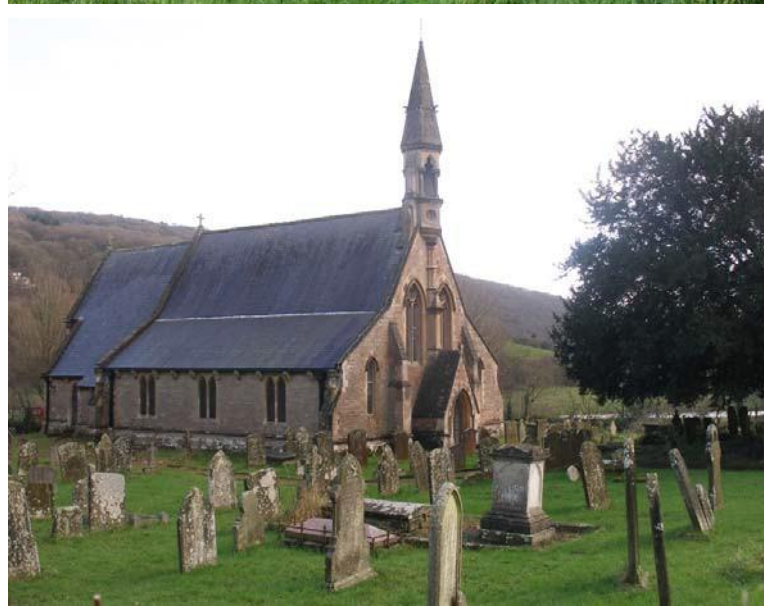




Llandogo

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

Document Prepared By:



FORUM
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Services

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Contents

Part A: Purpose & Scope of the Appraisal	5
1 Introduction	5
2 Consultation	5
3 Planning Policy Context	6
4 The Study Area	7
Part B: Conservation Area Appraisal	8
5 Location & Setting	8
6 Historic Development & Archaeology	9
6.1 Historic Background	9
6.2 Settlement Plan	11
6.3 Key Historic Influences & Characteristics	12
6.4 Archaeological Potential	12
7 Spatial Analysis	14
7.1 Background	14
7.2 Overview	14
7.3 Character Areas	15
1. The Church & Village East of the A466	16
2. The A466 Corridor	19
3. Cleddon Shoots Wood – ‘The Freedom’	21
4. The Hillside Cottages	23
5. Modern Llandogo	25
7.4 Architectural & Historic Qualities of Buildings	27
7.5 Activity: Prevailing & Former Uses	29
7.6 Contribution made by Key Unlisted Buildings	30
7.7 Prevalent Local & Traditional Materials	31
8 Contribution Made by Green Spaces (Including Biodiversity Value), Trees, Hedges & Natural Boundaries	33
9 Key Views	34
9.1 Landscape Setting	34
9.2 Types of View & Their Relative Significance	34
10 Degree of Loss of Architectural and/or Historic Elements	37
Part C: Management Proposals	38
11 Boundary Revisions	38
11.1 Overview	38
11.2 Areas for Inclusion	38
12 Article 4 Directions	39
13 Proposals for Enhancement	40

Appendix 1:	Criteria for Buildings Making a Particular or Special Positive Contribution	42
Appendix 2:	Policies & Recommendations for New Development	44
Appendix 3:	General Criteria for Boundary Revision	46
Appendix 4:	Glossary	48
Appendix 5:	Bibliography & References	50
Appendix 6:	Contacts	51
Part D:	Conservation Area Appraisal Plans	52
Plan 1	St Arvans Conservation Area	53
Plan 2	Historical Plan	54
Plan 3	Area of Special Archaeological Sensitivity	55
Plan 4	Spatial Analysis	56
Plan 5	Listed Buildings & Buildings Making a Particular or Special Positive Contribution	57
Plan 6	Character Areas	58
	Plan 6A Character Area 1 – The Church & Village East of the A466	59
	Plan 6B Character Area 2 – The A466 Corridor	60
	Plan 6C Character Area 3 – Cleddon Shoots Wood – ‘The Freedom’	61
	Plan 6D Character Area 4 – The Hillside Cottages	62
	Plan 6E Character Area 5 – Modern Llandogo	63
Plan 7	Management Proposals	64



Llandogo and its landscape setting as viewed from St Briavels, Gloucestershire

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 Llandogo is one of 31 designated Conservation Areas in the County of Monmouthshire. It was designated as a Conservation Area on 12 January 1976.

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

1.4 Key study aims:

- Identify those elements of Llandogo 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 Llandogo

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 Llandogo, was undertaken on 9th November 2009.

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 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.

4 The Study Area

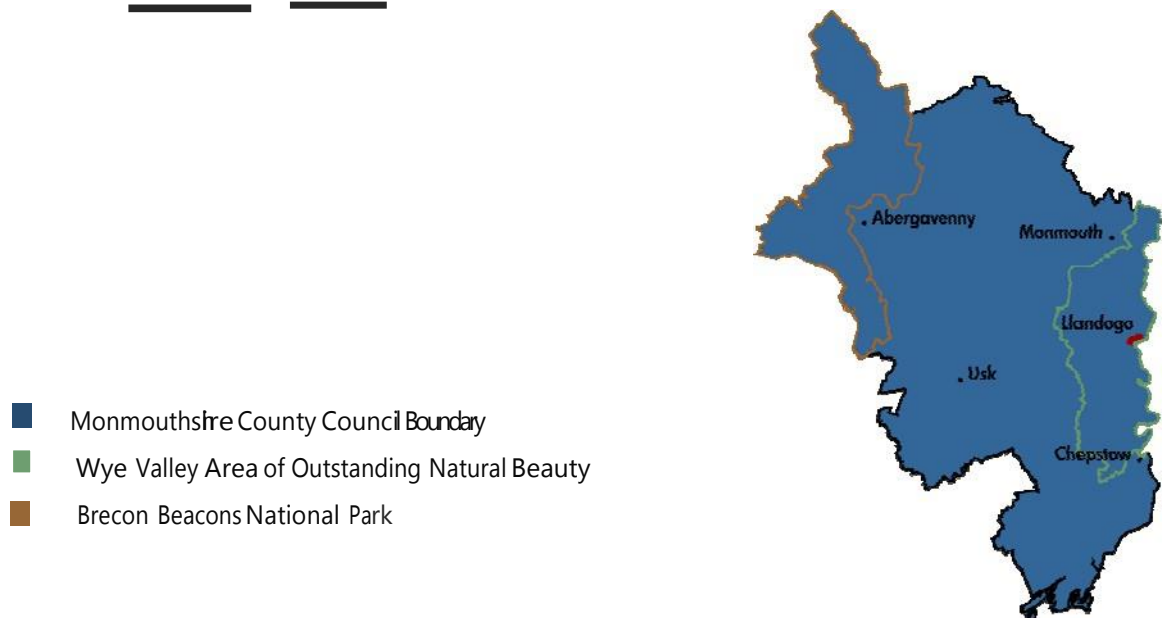
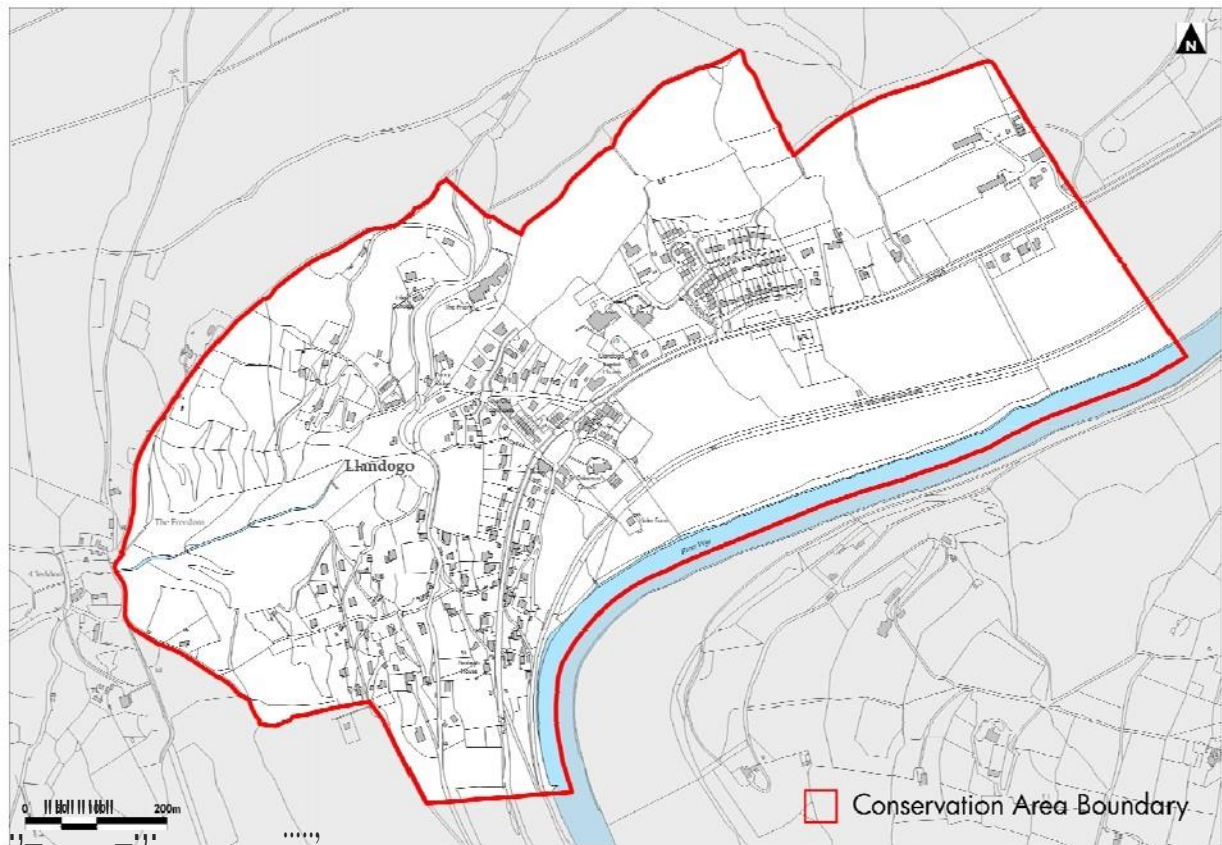


