



# Tintern

*Conservation Area  
Appraisal &  
Management Proposals*



monmouthshire  
*sir fynywy*

Document Prepared By:



FORUM  
Heritage  
Services

**Report Title:** Tintern Conservation Area Appraisal & Management Proposals  
**Client:** Monmouthshire County Council  
**Project Number:** 2009/089

**Draft Issued:** 20 October 2010  
**2nd Draft Issued:** 23 January 2012  
**Final Issue** **23<sup>rd</sup> March 2016**

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of Monmouthshire County Council. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 100023415 (Monmouthshire County Council)

**This document is intended to be printed double-sided.**

## Contents

<b>Part A: Purpose &amp; Scope of the Appraisal</b>	<b>5</b>
1 <b>Introduction</b>	5
2 <b>Consultation</b>	5
3 <b>Planning Policy Context</b>	6
4 <b>The Study Area</b>	8
<b>Part B: Conservation Area Appraisal</b>	<b>9</b>
5 <b>Location &amp; Setting</b>	9
6 <b>Historic Development &amp; Archaeology</b>	10
6.1   Historic Background	10
6.2   Settlement Plan	17
6.3   Key Historic Influences & Characteristics	18
6.4   Archaeological Potential	18
7 <b>Spatial Analysis</b>	19
7.1   Background	19
7.2   Overview	19
7.3   Character Areas	21
1. Tintern Parva	21
2. Riverside	27
3. Abbey Mill & Environs	32
4. Hillside / Valley Slopes	36
5. Angiddy Valley	42
6. Tintern Abbey & Environs	45
7.4   Architectural & Historic Qualities of Buildings	48
7.5   Activity: Prevailing & Former Uses	58
7.6   Contribution Made By Key Unlisted Buildings	59
7.7   Prevalent Local & Traditional Materials	60
8 <b>Contribution Made by Green Spaces (Including Biodiversity Value), Trees, Hedges &amp; Natural Boundaries</b>	62
9 <b>Key Views</b>	63
9.1   Landscape Setting	63
9.2   Types of View & Their Relative Significance	63
10 <b>Degree of Loss of Architectural and/or Historic Elements</b>	65
<b>Part C: Management Proposals</b>	<b>66</b>
11    Boundary Revisions	66
11.1   Overview	66
11.2   Areas for Inclusion	66
11.3   Areas for Exclusion	66

12	Article 4 Directions	68
13	<b>Proposals for Enhancement</b>	69
<b>Appendix 1:</b>	Criteria for Buildings Making a Particular or Special Positive Contribution	<b>71</b>
<b>Appendix 2:</b>	Policies & Recommendations for New Development	<b>73</b>
<b>Appendix 3:</b>	General Criteria for Boundary Revision	<b>75</b>
<b>Appendix 4:</b>	Glossary	<b>77</b>
<b>Appendix 5:</b>	Bibliography & References	<b>79</b>
<b>Appendix 6:</b>	Contacts	<b>80</b>
<b>Part D:</b>	<b>Conservation Area Appraisal Plans</b>	<b>81</b>
Plan 1	<b>Tintern Conservation Area</b>	82
Plan 2	<b>Historical Plan</b>	83
Plan 3	<b>Area of Archaeological Potential</b>	84
Plan 4	<b>Spatial Analysis</b>	85
Plan 5	<b>Listed Buildings &amp; Buildings Making a Particular or Special Positive Contribution</b>	86
Plan 6	<b>Character Areas</b>	87
	Plan 6A Character Area 1 – Tintern Parva	88
	Plan 6B Character Area 2 – Riverside	89
	Plan 6C Character Area 3 – Abbey Mill & Environs	90
	Plan 6D Character Area 4 – Hillside / Valley Slopes	91
	Plan 6C Character Area 3 – Angiddy Valley	92
	Plan 6D Character Area 4 – Tintern Abbey & Environs	93
Plan 7	<b>Management Proposals</b>	94

View from the Devil's Pulpit, Tidenham



# 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** Tintern is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a Conservation Area on 12<sup>th</sup> January 1976.

