domestic architecture which was a popular design approach at that time. The quality of material finish and alterations do not make it a prime example of this period.



Fig.81 Merevale House, West End. A well preserved symmetrical Victorian house which retains something of Regency elegance.



Fig.82 This building adjacent to The Golden Lion, is a well proportioned Edwardian design incorporating mixed uses of garaging (or stabling), shopfront and first floor accommodation.

7.4.22 A recently constructed addition to the village is the extension to the church and community facilities, housed in the former School buildings. This single storey building (unlisted, **Fig.84**), is designed to respond to the architectural character of the original school buildings in its use of roofs of a pitch to match the existing, and the stone mullioned windows.



Fig.83 Chestnut Close. Characteristic 1970s houses with monopitched roofs, grouped to create green spaces.



Fig.84 The recent extension of the former School on its south side, in a garden location. The form and some of the detailing respond to the character of the original building.

7.5 Activity: Prevailing & Former Uses

7.5.1 Developed as a marshland farming settlement and later as a Grange for Tintern Abbey which took over its fine medieval church, Magor established itself as one of the key settlements on the Gwent Levels in the 15th century. The village core, centred on The Square, is largely a 19th century creation. The 19th century village developed as a commercial centre for the surrounding farms. The South Wales railway brought trade and the village comprised shops, school, and chapels.

7.5.2 Today the village centre still retains retail shops, Post Office and public houses. The village, substantially expanded from the 1960s onwards, is now a commuter settlement for Newport, Cardiff and Bristol.

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 with statutory listed and unlisted buildings. Key groups are:

- Court Farmhouse and outbuildings typical of a village farm
- The farm buildings to the listed Manor Farmhouse
- The Wheatsheaf Inn and Pond House creating a positive entrance to this historic core in the north-east
- The Baptist Chapel, Fernlea and Oakville, Devonia and the Magor House Restaurant create a positive stone built group at the northern entrance into The Square
- Corner Cottage and the pharmacy on The Square
- Chapel Terrace and the white-painted rubblestone cottage leading to the church

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 historic village is a predominantly rendered stone and natural slate settlement, now subsumed by 20th century housing in brick and render with concrete interlocking tile roofs. There are occasional exposed and white painted stone cottages and clay pantile roofs. There has been some detrimental alteration to historic houses in the form of uPVC windows, concrete tiled roofs and the loss of brick and rendered chimneys. All these changes are however reversible.

Walling

7.7.2 Stone is a mix of local limestone and sandstone, predominantly grey but with some brown tinges to its colouration and is often

seen as rubblestone but laid to courses (Fig.85). Stonework to many Victorian properties is squared (for example as seen to the Baptist Chapel, Devonia) and rock-faced to Fernlea and Oakville. Stone work to houses often has red or yellow brick dressings (Fig.86 & Fig.87) or painted ashlar dressings to openings and invariably with brick chimneys, sometimes rendered. Traditional pre-Georgian and Victorian openings in stone walls are small and timber casements were used. Later cottages and larger houses in The Square have larger openings with timber vertical sliding sashes.

7.7.3 There is much use of render to older houses and modern infill. This is generally painted (white, cream and other pastel shades) (Fig.88).



Fig.85 Coursed rubblestone seen on the ruins in the grounds of the Procurator's House



Fig.87 A striking combination of stone with yellow brick dressings, Devonia



Fig.86 Rubblestone in combination with red brick dressings on the Scout Hall



Fig.88 A typical group of rendered buildings in The Square

Roofing

7.7.4 The traditional houses still retain natural slate (Fig.89). This is generally seen at low pitches to simple gabled roofs with brick ridge chimney stacks. Some buildings have clay pantiles, for example the outbuildings to Court Farm and the Wheatsheaf Inn. The 20th century housing is dominated by the use of concrete interlocking tiles.



Fig.89 Natural slate is a typical roofing material seen in the Conservation Area

Boundary walls and retaining walls

7.7.5 There are a high number of short stretches of historic boundary walls within the Conservation Area. These are found to the front of historic properties and as boundary walls to the church (Fig.90) and Magor House. These local limestone rubble stone walls vary in height but are usually low level topped with cams or coping stones or concrete capping. Some Victorian walls are constructed of red brick or stone topped with brick mouldings. Boundary walls create positive enclosure to areas and provide structure to views particularly along paths to the church.



Fig.90 Rubblestone boundary walls strongly define some areas within the town including the churchyard

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

8.1 Green space is limited within the Conservation Area, but it nevertheless makes a very important contribution towards its special character. Surrounding 20th century housing developments have largely divorced the historic core from its landscape setting. There are however linking landscape views to be had from the elevated railway bridges to the south. The churchyard to the parish church (**Fig.91**) acts as an important green focus to the historic core with many mature trees which can be glimpsed from The Square. Private gardens also provide a green backdrop to buildings lining the streets.