Fig.2 Study Area

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 The village of Llandogo, three miles north of Tintern, is situated in a bowl-shaped area on the west bank of the River Wye as it meanders along one of its many loops. The settlement is bounded by the river to the east and the steep hillside and ancient hanging woodland to the west. The land rises steeply to the west and many of Llandogo's houses are dotted on the hillside amongst the trees. The A466 Chepstow to Monmouth road, opened as a turnpike road in 1829, dissects the village dividing the hillside settlement from those houses on the banks of the river. The properties set back on the hill are focused in an area known as 'The Falls' where the 'Cleddon Shoots' and several springs cascade down the wooded bank to the river. Viewed from the River Wye, the white painted houses and stone cottages, linked by narrow lanes and footpaths

form an attractive composition. The properties are separated by small gardens and orchards. The river dominates views from many of the houses. (**Fig.2 & Fig.3**)

5.2 The entire Conservation Area is located within the Lower Wye Valley Area of Outstanding Natural Beauty (AONB). Cleddon Shoots Wood, which consists mainly of oak and beech, with ash and alder along the stream, is protected as a Site of Special Scientific Interest (SSSI).

Refer to:

Part D - Plan 1 Conservation Area Plan

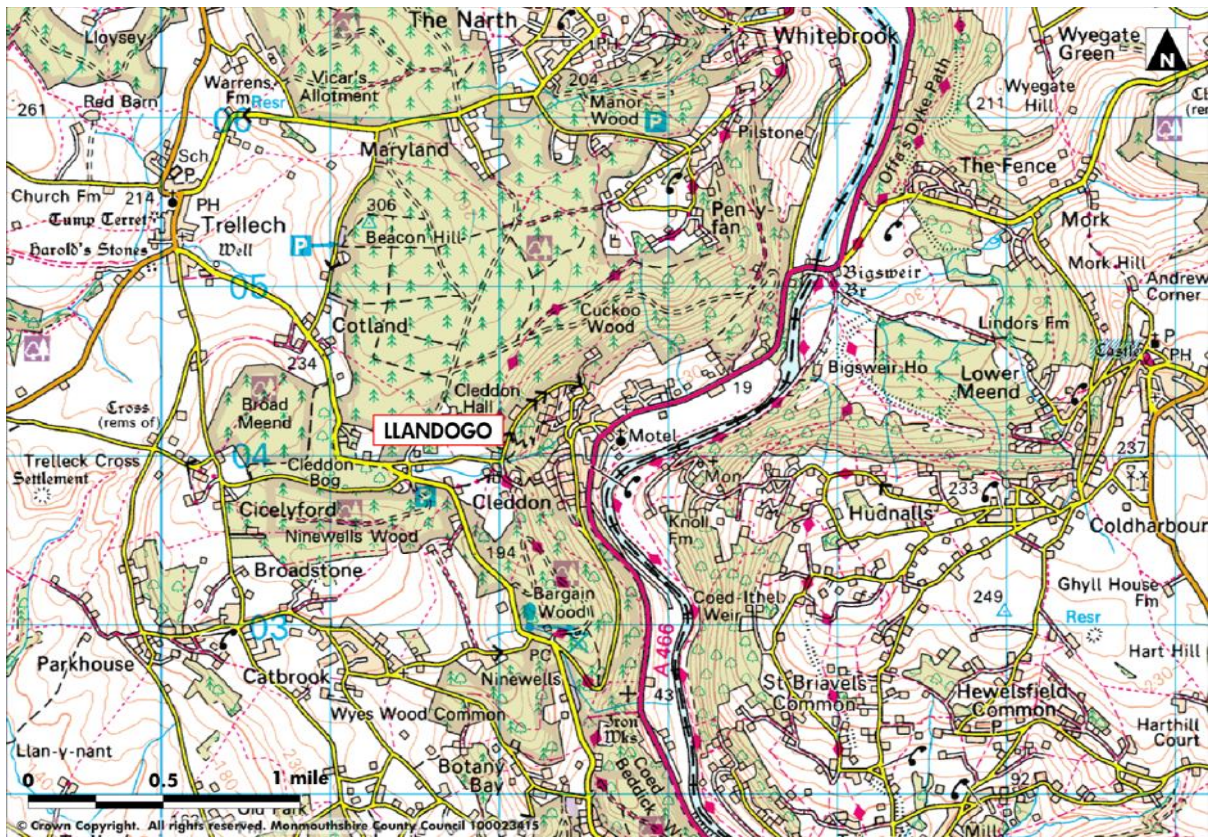


Fig.3 Llandogo Location Plan

6 Historical Development & Archaeology

6.1 Historic Background

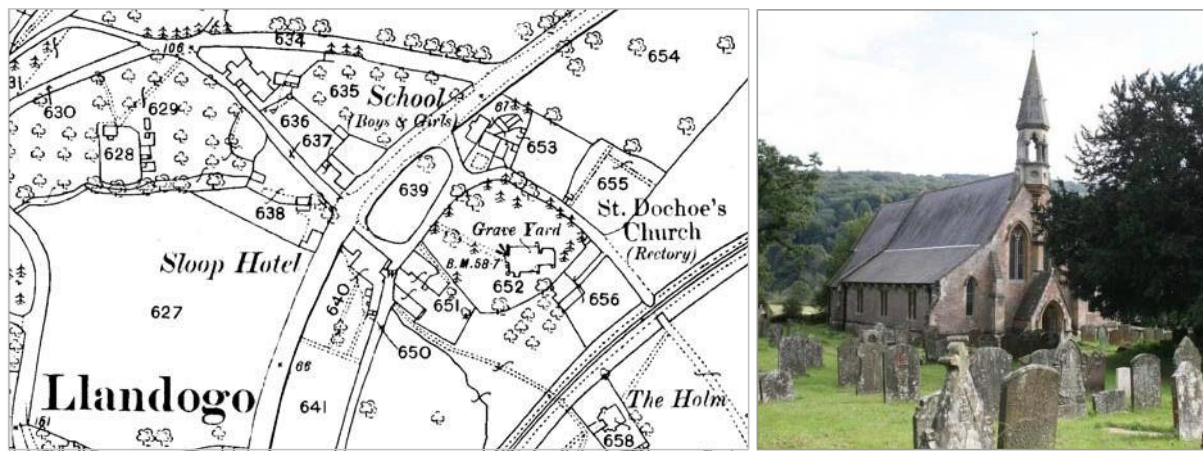


Fig.4 The Ordnance Survey 1st Edition map of 1881 shows the partly curvilinear boundary of the churchyard of St Oudoceus's church (right)

6.1.1 The early medieval origins of the settlement are demonstrated by the dedication to St Oudoceus, the third Bishop of Llandaff in the 6th century. The *Life of St Oudoceus* claims that he 'served God on the brook Caletan' (Cleddon Brook). According to legend, King Einion of Gweryssig was hunting a stag which escaped the hounds by lying on St Oudoceus' cloak (Walters, 1992). Subsequently King Einion gave the area to the See of Llandaff and Bishop Oudoceus built a house and oratory there. Part of Llandogo consisted of a manor of the See of Llandaff, the remainder being under the control of the manor of Trellech, held by the Duke of Beaufort (GGAT).

6.1.2 It is clear that the area was indeed an important early medieval monastic site and is mentioned several times in the early 7th to mid 10th century Llandaff Charters. Map evidence of the original curvilinear churchyard supports an early medieval date (Fig.4). The original medieval church has gone, replaced between 1859 and 1861 with the present church by J. P. Seddon. (Seddon and Coates Carter completed further work in 1889).

6.1.3 The positioning of the medieval settlement owes much to the River Wye, which provided excellent salmon and elver fishing and trade links. Into the early 20th century residents of Llandogo fished the Wye in primitive craft known as coracles, ribbed with laths or basket work, and covered with pitched canvas or animal hide.

6.1.4 In the 18th and 19th centuries, Llandogo developed as the terminus of a busy shipping trade route operating out of Bristol Docks. Barges from Monmouth, Ross-on-Wye, and Hereford brought their goods to the wharfs at Llandogo and Brockweir (on the opposite side of the river) to be shipped to Bristol. In the 80 years between 1786 and 1868, 28 vessels operated from the village. The village was not only at the centre of a major trade route, but its inhabitants also built flat bottomed boats known as trows (or sloops) of up to 56 tons (Fig.5). Villagers were also engaged in the processing and export of timber from the surrounding hills. The two large sawmills prepared oak bark for the Irish tanning industry, produced chair legs, broom-handles, hoops and staves for barrel-making and provided boat-building timber to the shipyards at nearby Chepstow (Green, 1999). Villagers working in the local industries lived in small rubblestone cottages, often white-washed (Fig.6).