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

### 1.4 Key study aims:

- Identify those elements of Tintern 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 Tintern

**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 was undertaken on 9<sup>th</sup> November 2009 in Tintern

**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.

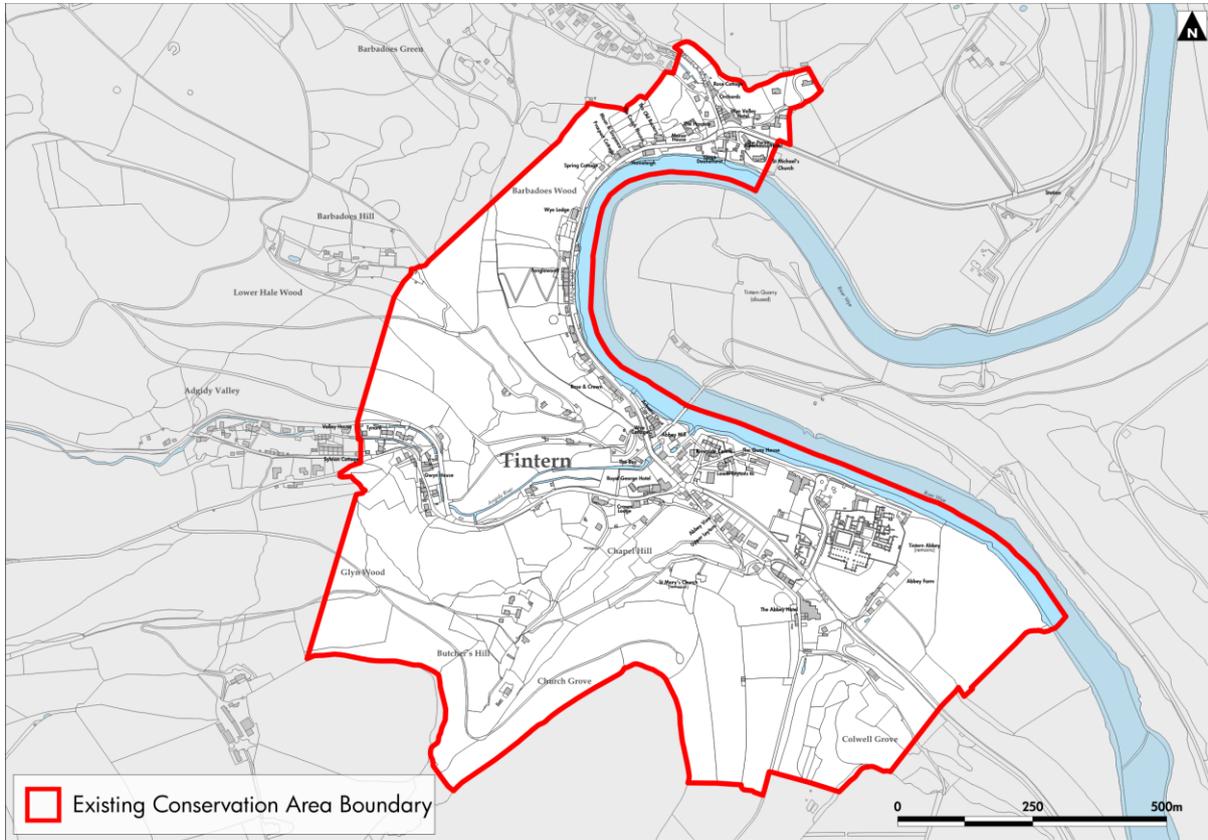
**3.9** Draft Green Infrastructure Supplementary Planning Guidance (SPG) has also been produced. This provides practical design and planning checklists along with good practice case studies. This SPG should be read in conjunction with the Conservation Area Appraisal.

**For Additional Information:**

Monmouthshire Local Development Plan  
<http://www.monmouthshire.gov.uk/planning>



## 4 The Study Area



© Crown Copyright. All rights reserved. Monmouthshire County Council 100023415



Fig.1 Study Area

## Part B: Conservation Area Appraisal

### 5 Location & Setting

**5.1** Tintern, approximately 7 miles north of Chepstow, is situated on the west bank of the River Wye valley. The village is effectively divided into four distinct parts with the Abbey to the south, the lower Angiddy valley to the west, Tintern Parva (Little Tintern) focused on the riverside (above the river's loop) to the north and development alongside the main road through the village. (**Fig.1 & Fig.2**)

**5.2** The village is set in a most picturesque landscape, of national importance, recognised in its designation as an Area of Outstanding Natural Beauty. To the east, in the Gloucestershire side of the valley (the river forms both the county boundary and the boundary between England and Wales) is Caswell Wood and 'The Devil's Pulpit'. To the west is the Angiddy valley and the wooded slopes of Chapel Hill and Barbadoes Hill. To the north is Barbadoes Green. The old railway station that served Tintern, on the former Wye Valley Railway, is situated some way out of the village off the main road north.'