Fig.91 The churchyard is a significant green open space in the Conservation Area

9 Key Views

9.1 Landscape Setting

9.1.1 The Conservation Area is no longer linked visually to its historic landscape setting in the Gwent Levels. 20th century housing developments and the railway line have removed any immediate connection. Views from the railway offer the only remaining links with the surrounding landscape of the marshy levels. Travelling past Magor by train along the line of settlements from Mathern in the east one can appreciate the development of settlements, each with its large parish church at a safe distance and raised from the marshy levels. In this respect the church and particularly its stone built tower is a dominant feature of the Conservation Area in the wider landscape setting.

Refer to:

Plan 4 Spatial Analysis

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are a series of strategic views to the landmark church tower of the parish church. Views from the railway to the church help to place the historic core in the context of its later 20th century urban extensions (**Fig.93**). Views from The Square link the historic core to the church.

Glimpsed

9.2.2 There are glimpsed views of the church tower and church in its walled setting with mature churchyard trees (**Fig.94**). These are to be had from Chapel Terrace, The Square and Brassknocker Street.

Terminated

9.2.3 There are a number of significant terminated views focused on historic buildings. At the northern end of the Conservation Area on Newport Road views are terminated north-

west by the Wheatsheaf Inn, north-east by Pond House and south-west by Glenroy Shops. On Redwick Road, across the junction with West End, views north-west are terminated by The Lawns which provides enclosure to the junction. On Newport Road views north are terminated by Twin Gables as the road splits either side of this corner property (**Fig.95**).



Fig.93 Strategic view from the railway line to the village with landmark church tower



Fig.94 Glimpsed view to the church from Twin Gables



Fig.95 View north along Newport Road from Chapel Terrace terminated by Twin Gable

10 Degree of Loss of Architectural and/or Historic Elements

10.1 There is 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 with relatively few original or historic windows surviving. These alterations are reversible and sympathetic modern traditionally styled windows in particular can be reinstated.

Part C: Management Proposals

11 Boundary Revisions

11.1 Overview

11.1.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development or a re-appraisal of the special character of a particular part of the town.

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

Refer to:

Part D - Plan 7 Management Proposals

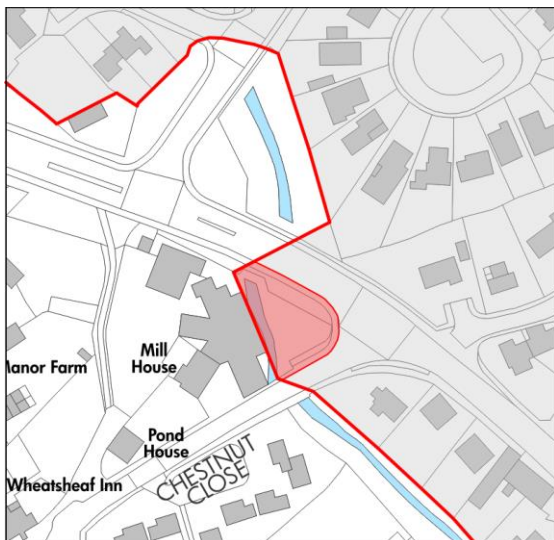


Fig.96 Plan showing area for inclusion in the Conservation Area

11.2 Areas for Inclusion (Fig.9 6)

Junction of Newport Road and Main Road, adjacent to Magor Motors

11.2.1 It is suggested that the open fenced green space to the north-east of Magor Motors forming part of the junction between Main Road and Newport Road should be included within the Conservation Area. This is an important space in relation to the former historic setting of Mill House presently to the south-west of later buildings which are now used as a garage workshop. The proposed extension to the Conservation Area will secure this important setting and ensure that any possible proposals for change will have regard to the older established historic development within the village core.

11.3 Areas for Exclusion (see Plan 7)

The Lawns, The Meadow, Priory Court, Priory Gardens, Withy Close, Wheatsheaf Court, Chestnut Close, Magor Church in Wales Primary School.

11.3.1 This substantial area of 20th century housing development bears no relation to the character of the Conservation Area, similar houses to the north and west are correctly excluded. It is noted that both Chestnut Close and The Lawns are of some architectural interest but they are not of sufficient quality to be included in a Conservation Area. The School, whilst an important building for the community, is of modern character and does not meet the criteria.

12 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."

Refer to:

Part D - Plan 7 Management Proposals

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 Magor Conservation Area Article 4 Directions should be considered for windows and doors and roof coverings on unlisted private dwelling houses where the original natural slate, clay tile or pantile survives. This is particularly the case for Pound House and Merevale House.

12.6 Front stone boundary walls, where they exist, form a positive part of the character and appearance of the Conservation Area. Where these are fronting domestic properties consideration should be given to the removal of permitted development rights in relation to the partial removal of boundary walls and the creation of hardstandings in gardens. This is the case for Fernlea and Oakville and Chapel Terrace. Chapel Terrace should also be considered for removal of permitted development rights in relation to the construction of a porch in order to encourage the retention of the existing original open gable porches which survive in numbers to the terrace.

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

Manor Farmstead

The former farmstead could be enhanced by cutting back vegetation, the renovation of farm buildings and farmhouse and the reinstatement of the farm yard space.

Road junction of West End and Redwick Road

This road junction could be improved with new natural stone paving and kerbs to pedestrian walkways on both sides, stone edge treatment to street trees and the rationalisation of road markings to improve continuity.