6.1.5 The production of millstones from the belt of quartz conglomerate above the village was also an important industry in the area which is recalled by the various millstones built into retaining walls, displayed in gardens and lying discarded on the banks of the river. Many residents utilised the stones on their smallholdings in the production of cider and perry

6.1.6 Tourism came early to the Wye Valley as a direct result of the French Revolution and Napoleonic Wars, which disrupted the 'Grand Tour' favoured by the wealthy. After the publication of William Gilpin's guidebook, *Observations on the River Wye* in 1782, the 'Wye Tour' attracted many visitors anxious to view the 'Picturesque' qualities of the landscape in a two day trip along the river from Ross-on-Wye to Chepstow (Robinson, 2002). Most travelled to see the ruins of the Cistercian Abbey at Tintern, but Llandogo was not passed by without comment (**Fig.7**). Indeed in 1798, William Wordsworth wrote his poem *Lines Composed a Few Miles Above Tintern Abbey at the Cleddon Falls*. William Coxe, in his 1801 *Historical Tour in Monmouthshire* wrote:

"as the river winds by the beautiful hamlet of Llandogo, situated in a small plain tufted with woods, and backed by an amphitheatre of lofty hills; the view of the church peeping through the trees is extremely picturesque".

6.1.7 A series of walks were created in the Cleddon Shoots Woods including the zig-zag 'Jubilee Walk' laid out to provide a refined route for the family at The Priory to visit friends at Cleddon Hall.

6.1.8 In 1876, both the tourism trade and local industry received a boost with the completion of the Wye Valley Railway. The line ran along the banks of the river separating Holm Farmhouse from the rest of the village, with a halt on the north side of the farmhouse. The opening of the railway disrupted the river trade and the construction of the riverside track obliterated the original wharf.

6.1.9 Boatbuilding ceased c.1910 and as the 20th century advanced the village's principal industries of timber and millstones declined and ultimately finished. The Village Farm, busy until after the Second World War, was given up and the site sold for redevelopment. The railway closed to passengers in 1959 and freight in 1964 (Handley, 1998). Today there is little industry or commerce left in the village apart from the local shop, (Brown's Stores established in 1928), the Sloop Inn (originally owned by a river trader hence the name), and a collection of artist studios.



Fig.5 An example of a Trow - a type of flat bottomed boat built in or near the village for use on the river



Fig.6 Myrtles, A466 photograph taken c1900 - villagers would have been employed in the local sawmills or engaged in boatbuilding on the riverside

6.2 Settlement Plan

6.2.1 The 1844 tithe map shows the village as three distinct groups of housing. The earliest, on the north-west bank of the meandering river, is represented by the nucleated settlement around the church. The site of the early church and a few surrounding buildings including an early 18th century section of the Sloop Inn survive. The second group represents the expansion onto the hillside indicated by the small farmsteads and cottages linked by a network of wall-lined paths dividing the hillside into small, irregular plots (within which are some surviving orchards). Some of these may have developed as squatter cottages, possibly explaining the local name 'The Freedom'. The third group can be seen in the ribbon development along the 1829 turnpike road and along the banks of the river.

6.2.2 In the 19th century, further irregular cluster development occurred on the hillside. With the improvement in transport links, namely the 1829 turnpike road and 1876 Wye Valley

Railway (**Fig.8**), Llandogo's local industries and tourism trade continued to develop. Several small cottages and larger villas were constructed on the steep banks including the 1838-40 gabled and barge-boarded villa known as 'The Falls' or 'The Priory' built for John Gough. The majority of land in the parish of Llandogo was owned by the Duke of Beaufort; however the Gough family owned most of the village itself (GGAT).

6.2.3 In the 20th century, housing estates built to the west and north-west (Hudnalls View built in c.1950) of the church have increased the size of the village, together with infilling of the ribbon development along the A466, and to a lesser extent on the hillside. Infill of new houses and bungalows has continued to occur in the 21st century.

Refer to:

Part D - Plan 2 Historical Plan



Fig.7 A picturesque view of Llandogo and the Cleddon Shoots by William Henry Bartlett (1809-1854) National Library of Wales DV59

6.3 Key Historic Influences & Characteristics

6.3.1 Early medieval monastic settlement, a manor of the See of Llandaff, alongside the banks of the River Wye

- Hillside development of scattered houses
- divided by orchards, streams and stone-walled paths
- The River Wye acting as an important trade route from Herefordshire to the Bristol Channel and in the 18th century, a tourist attraction as the 'Wye Tour'
- The oak and beech Cleddon Shoots
- Woods providing timber and bark for the
- 18th to 19th century boatbuilding and tanning industry
- The Cleddon Shoots waterfalls cascading down the hillside and powering the sawmills
- The geology of a band of quartz conglomerate ('pudding stone') running along the hillside providing quality stone for millstones
- The 1829 Chepstow to Monmouth turnpike road which encouraged 19th century ribbon development

6.4 Archaeological Potential

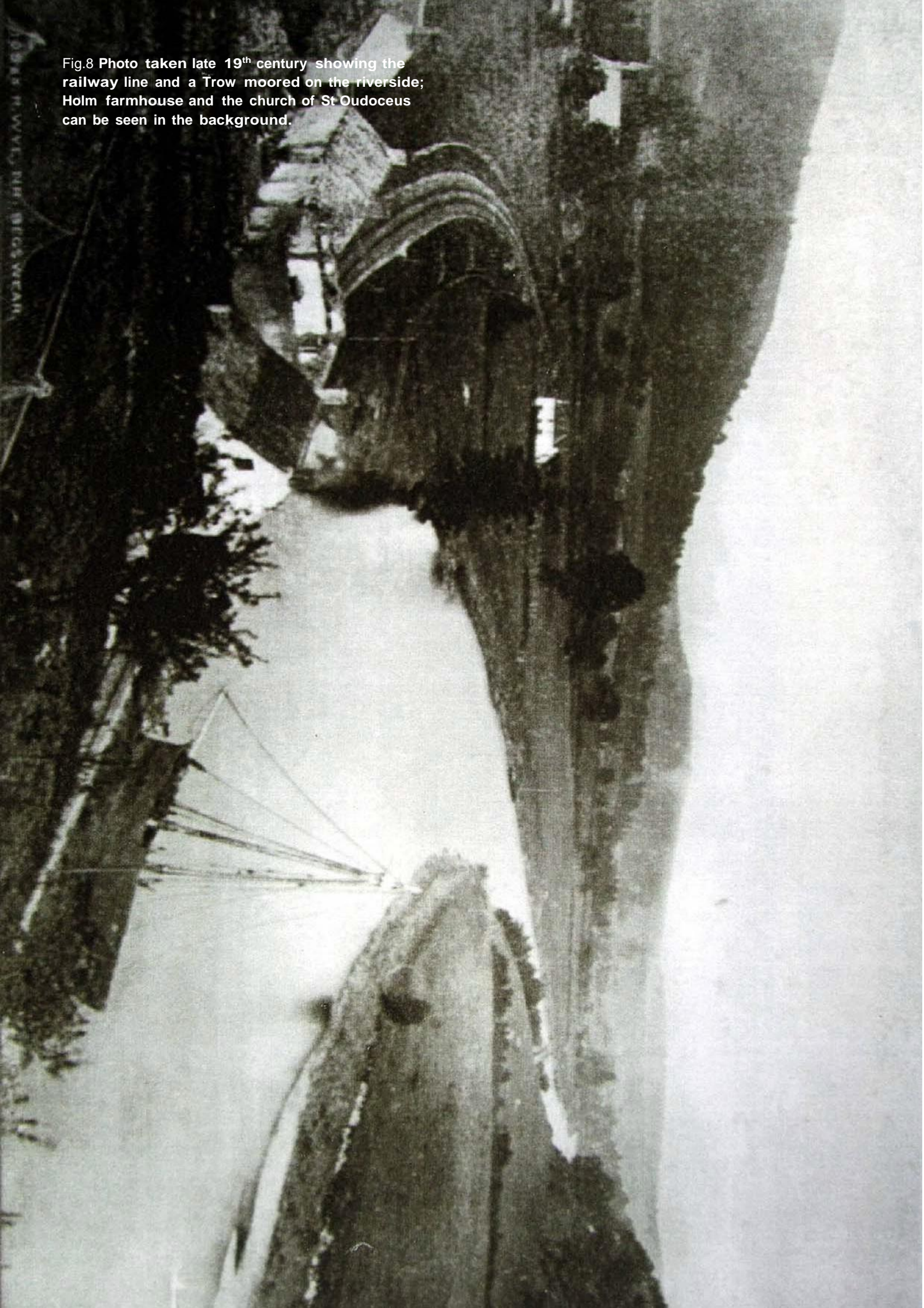
6.4.1 Llandogo has almost certainly been the focus for settlement since the 6th to 7th century and therefore it is possible that evidence for the origins and development of the settlement will survive below ground except where modern development will have destroyed or compromised archaeological deposits. Cleddon is also a settlement of possible medieval origins. Whilst the early settlement at Llandogo was probably focused around the area of the church, the origins of the scattered settlement on the hillside are unclear. It is possible that earthwork evidence for abandoned building sites may be preserved within the woodland on the hillside which could provide an insight into the development of this part of the settlement. Additionally, evidence for the quay alongside the river and Llandogo's boat-building industries may be preserved on the west bank of the Wye. Evidence from the post-medieval period will also be encountered within some of the standing buildings of the village.