Refer to:

Part D - Plan 1 Conservation Area Plan



Fig.2 Tintern Location Plan

## 6 Historical Development & Archaeology

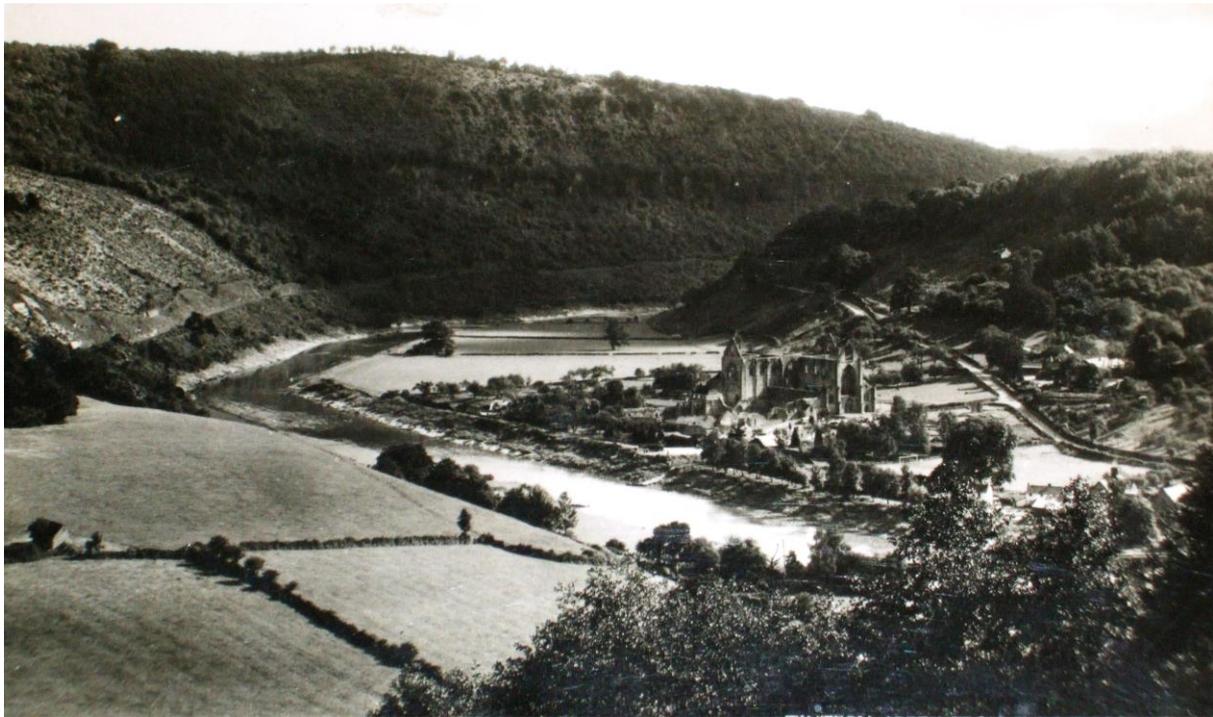


Fig.3 An early 20<sup>th</sup> century photograph of Tintern in its landscape setting

### 6.1 Historic Background

**6.1.1** The hills around Tintern were settled in the Bronze Age. Early Bronze Age round cairns are to be found in the forest at Barbadoes Green and late Bronze Age socketed axes have been found on Chapel Hill. Iron Age Dobunnic coins have also been found in the Tintern area (Aldhouse-Green & Howell, 2004) and there is an Iron Age promontory fort at the north end of Blackcliff Wood with a larger fort on Gaer Hill, 2km south-west of the village.

**6.1.2** In the 6<sup>th</sup> century the West Saxons started to make inroads into Gwent. In the '*Grant of King Meurig son of Tewdrig*' it is recorded that a 'battle' took place at Tintern where King Tewdrig, having given up his kingdom to his son, lived as a hermit among the rocks of Tintern (Walters, 1992). By 765 a church is recorded in the area now known as Tintern Parva. The present building of St Michael and All Angels (**Fig.4** next page) is first mentioned in the Book of Llandaff in c.1348 (GGAT). Its irregular polygonal churchyard is indicative of an early ecclesiastical foundation.

### Refer to:

#### Part D - Plan 2 Historical Plan

The settlement developed as a nucleated cluster centred on the church. An early medieval wayside cross survives, although not in situ (GGAT). There is a second early church, first recorded in 955, at Penterry, 1.5km south-west of Tintern Abbey.

**6.1.3** In 1131 Tintern's Cistercian abbey was founded by Walter fitz Richard of Clare, Anglo-Norman Lord of Chepstow. The abbey, the first Cistercian House in Wales and only the second in the British Isles, was colonised by monks from L'Aumône, France. The site was chosen for its remoteness, forests, meadows and rivers. For the next four centuries the abbey dominated Tintern's development and history.

**6.1.4** Tintern stayed in the lordship of Chepstow, passing to William Marshal in 1189. On the death of the last Marshal heir in 1245 the lordship of Chepstow and patronage of Tintern passed to the Bigod family, earls of Norfolk. By the mid-13<sup>th</sup> century the Tintern

community had virtually completed extensive remodelling works of the abbey's cloisters. In 1269 work began on the Gothic church supported by Roger Bigod who had undertaken the extensive re-building of Chepstow Castle. The choir and presbytery were available for use by 1288, but the church was not consecrated until 1301. Further improvements followed, including the installation of an elaborate pulpitum in the 1320s. By the mid-14<sup>th</sup> century the major building works, including a new abbot's residence had been completed (Robinson, 2002).

**6.1.5** The church and cloisters sat within a larger precinct which comprised a series of walled enclosures and courts covering 27 acres, much of it enclosed by an outer wall. Entry to the precinct was by at least two gateways, one on the south-west side, the other along the river frontage (its remains are still visible alongside the Anchor Hotel). The riverside gate led to a slipway, with a ferry crossing giving access to the abbey's Gloucestershire estates (**Fig.5**). The abbey's outer court lay to the west and south and was home to barns, stables, granaries and cow houses. Within the inner court there would have been a high-status guest house, a

communal guest hall and the abbey itself (Robinson, 2002).

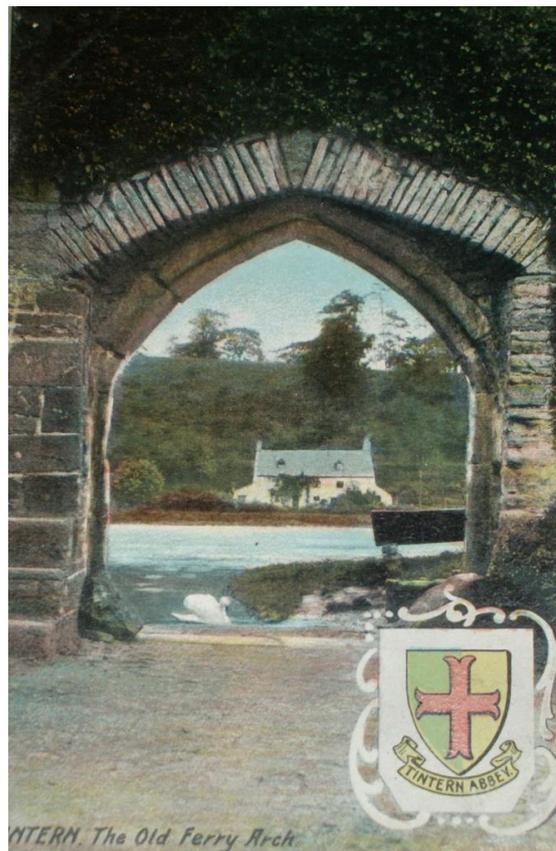


Fig.5 Tintern Abbey's Watergate next to the Anchor Hotel



Fig.4 An early 20<sup>th</sup> century photograph of the view of St Michael and All Angels from the river

**6.1.6** The monks and lay brothers farmed the surrounding landscape, practised non-ferrous metalworking, fished the river, and exploited the woodlands. The abbey had extensive fisheries on the Wye and in 1330-34 there was a dispute with river traders concerning the weirs which were restricting the passage of river traffic to Monmouth, leaving the town and castle without supplies. The monks are also attributed with the erection of a series of weirs along the Angiddy valley that powered two grain mills and a fulling mill, with the pools above the weirs used as fish ponds. One of the mills was located on the Angiddy River, outside the precinct wall. The abbey transported goods up and down the river between Gloucestershire and Monmouthshire. The settlement of Tintern developed around the abbey precinct. Cottages were built up to the walls and a community developed with tenant-shopkeepers who set up stalls and taverns. The abbey employed local servants, acted as a place of pilgrimage, supplied alms to the poor and cared for pensioners who purchased the right to live at the abbey.