6.4.2 There have been no recorded archaeological excavations within the village to help inform the potential for archaeological deposits and the Historic Environment Record contains few records of archaeological sites within the Conservation Areas other than the church. However, an Area of Special Archaeological Sensitivity has been identified based on historical sources, historic map evidence and settlement analysis. Any future development proposals, including alterations to historic buildings, within this area may be subject to archaeological conditions due to the potential for the discovery of evidence relating to the development of the village. Advice from the Glamorgan-Gwent Archaeological Trust, the council's archaeological advisors, should be sought at an early stage in any proposed development scheme.

Refer to:

Plan 3 Area of Archaeological Potential

Fig.8 Photo taken late 19th century showing the railway line and a Trow moored on the riverside; Holm farmhouse and the church of St Oudoceus can be seen in the background.



7 Spatial Analysis

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 five 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 Llandogo 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**.

Refer to:

Part D - Plan 4 Spatial Analysis
Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

7.2 Overview

7.2.1 Llandogo Conservation Area comprises the entire dispersed settlement of Llandogo. Its historic core, marked by the church of St Oudoceus, is now overshadowed to a degree by the development of the village on the hillside.

7.2.2 The overall character of Llandogo is derived from its informal and, on occasion, sporadic layout which has evolved over time with the piecemeal construction of houses on the hillside and periods of growth along the A466 Chepstow to Monmouth Road.

7.2.3 The topography of the village plays an essential role in defining the character of the Conservation Area. The historic village comprises small cottages and modest houses scattered over the hillside, most built into the bank with varied orientation but using the contours of the hillside to provide both protection and maximise sunlight. Each has their own small gardens, paddocks or orchards (**Fig.9**).

7.2.4 The buildings are attractively grouped in places, and many are connected via an interweaving network of steep, stone-walled, lanes and narrow footpaths. The intimate, enclosed nature of the hillside houses is juxtaposed by the wide open views of the spectacular Wye Valley below.



Fig.9 Topography plays a key role in defining the character of Llandogo

7.2.5 There is an interesting mix of building types and materials reflecting the status of the houses and cottages and the area’s local geology and past industry. Little, if anything, survives of the village’s once prosperous industries.

7.2.6 The wooded hills on both sides of the valley define the settlement’s landscape setting. There are significant and far reaching views of the River Wye and its deep valley setting from high up on Llandogo’s hillside and consistent local landmarks throughout the village which, in part, define these views (**Fig.10**).

Refer to:

Part D - Plan 6 Character Areas

7.3 Character Areas

7.3.1 Five distinct character areas have been identified in Llandogo, the boundaries of which have been identified in **Plan 5** in the Appendices. 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)

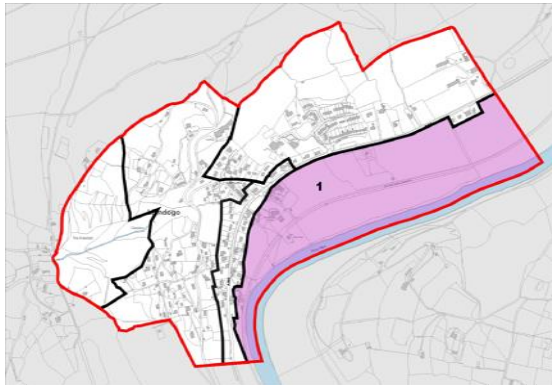
- Scale & Building Line
- Significant Groups
- Materials
- Views
- Local Features
- Significant Spaces & Gaps



Fig.10 A view of the River Wye from Llandogo’s hillside

CHARACTER AREA 1

The Church & Village East of the A466



Refer to:

Part D - Plan 6A Character Area 1



Fig.12 Holm Farmhouse with St Oudoceus's church in the background



Fig.13 Hillside development in Llandogo displaying the usual painted rendered finish and a mix of slates and tiles to roofs

7.3.3 This character area is physically defined by the A466 Chepstow to Monmouth Road which divides the hillside settlement from the church and houses on the banks of the river. The area forms a stretch of land focused around the church and farmland, extending south encompassing riverside cottages. Although no physical evidence remains

the position of the church marks the site of the village's early-medieval nucleated settlement. Between the River Wye and the A466, the riverside fields act as an important frame to the Conservation Area. The line of the Wye Valley Railway can be clearly seen with embankments, ditches and fences still evident.

7.3.4 The scale and building line varies within the character area reflecting the piecemeal character of development within this area. Most houses are of two-storeys (The Retreat and The Old Ship), some are two-storey plus attic (Riverside), and some are single storey plus attic (The Nook). There is no strongly defined building line and some properties are offset from both river and road/lane side but are orientated to face the river (The Old Ship and Klosters). Others relate to former lanes, footpaths and property boundaries established during the varied historic periods of use – for example port and tourist destination influenced by the railway (now lost). This adds to the eclectic character of this section of the Conservation Area.

7.3.5 In the northern part of the character area, there is a positive group of larger buildings, spaced further apart, and centred on the church. They comprise: The Sloop Inn, Wydean, Holm Farmhouse and the church itself. All four buildings are distinctive due to their size and status. Holm Farmhouse (**Fig.12**) is more isolated, surrounded by fields, south of the church. The close proximity of Wydean and The Sloop Inn either side of the lower lane running parallel to the A466 produces a sense of intimacy and historic character. The buildings are linked by the central position of the modest, Gothic style, Victorian church located in its stone-walled circular churchyard.

7.3.6 There is a limited palette of building materials in this part of the Conservation Area. The roofs are mostly either red/brown clay tiles or Welsh slate. Some new and re-roofed properties have concrete tiles (**Fig.13**).

7.3.7 The buildings are constructed of the local quartz conglomerate or sandstone, many of which

are rendered and usually painted white or cream. The two modern rendered houses (Nos. 1 & 2 Church View) painted pink and a deep blue stand out for this reason. The church is constructed of snecked red sandstone with Bath stone dressings. Two or three of the stone houses have both red or yellow brick dressings and stacks. Chimney stacks on most houses are brick, either exposed or rendered, with red clay pots. Gable roofs are usually finished with barge-boards, many of which are particularly decorative (e.g. Riverside). Some good examples of small pane timber sashes and casements survive in a number of houses including Wydean and The Retreat. Riverside retains its, probably 17th century, stone mullion window on its southern gable end.

7.3.8 There are glimpsed views between the houses east towards the river (**Fig.14**). The riverside footpath between the houses and down on to the banks of the river provides excellent views both up and downstream. On the river bank path looking back at Llandogo the stone and rendered houses are distributed across the hillside interspersed with groups of trees and garden areas. Holm Farmhouse, somewhat isolated in the fields, can be seen in all views along the river bank with the attractive Gothic revival style church, with its small but distinctive octagonal bellcote, rising above trees to its north (**Fig.15**).

7.3.9 As on the hillside, the river bank properties are linked by narrow winding footpaths, such a distinctive feature of the Conservation Area. The local quartz conglomerate rubble stone is to be found on the paths, in steps and boundary walls; the most impressive being the circa 17th century, Grade II listed, churchyard wall (**Fig.16**).

7.3.10 The 'scar' left by the former railway line is another key feature of this character area, recalling this once important transport link. The corrugated iron shelter, once located on Llandogo Halt, remains near Holm Farmhouse (**Fig.17**).



Fig.14 Glimpsed views towards the river



Fig.15 Views from the river bank of the Gothic revival style church (St Oudoceus)



Fig.16 St Oudoceus churchyard wall including stone stile



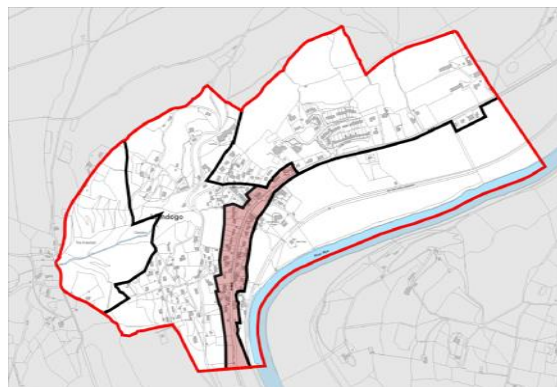
Fig.17 Llandogo Halt - Surviving Shelter



Fig.18 Predominance of the church spire is evident from this view from the River

CHARACTER AREA 2

The A466 Corridor



Refer to:

Part D - Plan 6B Character Area 2



Fig.20 Enclosure to the roadside created by the terrace fronting the A466



Fig.21 Pentwyn House with its prominent stone retaining walls at the southern entrance to the village

7.3.11 This character area comprises the properties either side of the busy A466 from the Old Bakery in the south to the former Baptist Chapel to the north. The area forms a narrow strip of housing dominated by the road. This section of the Conservation Area is how

most travellers experience the settlement.

7.3.12 The scale and building line varies within the character area, although there is some consistency in small groups (usually pre-war and post-war variations). Most houses are of two-storeys; the Old Bakery is an unusual exception. The squat, single-storey building sits, almost 'sunken', on the east side of the A466 at the southern entrance to the village. Some properties do not follow a building line but there are two distinct lines either side of the road; those on the east side (mostly pre-war) fronting the road and those on the west set back above the road (mostly post-war).

7.3.13 Houses fronting the A466 are built into the bank and appear taller on the east side, often with cellars/lower rooms visible on the rear elevation. On the east side there are a collection of seven houses, including a short terrace, which form a strong building line (Fig.20). A further three (Greengate, Stoneleigh and Fox Cottage) are set back off the road facing the river rather than the road. As a result of this varied building line there are distinct pinch-points to the townscape which funnel views and signify a sense of arrival to the village core.

7.3.14 At the southern entrance to the village two groups of good quality buildings lie either side of the A466. To the west is Pentwyn House, set back above the road on top of a stone wall (Fig.21), and, next to a stone outbuilding and water trough, Spring Cottage. To the east, further into the village, The Old Bakery, Rose Bank, Penrhos Cottage and Myrtles, stand on the side of the road. The stone houses, some rendered, others simply painted white, retain their key features including barge-boards and timber sashes or casements.

7.3.15 There is a consistent use of building materials in this part of the Conservation Area. The roof coverings are either red/brown clay tiles or natural slate. New and re-roofed properties generally have concrete tiles.

7.3.16 Older buildings are constructed of the local quartz conglomerate or sandstone. There are red brick interlopers (e.g. Riverdale) and modern rendered brick semi-detached houses set back off the road. Stark, rendered modern developments, with grey slate roofs, lie nearer to the church. These include Nos.1-4 Old Farmhouse Court and Nos.1-5 Church Mills. Their size, much larger than any other surrounding domestic buildings, makes them an unfortunate focus in this part of the character area.

7.3.17 The rock-faced stone Baptist Chapel with yellow brick dressings (Wye Valley Arts Centre) (Fig.22) and sandstone School building (Gallery House) are two important but somewhat isolated historic buildings north of the church. The Sloop Inn (its oldest section dated 1707 – datestone to the rear gable) (see photo 25) has suffered the consequences of modernisation with concrete roof tiles, replacement windows, stone cladding with raised pointing, and a large functional, but

characterless, extension. The village shop has also suffered from replacement uPVC windows and corporate shop signage. This degree of modernisation particularly relating to windows, roofs and large extensions has had a significant impact on many buildings in this character area and across the Conservation Area.

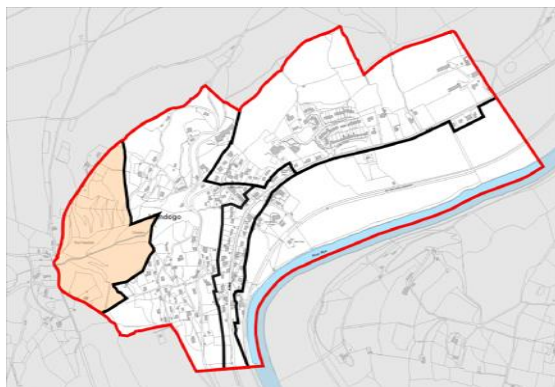
7.3.18 There are glimpsed views and some well-defined views between the houses east towards the river and along the valley. The new roof of the garage to Holm Farm is particularly prominent in views.

7.3.19 The river bank properties are linked by narrow winding footpaths, which is a very distinctive feature of the Conservation Area. The local quartz conglomerate rubble stone is to be found on the paths, in steps and boundary walls.



Fig.22 Wye Valley Arts Centre, formerly the Baptist Chapel

CHARACTER AREA 3
Cleddon Shoots Wood / 'The Freedom'



Refer to:
Part D - Plan 6C Character Area 3

7.3.20 This character area, distinct from the rest of village, comprises the ancient woodland on the hillside above the village. The area contains a handful of houses and a small hamlet; Cleddon at the western edge of the wood, currently outside the Conservation Area. The 'hanging' woodland, mainly comprising oak and beech, with ash and alder along the Cleddon Shoots stream, is a SSSI. During the winter months, with high rainfall, the stream

and various hillside springs transform into fast flowing cascading waterfalls. The woodland was once carefully managed for the production of boatbuilding timber, for bark for the tanning industry and coppiced for the production of chair legs and broom-handles etc. The coppiced trees, now mature, are a noticeable feature.

7.3.21 Among the streams and trees are numerous paths and well-built stone walls (**Fig.24**). The walls, many partially collapsed in places, are a key characteristic of this character area. They extend in all directions, many crossing each other, and provide a positive reminder of the past industrial era of the village. The zig-zag path, such a noticeable feature on maps, is known as the Jubilee Walk which provided a refined way to scale the hillside for the Victorian sight-seers and local population, especially the residents of the two large houses: Cleddon Hall and The Priory.

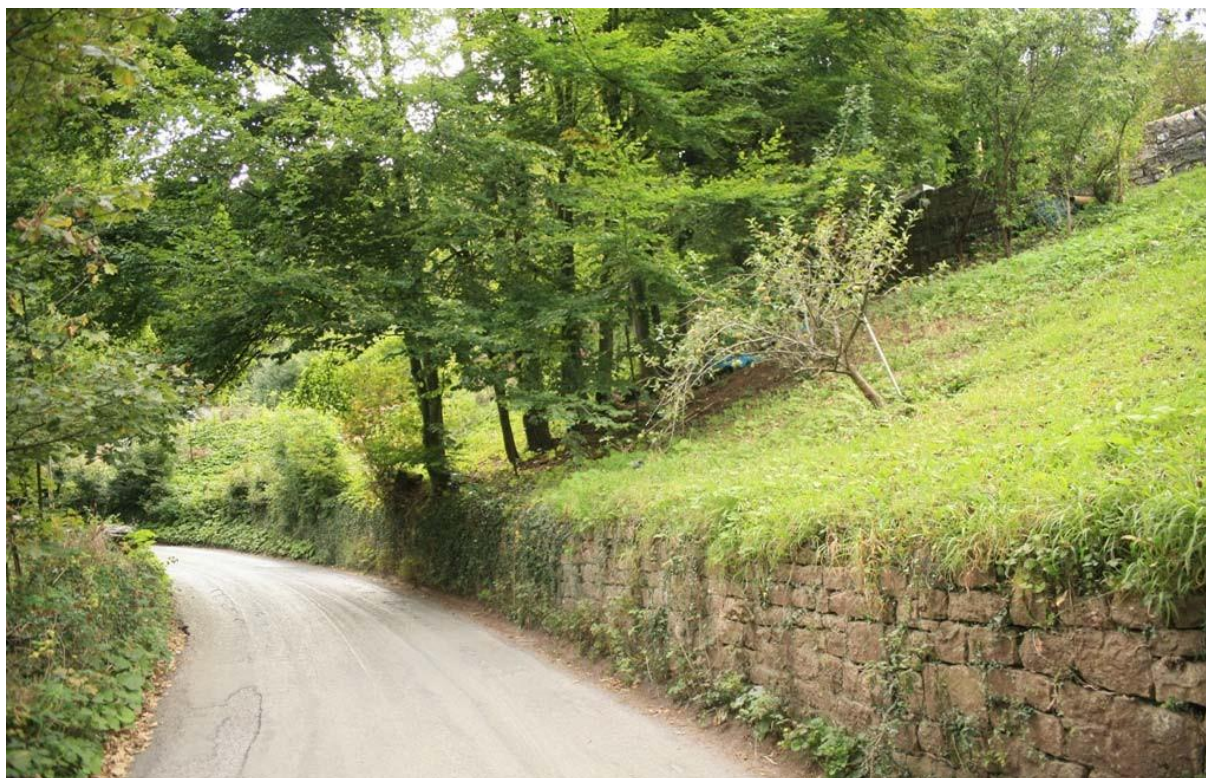


Fig.24 Stone walls lining the roadside

7.3.22 The small collections of attractive houses, located on the sweeping road from Llandogo to Cleddon, are of a similar scale. They sit in small plots with gardens. The houses, forming a small hamlet on the western side of the wood (Cleddon – currently outside the Conservation Area), are clustered around a series of narrow lanes, rectangular in plan forming a significant historic group. The houses, constructed of local quartz conglomerate (some painted or limewashed), have either natural slate or clay tile roofs with brick chimney stacks.

7.3.23 With leaf on the trees there are only glimpsed views down the steep hillside to the village and river below. In winter some views open out and there are fine views east to the valley below, framed by trees. As the road winds round to the top of the hillside views along the sunken lane are foreshortened.

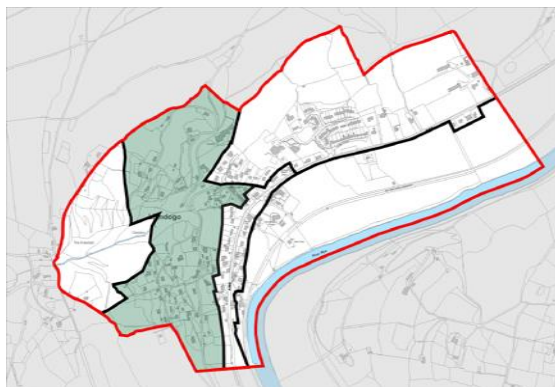
7.3.24 Local features include the dry-stone walls, collapsing in places, and now picturesquely covered in moss and ferns (**Fig.25**). Broken millstones, quarried from the hillside, can be found lodged in the walls, acting as stepping stones over the stream, or left discarded in the woods and hidden by moss and trees further adding to the picturesque qualities of this intimate landscape.