**6.1.7** The abbey continued to prosper into the 16<sup>th</sup> century; a survey known as the Valor Ecclesiasticus ranked it as the wealthiest abbey in Wales. However the abbey's existence came

to an abrupt end with King Henry VIII's dissolution of the monasteries. In September 1536 the abbey was surrendered to the king during the first round of suppression. In 1537 the abbey buildings and lands were granted to Henry Somerset, Earl of Worcester, who owned both Chepstow and Raglan Castles. Valuables were sent to the King's treasury and other items auctioned off. The destruction of the buildings did not happen immediately; the lead from the roofs was not sold and melted down until the 1540s. The Earl of Worcester leased out tenements and parcels of land in and around the buildings. Makeshift homes were constructed and the lesser buildings converted into cottages. The abbey and its estates remained in the ownership of the Earls of Worcester, later becoming the Dukes of Beaufort, until 1901 when it was purchased by the Crown (GGAT).

**6.1.8** Tintern's fortunes as a secular community led to expansion. Between 1568 and 1631 the Society of Mineral and Battery Works established a number of ironworks along the 2 mile long Angiddy valley for the production of armaments. The first brass produced in Britain was made in Tintern in 1568. The production of brass for cannons and other armaments was soon abandoned but the

production of brass and iron wire continued and developed throughout the 17<sup>th</sup> century. The valley became an important industrial centre with a number of works including the Tintern Upper Wireworks, the Lower Wire/Ironworks which contained four water wheels, four hammers, and two annealing furnaces, and The Old Furnace blast furnace which operated from 1669. The iron/wire industries largely ceased operation in the late 19<sup>th</sup> century. The Lower Wire/Ironworks was converted into a tin-plating works in c.1880 (GGAT). Thirteen water-powered works have been identified with eleven water-supply ponds and dams (Newman, 2002) (Fig.6). This industry utilised river transport with a wharf built on the west bank of the Wye where flat bottomed boats, known as trows, transported iron ore to the furnaces and finished products down to Chepstow and Bristol (Fig.7 next page).

**6.1.9** In addition to the wireworks industry, cider making was another local trade, although small in comparison. A number of orchards were recorded in the tithe apportionment of 1844 and former cider houses survive today. Unusually a number of these retain their machinery still in situ, including within the Anchor Hotel.



Fig.6 A water-supply pond next to the Royal George (now a car park)



Fig.7 An early 20<sup>th</sup> century trow on the banks of the river at the Abbey's Westgate

**6.1.10** The monastic buildings at Tintern fell into decay in the 16<sup>th</sup> and 17<sup>th</sup> centuries. The ruins held little interest until the rise of the 'Picturesque' movement in the late 18<sup>th</sup> century. The Buck brothers were one of the first to depict the abbey ruins in an engraving of 1732. Charles Somerset, 4<sup>th</sup> Duke of Beaufort initiated a process of consolidation of the ruins in the mid-18<sup>th</sup> century. Huge

locking doors were hung on the West Front and iron gates positioned at other entrance points.

**6.1.11** 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. Most travelled to see the ruins of the Cistercian Abbey at Tintern. Among the most famous travellers and visitors of the abbey ruins were artist J. M. W. Turner and poet William Wordsworth. Turner was early in his career when he painted the ruins in c.1795 and as such the site has an important association with the artist (**Fig.8**).



Fig.8 Turner's drawing: 'Trancept, Tintern Abby' by William Turner, c.1795 *British Museum*

**6.1.12** By the early 1800s the abbey had become a popular attraction. The Chepstow to Monmouth turnpike road of 1829 cut through the medieval monastic precincts. It brought a new generation of tourists keen to explore the ruins (**Fig.9**). Many were disappointed at the abbey's surroundings with 'unpicturesque' cottages and pigsties built around the ruins using stone from the medieval buildings (Robinson, 2002). By 1869 many of these 'hovels' had been cleared away.

**6.1.13** 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 crossing over the Wye from the Tintern side at Llyn Weir, running into a tunnel on the Gloucestershire side and emerging on the east bank of the river opposite the abbey (**Fig.10**).