Fig.25 Dry stone walls are a defining local feature of the Conservation Area

CHARACTER AREA 4

The Hillside Cottages



Refer to:

Part D - Plan 6D Character Area 4



Fig.27 Hillside development



Fig.28 View to The Priory

7.3.25 The area comprises the main part of the village and has the highest density of built form which would be considered to form part of the special architectural and historic significance of the Llandogo Conservation Area. The character area comprises the hillside settlement below the wooded slopes down to the A466, bounded to the north east in part by the modern development north of the road leading to Cleddon.

7.3.26 The houses include a plethora of building types from Victorian villas and modest stone cottages to farmhouses and modern infill houses and bungalows. The houses, largely built into the hillside, are predominantly two- storey. There is no planned building line; each property was constructed in small plots where and when they could be accommodated but most are orientated along the contour and face east looking out over the valley. The jumble of plot sizes and orientation of the buildings is a key characteristic of the hillside settlement (Fig.27). When viewed from afar the houses rise above one another, their varied facades but similar traditional two storey cottage scale facing out to the valley, creating a sense of unity and strong identity.

7.3.27 All of the traditionally built houses in this character area form a group of considerable quality, unified by their use of local stone and traditional scale. Within this there are a few groups of distinctive buildings which add to the general high quality of historic buildings in the sub-area. The Priory is one (Fig.28); a villa constructed in 1838-40 by Wyatt and Brandon, standing prominently on the hillside, complete with orangery, gardens and Grade II listed Lodge of c.1846. Another group adding to the special character and appearance of the area are located on the roadside south of The Priory. They comprise, The Lion (formerly a public house), and the tall, double pile, Yew Tree Cottage, curious for its orientation, facing south-west rather than east. Unfortunate modern housing developments surround both Glyn Farm and The Old Farmhouse, diminishing the group value they, no doubt, once had.

7.3.28 The character area contains a wide variety of building materials, more than any other area. Houses are generally constructed of the local quartz conglomerate, with others of higher status, such as The Priory, constructed of sandstone. However the characteristic sight is of rendered cottages, both old and modern, painted various shades of white and cream. Features include large stone quoins to modest properties (for example Glen Cottage (Fig.29), and the property immediately south of The Cloisters, with its unusual stone arches). Many use brick dressings to great effect, the most impressive being seen at The Cloisters. Roofs are mostly red/brown clay tiles or natural slate interspersed with modern grey or brown concrete tiles. Relatively few timber sash or casement windows remain, a notable exception being those at The Lion. A characteristic feature of the Conservation Area, but particularly impressive within this character area, is the use of decorative bargeboards (The Cloisters, Priory Lodge and Craig-las). The Priory Lodge is notable for its elaborate decorative barge boards and use of mock timber framing, a novel feature in this Conservation Area. The stables are an equally accomplished building with architectural embellishment including Flemish gables (Fig.30).

7.3.29 There are many spectacular open views east to the valley and river below and many more glimpsed views between trees and buildings. Particularly fine views are to be had from The Priory, from outside The Lion and south-west from the top road outside Misty Cottage. Views take in the settlement below; the church spire and Holm Farmhouse being key landmarks. On the Gloucestershire side of the valley the double bay frontage of Polish Scouts House, The Hudnalls, is a major landmark. There are also distant views north- east to the Forest of Dean and the hilltop village of St Briavels.

7.3.30 Local features, in common with most of the Conservation Area, include the sunken, stone-walled paths (Fig.31) between houses and the millstones either built into walls or displayed in driveways.



Fig.29 Glen Cottage



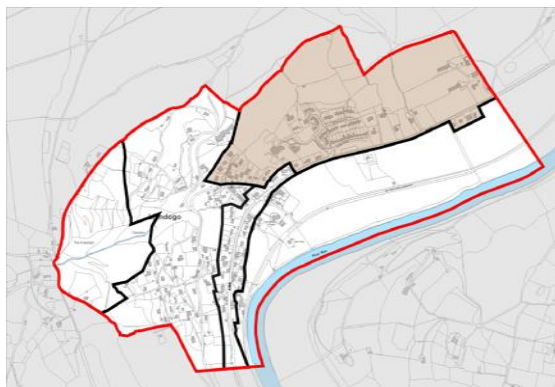
Fig.30 The Flemish gable of The Priory stables



Fig.31 Footpaths are often demarcated by stone walls

CHARACTER AREA 5

Modern Llandogo



Refer to:

Part D - Plan 6F Character Area 5

7.3.31 Since the 1950s Llandogo has grown with new housing developments concentrated in an area north-east of the church. This character area covers the area of the village north-east of the Cleddon road encompassing Hudnalls View, Holmfield Drive, The Woodlands, Greenbanks, and the school and village hall. Apart from a small number of examples, traditional stone buildings are conspicuously absent from this character area (Wyndham House and Elmsfield are two notable exceptions). The character is dominated by the closes and cul-de-sacs with their wide pavements,

garages, drives and suburban gardens, at odds with the intimate character and appearance and use of locally sourced materials in the historic settlement.

7.3.32 The houses in this character area are predominantly two-storey, but in addition there are many bungalows including a group of nine on Holmfield Drive. The houses are aligned on roadsides or in clusters, contrary to the character of the historic scattered hillside settlement.

7.3.33 There are a number of obvious groups of buildings, each with their own character, from the suburban Greenbanks with its large detached red brick houses to the uniformity of the c.1950 council development of Hudnalls View (**Fig.33**). This comprises a 'vernacular style' symmetrical row of rendered houses arranged behind a green. A collection of four buildings mark the entrance to the village from the east. This group comprises two rendered bungalows (one with mock timber-framing), a two-storey rendered detached house and a brick and mock timber-framed carpet shop (formerly the village garage and petrol station). There is a well-grouped and remarkably intact development of 1970s houses to the immediate west of Hudnalls View.



Fig.33 Hudnalls View

7.3.34 The buildings within the character area have a limited palette of materials. Brick is the predominant building material, seen in various colours such as the two-storey light grey brick houses on Holmfield Drive which dominate the pleasant green in front of the village hall. Other houses also utilise light coloured brick (e.g. Treetops and The Rectory) whilst some, including Parklands, are constructed of bright red brick. The best of the stone houses is Wyndham House remaining largely unaltered with its fine squared stone coursing and Tudor drip moulds above window openings. Roof coverings are predominantly concrete tiles with some grey slate or brown clay tiles.

7.3.35 There are a number of important views within the character area. The first is on the A466 at the entrance to the village to the east. As you travel into the village, opposite the drive to Wyndham House, there are significant glimpsed views of the hillside settlement to the south-west which open out the further you travel through the village. There is an incidental but attractive view looking west from the school car park, just above the village hall, to The Priory which sits on a slight promontory overlooking the valley.

7.3.36 In parts of the character area millstones remain, displayed in gardens. These are reminders of the former industrial uses which dominated the settlement for significant periods of its history.

7.4 Architectural & Historic Qualities of Buildings

7.4.1 There are few traces of the waterside and industrial activities of Llandogo surviving in the buildings within the conservation area. Most of the built environment dates from the 19th and 20th centuries, in sporadic and loose groupings, except along the western end of the main road.

7.4.2 Within this pattern however, older architectural origins can be detected. The wall surrounding the Victorian church is approximately 17th century and contains a well preserved stone stile. Two buildings have pre-19th century origins, although they have been considerably altered in the post war period.

7.4.3 The Sloop Inn (**Fig.35**), on the western side of the green and the southern side of the main road, is a detached two-storey frontage building with ridgeline parallel to the street. It has been altered and reclad, but the rear ranges at right angles to the street stepping down the sloping site are recognisably more original in character. The gable end of the range has a date plaque of 1707, although the architectural character is of an urban vernacular rather than displaying any early classical stylistic characteristics.

7.4.4 Opposite the green and on the alignment of an early lane, rising up the hill, a vernacular farmhouse ('The Old Farmhouse') and outhouses are located, almost surrounded by recent development. This rubble walled building is considerably altered.

7.4.5 There is a handful of vernacular cottages clinging to the steep slopes higher up the hill. They are situated close to the narrow roads, following the contours, and sometimes integrated with substantial retaining walls, for instance Yew Tree Cottage. These are rubble walled, sometimes rendered and two or three storeys high.

7.4.6 The lane running south of the green, on the narrowing plots between the main road and the river bend, contains some vernacular cottages mostly rendered and extensively modernised, although

retaining their characteristic long low form.

7.4.7 The house situated to the west of the church and on the southern corner of the green, identified as Wyedean (**Fig.36**), is perhaps the only substantial example in Llandogo of the Regency period. It is set at right angles to the lane, integrated with a tall boundary wall. It is rendered, with a low pitched roof and projecting eaves. Windows retain their sashes and at least one is in the pointed Regency 'Gothick' style. It has an attractive yard of outhouses on its southern side.

7.4.8 The Victorian period in Llandogo is represented by the only two Listed Buildings in the Conservation Area (other than gravestones and the church wall), although other good non- Listed Victorian buildings are scattered throughout the settlement.



Fig.35 The Sloop Inn



Fig.36 Wyedean

7.4.9 The church of St Oudoceus (**Fig.37**) is a complete replacement in the Victorian Gothic Revival, on a modest scale. Its octagonal belfry topped by a steep conical capping is a local landmark. The church constructed in snecked red sandstone with Bathstone dressings, was completed in 1861, although there was some rebuilding in the late Victorian period.