Fig.9 Tourism brought hotels and guest houses such as the Beaufort Hotel



Fig.10 Tintern in the early 20<sup>th</sup> century looking over the village to the wireworks bridge

**6.1.14** 1901 saw the sale of the abbey and estates to the Crown. This initiated a new phase of development with the erection of a number of 'Crown cottages' and other buildings (**Fig.11**). Speculative housing continued to be built in the 20<sup>th</sup> century and tourism remained a mainstay of the area with the Wye Valley Hotel opening in c.1920. The Lower Wireworks, converted into a tinsplate works in the 1880s, was converted into a sawmill with a number of the buildings utilised

by a carpentry/wood turning business. In the 1970s the complex was sold and converted into a small complex of gift shops with a café, now Abbey Mills.

**6.1.15** Today Tintern still attracts tourists. It retains a number of public houses and hotels, supplemented by Bed and Breakfast-type accommodation. Tourism has created a micro-economy which includes gift, book and antique shops and cafes. The abbey is open to the public and is now under the care of Cadw.



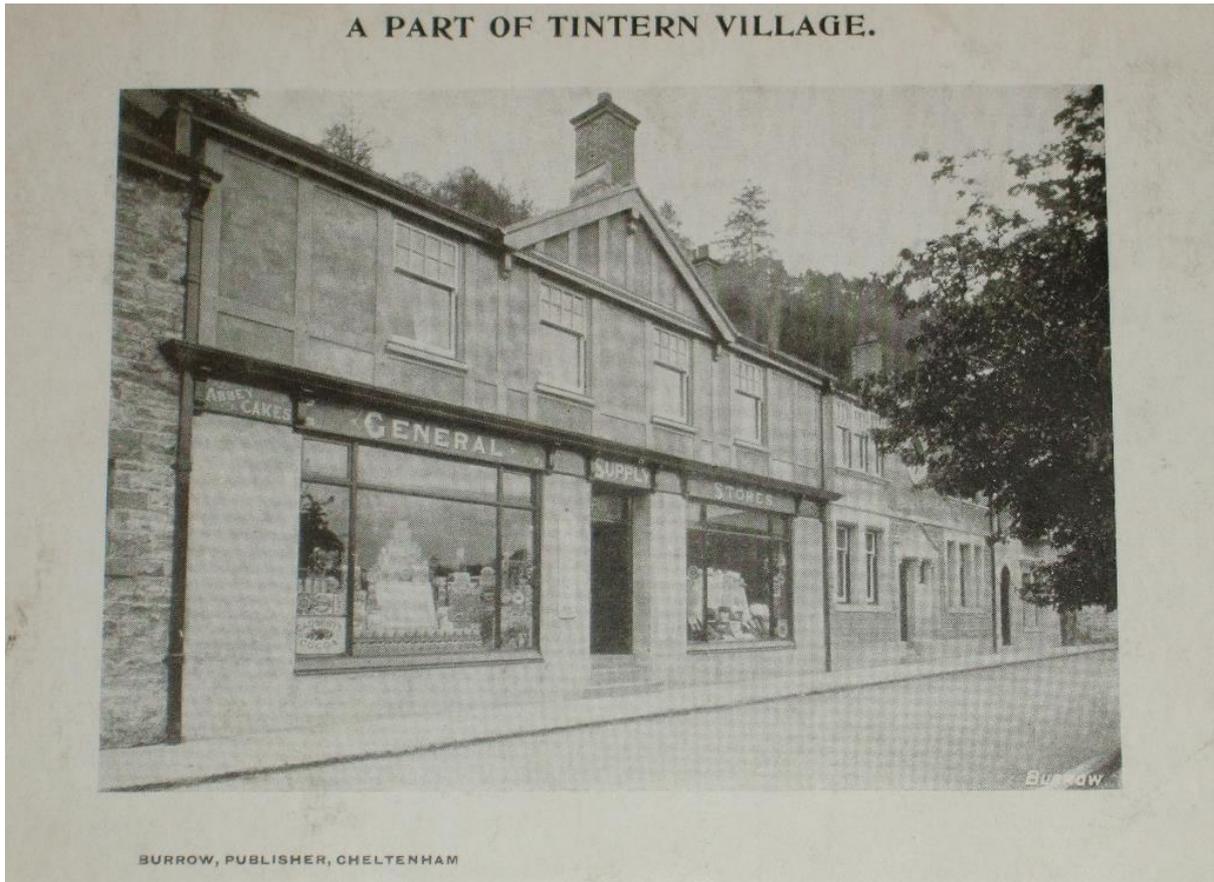


Fig.11 The Crown buildings including shops such as the General Supply Stores

## 6.2 Settlement Plan

**Refer to:**

**Part D - Plan 2** Historical Plan



Fig.12 Tintern Parva in the early 20<sup>th</sup> century, entering the village from the north-east

**6.2.1** Settlement within the Conservation Area can be divided into four areas: the early settlement at Tintern Parva to the north, the abbey environs, settlement along the Angiddy valley including Chapel Hill, and development alongside the early 19<sup>th</sup> century turnpike road.