Fig.37 The church of St Oudoceus

7.4.10 The Priory, sited high on the hillside, dates from about 1846, although it was extended in the late 19th century and 20th century. It is designed in a nostalgic 'Olde English' style, with rubble sandstone walls. It is approached via an attractive Neo-Tudor Gothic Lodge, with decorative barge boards and casement windows, built contemporaneously with The Priory. The former stable building close to the Lodge is surmounted by a florid Flemish gable, above two arched openings (**Fig.38**). The stables are now converted to residential use. These buildings forming The Priory group and the associated garden landscape, constitute a typically Victorian 'alpine' ensemble.



Fig.38 The Flemish gable of the stables to The Priory seen in the distance

7.4.11 A few relatively prosperous houses of the later Victorian period were built on the steep hillside overlooking the valley of the Wye. They are characterised by rubble walls with buff brick dressings and decorative bargeboards. The house Wyeview is also embellished by an attractive fretwork balcony.

7.4.12 Along the valley floor, fronting the main road, the former Baptist Chapel (now an arts centre) built in 1882, is a simple and typical example of a Welsh non-conformist chapel. As usual the only significant architectural features are on the front elevation. Here a triple arched Gothic window (**Fig.39**), edged in buff brick, is located above the entrance. Side windows are in the same style. The glass and glazing bars appear to be original.

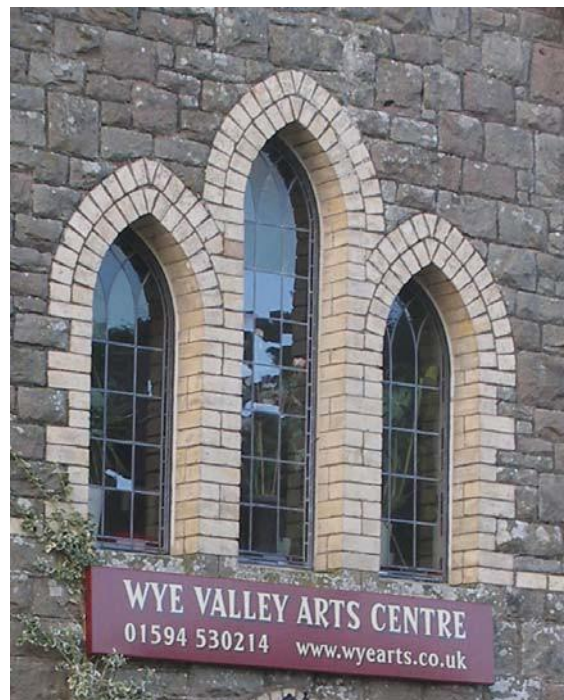


Fig.39 Triple arched gothic window formed in brick, former Baptist Chapel

7.4.13 Whilst the former school, now a gallery, has lost its original windows and has been extended, its character remains, including the bracketed belfry. This low pitched, semi ashlar sandstone building contributes to the sense of enclosure of the green. With the church and chapel, the school represents the Victorian infrastructure of LLandogo.

7.4.14 There are few architectural survivals from the Edwardian or interwar periods. The post war era, has seen Llandogo infilling and expanding to the east. Perhaps the only notable architectural contribution from this time is the 1970s Scandinavian style group of white brick houses (The Woodlands), many with mono-pitched roofs. The design is articulated by good fenestration and vertical timber boarding. The handling of the spaces between buildings is akin to the 'Span' developments of the 1950s.

7.4.15 Some recent houses, whilst architecturally undistinguished, are well sited and contribute to the sense of enclosure of the 'core' around the small green. These are the range of two houses on the lane following the wall round from the churchyard, and the informal terrace of four units whose massing also helps to enclose the green. The boxy porches are less successful.

7.4.16 At the time of writing, a substantial timber framed building is being completed, just off the Trelleck Road. This appears to be continuing the 'Alpine' character of the hillside, without being needlessly derivative.

7.5 Activity: Prevailing & Former Uses

7.5.1 The former use patterns of the settlement are interwoven into the physical fabric of the hillside and riverside within the Conservation Area. The most notable and historically important features are the footpaths, steps, sunken lanes and stream culverts all built in the local stone and often strongly defined by boundary walls and retaining walls. These features give the visitor some idea of the degree of activity and permeability of historic Llandogo necessitated by the industries that dominated this area including the tourist trade which added a layer of use and activity which survives in the distinctive zig-zag path cut into the hillside through the woodland and lined by stone retaining walls.

7.5.2 Presently, the uses in Llandogo are very limited and focused. There are a small number of guesthouses, a shop and two buildings now used as galleries (including a former chapel). However, the private residential house dominates and is almost exclusively the principal use for most of the Conservation Area. There is a popular and well-used village store to the eastern edge of the historic core of the village and a public house, The Sloop to the south side of the A466. These two buildings are somewhat separated so the concept of a village centre is difficult to grasp for the visitor. The presence of an Arts Centre (the former Baptist church) and a number of small galleries has provided a focus for this cottage industry but it does not dominate or strongly define the Conservation Area.

7.6 Contributions Made By Key Unlisted Buildings

7.6.1 There are four principal groups of unlisted buildings. Three are within the Conservation Area and one is focussed around the hamlet of Cleddon to the western edge of the Conservation Area (proposed for inclusion).

7.6.2 The first group is to the east of the A466 between this road and the former railway line and riverside. Most of these buildings are modest two storey houses set on tight lanes and footpaths, and in places forming very attractive and intimate groups of significant historic and architectural character.

7.6.3 The second group is also to the south side of the A466 but is centred around the green and churchyard to the south. This distinctive group includes The Sloop public house, a prominent building in local views along the main road (**Fig.40**) and with an earlier 18th century core of special interest. The Sloop and the houses to the south, and the church of St Oudoceus (Grade II listed) form a group of considerable character and special interest.

7.6.4 The third group is a much less well-defined grouping of buildings but relates more to the physical nature of their orientation and positioning on the east-facing hillside. In this group the strongly defining elements are the narrow characteristics of the carriageways and access roads to the houses, the relationship of the house to the carriageway and the way in which these houses are linked by boundary walls, retaining walls and steep banks (**Fig.41**). The occasional haphazard nature to their positioning in relation to lanes and footpaths, and the occasional grouping of two or three buildings to the roadside adds to the apparent sense of informality to this group and is part of the special character of Llandogo Conservation Area.

7.6.5 The final group comprises the house in the hamlet of Cleddon, presently outside the Conservation Area and described in detail in the proposed extensions section of the appraisal.



Fig.40 The Sloop Inn - a prominent building in views along the A466



Fig.41 Relationship of houses to the carriageway, linked by boundary walls, retaining walls & steep banks

Refer to:

Part C - Management Proposals provides details relating to proposed extensions to the Conservation Area

Plan 4 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

7.7 Prevalent Local & Traditional Materials

7.7.1 Llandogo is a predominantly stone and natural slate settlement but with much alteration to houses resulting in the rendering and painting of stone, and later buildings adopting painted render as their preferred material. Some roofs have survivals of single and double Roman early interlocking clay tiles, possibly dating from the Victorian period, though much have been replaced with modern interlocking tiles or modern pantiles.



Fig.42 Use of render in modern infill



Fig.43 Photo taken c1900 showing traditional use of limewash to stone walls



Fig.44 Decorative barge-boards

Walling

7.7.2 Where seen, stone is the local sandstone, predominantly grey but with some brown tinges to its colouration and is always seen as rubblestone but laid to courses. Stonework is sometimes seen with brick dressings to openings (red and yellow) and invariably with brick chimneys. There are some early examples of stone houses which use large components for lintels and quoins (Glen Cottage is a good example of this, see Fig.29). Traditional openings in stone walls are small and timber casements were used.

7.7.3 There is much use of render to traditional houses and modern infill (Fig.42). This is generally painted (white, cream and other pastel shades). There is limited evidence that render was a traditionally used material in Llandogo. Rather, there was a common practice of limewashing stone buildings (Fig.43). This is seen to great effect on cottages in Cleddon. Modern houses have tended to use painted render which has diluted the general historic character of the older parts of the settlement. In some cases this has become the predominant material.

Roofing

7.7.4 The traditional houses still retain natural slate, much of which, if original to the building probably originated from Wales. This is generally seen at low pitches to simple gabled roofs with brick ridge stacks. There are also a number of houses with steeper pitched roofs of single and double Roman interlocking clay tiles. Many of these have been replaced with later modern pantiles. Where these survive, they provide an attractive contrast to the predominant use of natural slate.

7.7.5 A notable feature of some of the roofs of Llandogo is decorative barge-boards (Fig.44). These are seen to great effect at the Priory and its associated buildings (including the listed Lodge House).

Boundary Walls & Retaining Walls

7.7.6 A key characteristic building type of the Conservation Area is the rubblestone boundary wall (**Fig.45**). These are often also retaining walls. Boundary walls define much of the intricate and complex series of footpaths and lanes which criss-cross the hillside and part of the riverside character areas. In addition, stone steps and stream culverts (**Fig.46**) are also seen as part of the footpath and lanes network. These walls are generally of a dry stone construction with large rubblestone components and usually uncoursed. Many of these are either partially or occasionally completely covered with moss/vegetation, which add to their picturesque qualities although in some cases this is affecting the structural stability of these important features.



Fig.45 Rubblestone boundary wall



Fig.46 Stone steps & stream culvert



Fig.47 Open greenspace fronting Hudnalls View with its tree-lined wooded valley setting beyond

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

8.1.1 There are a series of formal and informal green spaces throughout the Conservation Area. The two most important and notable formal green spaces are to the south of Hudnalls View (**Fig.47**), a green space lined by trees to the roadside which is the first formal introduction to the edge of modern Llandogo and also provides important views west towards the hillside. This public green space forms an open setting to the houses to the north side of Hudnalls View. The other formal green space is what could be considered to be the village green, a small tree-lined space adjacent to The Sloop public house and linking to the churchyard to the south west (**Fig.48**). These attractive spaces, well-defined by built form to the north and south, combined with the mature trees provide an important setting for the church.

8.1.2 Between the A466 and the riverside, the open fields and former railway line provide large informal green spaces which make up the wider setting of the settlement (**Fig.49**), particularly in views from both sides of the river. Mature trees tend to define the line of the A466 and, to a lesser extent, former field boundaries.

8.1.3 Throughout the Conservation Area, but particularly adjacent to the riverside and above and to the east of Holmfield Drive, informal open green spaces with and without field boundaries form a strong part of the character of the Conservation Area. There is a strong tree line to the north of Holmfield Drive, other than this there are few significant trees in this area. As a result of the open character to this part of the Conservation Area, important views are gained of the eastern-facing historically developed hillside.

8.1.4 There is a distinctive and well-defined tree line to the upper levels of the valley and also to the southern approach to the settlement. In this respect, trees almost always form a significant or defining part of the backdrop to built form. This is particularly the case in views from the east towards the hillside.

8.1.5 Elsewhere within the Conservation Area there are significant private green spaces which, due to the topography, are readily visible from public viewpoints. Most houses, particularly to the hillside, enjoy large plots. Many of these houses back onto or are adjacent to, tree groups or the wooded areas that make up the Cleddon Falls (**Fig.50**).

Refer to:

Part D - Plan 4 Spatial Analysis



Fig.48 Church yard (St Oudoceus)



Fig.49 Open view towards the riverside



Fig.50 Strong backdrop of trees to development on the hillside

9 Key Views

9.1 Landscape Setting

9.1.1 The topography of historic Llandogo is one of the most defining characteristics of the present Conservation Area. The steeply-sided valley location of the settlement combined with the thickly wooded upper slopes which permeate into the developed areas of the hillside, make up some of the most memorable, dynamic and settlement-defining views and vistas (**Fig.51** next page).

9.1.2 The network of lanes and footpaths which criss-cross the settlement and run up as well as across contours provide some spectacular views and vistas along the Wye Valley. In this respect, the valley setting is equally important for views out of the Conservation Area as it is to views in.

Refer to:

Part D - Plan 4 Spatial Analysis

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are a series of views from the riverbank of both sides of the river, which essentially define the essence and picturesque nature of Llandogo. These views could be considered of very high significance as they are very sensitive to inappropriate developments which may upset the careful balance between individual buildings (scale, form and materials) and their setting (**Fig.52**). This could also be said of the developing views looking west from the A466 on entering the Conservation Area from the east.

9.2.2 There are some expansive and open views of the entire river and valley from some of the higher lanes and footpaths crossing the hillside. These views help to put the historic settlement in its landscape context (**Fig.53**).



Fig.52 Part of a series of strategic views from the riverbank towards the hillside



Fig.51 Hillside setting produces memorable, dynamic & settlement-defining views and vistas



Fig.53 View looking north of the Wye River valley

Incidental

9.2.3 Many of the views in the Conservation Area could be considered as incidental given their reliance on the topography of the settlement. There are a series of views from the Conservation Area across the river into Gloucestershire, focussed upon houses and other buildings set within the thickly wooded sides of the River Wye Valley (**Fig.54**). There is also a distant view of the church of St Briavels. These views are difficult to define but are consistent in that there are no out of scale or jarring townscape features within their peripheral extents. This is true of most of the Conservation Area.



Fig.54 Incidental view from the village into Gloucestershire

Glimpsed

9.2.4 There are numerous glimpsed views along the valley from both the low-lying A466 and upper levels of the hillside development. Many of these views focus on the river and its floodplains, and in this respect Holm Farm and the belfry of St Oudoceus are often prominent landmarks in these views (**Fig.55**).



Fig.55 Glimpsed views to the spire of St Oudoceus can be found throughout the Conservation Area

Terminated

9.2.5 Due to the nature of the settlement pattern, there are very few terminated views to be had within the Conservation Area. There are some notable exceptions to the hillside character area, where houses set on the edge of the lanes partially terminate views along those lanes. This is sometimes emphasized by further buildings lining the lane or high stone retaining walls defining the roadside (**Fig.56**).



Fig.56 Terminated view found in the hillside character area

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 prevalent to the A466 roadside but is also seen throughout the Conservation Area. Windows are the most significant and consistent change to historic buildings with very few original or historic windows surviving.

10.2 Some houses and other buildings of special interest have in part lost much of their historic setting due to mid and late 20th century infill development.

Part C: Management Proposal

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 village.

11.1.2 For general guidance on why suggested boundary changes are being made, please refer to **Appendix 2**.

Refer to:

Part D - Plan 7 Management Proposals

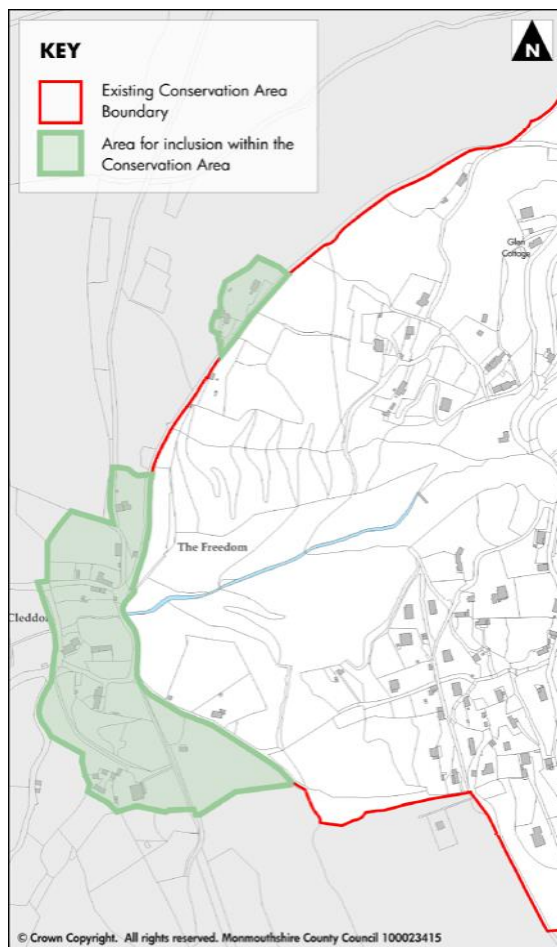


Fig.57 Plan showing areas for inclusion within the Conservation Area (refer to Plan 7)

11.2 Areas for Inclusion (Fig.57)

11.2.1 The group of houses and associated lanes and gardens relating to the hamlet of Cleddon (to include Cleddon House and outbuildings)

11.2.2 To the west of the existing western-most boundary is the small hamlet of Cleddon. The cluster of stone houses, mostly on a cottage scale, forms a significant group of traditional buildings within a well-treed setting. Whilst not sharing the same topographical characteristics of the adjacent hillside, this group of buildings retains a high degree of historic and architectural integrity as well as architectural features. This group would include the somewhat detached Cleddon House to the south which, although altered, along with its outbuildings is considered to be of special character. In contrast to the often open character of the adjacent hillside (within the Conservation Area) houses strongly define the lanes and are set parallel or gable-on to the carriageways. This creates well-enclosed historic townscape.

11.2.3 The constant presence of woodland and significant tree groups provides all development with a green backdrop.

11.2.4 It is considered that although the area differs in character to much of the Llandogo Conservation Area, this group of houses is of considerable special interest and warrants future protection.

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."

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 Llandogo Conservation Area the appraisal has identified that the hillside and part of the riverside character areas would benefit from selective Article 4 Directions. In particular, boundary walls and retaining walls would benefit from additional planning controls as they are considered to form part of the special character of these parts of the Conservation Area. The Management Proposals Map identifies the area for potential designation. This will be subject to further separate consultation.

Refer to:

Part D - Plan 7 Management Proposals

13 Proposals for Enhancement

Boundary Walls & Retaining Walls

13.1 The stone walls of the Conservation Area form a very important part of its historic character. These range from low retaining walls to footpaths (see **Fig.31**), stone boundary walls to houses (**Fig.58**) and gardens and considerable retaining walls to garden plots adjacent to roadsides (see **Fig.42**). They often enclose public and private footpaths which may include stone steps (**Fig.59**) and other features such as stream culverts and bridges. All of these features make a positive contribution towards the character and appearance of the Conservation Area.

13.2 The stone walls of the Conservation Area should be fully recorded and monitored and provision for grant aid for repairs (with other partners such as Cadw) should be considered. Where walls are at risk from collapse they should be considered as Buildings at Risk and the Buildings at Risk strategy is directly relevant to their future management.



Fig.58 Dry stone boundary walls are important features throughout the Conservation Area



Fig.59 Footpaths are often enclosed to one or both sides by dry stone boundary walls and include important features such as stone steps

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