**6.2.2** Tintern Parva developed as an early ecclesiastical foundation with a church recorded in 765. A small irregular nucleated settlement grew up around the early church and a junction of routeways near the river (**Fig.12**).

**6.2.3** The southern part of the village is dominated by the ruins of the abbey. Most of the cottages and houses built within and around the abbey have been removed although a few secular buildings survive in the area; their rather ad hoc appearance probably reflects their origins as piecemeal development with the ruins of the abbey.

**6.2.4** Settlement along the Angiddy valley is typically linear, constrained by the steep valley

sides and inter-mixed with the industrial sites although at Chapel Hill two historic routes developed, one set further up the valley side than the other, with houses developing alongside both lanes.

**6.2.5** The arrival of the turnpike road along the Wye Valley had a significant impact on the settlement, the road being driven through the precinct of the abbey leaving remains of the precinct wall detached from the abbey church and cloisters. Ribbon development alongside the turnpike took the form of houses, shops and public houses within small plots at the foot of the steep valley side. These linked the monastic area south of the mouth of the Angiddy River to the early settlement core at Tintern Parva.

**6.2.6** The Crown's ownership of Tintern in the 20<sup>th</sup> century brought a collection of neo-vernacular style cottages, Post Office, Police Station and shops. Further infill and informal dispersed groups of houses continued to be built in the 20<sup>th</sup> century including an area of

social housing called Park Glade, north of Tintern Parva on the road to Catbrook.

### 6.3 Key Historic Influences & Characteristics

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

- Early ecclesiastical centre at Tintern Parva, developing as a nucleated settlement alongside the church;
- 12<sup>th</sup> century founding of Tintern Abbey with its walled precinct;
- Cistercian development of agricultural estate and fishing and trade on the River Wye coupled with the exploitation of the Angiddy River in the Angiddy valley and the ancient woodland on the hills overlooking the village;
- Dissolution of Tintern Abbey in 1536 resulting in the partial destruction of the buildings in the 1540s;
- 16<sup>th</sup> century industrial development of Angiddy valley with works extending into Tintern and development of river transport;
- Period of decline followed by the 18<sup>th</sup> century development of the picturesque movement;
- The scenic Wye Valley develops in the late 18<sup>th</sup> century as a tourist attraction with the 'Wye Tour'. The abbey draws tourists to Tintern, resulting in the development of inns and early hotels and the removal of houses that had been built within the precinct;
- The 1829 Chepstow to Monmouth turnpike road encouraged 19<sup>th</sup> century ribbon development;
- 1876 opening of the Wye Valley Railway;
- Late 19<sup>th</sup> century, early 20<sup>th</sup> century decline in industry;
- Construction of Crown cottages and other buildings;
- Tourism continues through the 20<sup>th</sup> century to the present and is a major contributor to the economy of the village.

### 6.4 Archaeological Potential

**6.4.1** The remains of the abbey and parts of its precinct, including sections of the precinct wall alongside the A466, are Scheduled Ancient Monuments and so are regarded as being of national importance. There is also a quarry on the hillside south of the abbey which is a Scheduled Ancient Monument. Along the lower part of the Angiddy valley the Lower or Abbey Ironworks is a Scheduled Ancient Monument. Within these areas there will be a presumption in favour of preservation of archaeological remains in-situ. Advice from Cadw and the Glamorgan-Gwent Archaeological Trust (GTAA), the council's archaeological advisors, should be sought at an early stage in the formulation of development proposals within or adjacent to the scheduled areas.

**6.4.2** In addition to the statutory designations an Area of Archaeological Sensitivity has been identified. Within this area there is potential for the survival of archaeological remains relating to the area of early settlement at Tintern Parva, the ribbon development alongside the turnpike road and the settlement and industrial activity along Angiddy valley including the whole of the Chapel Hill area of settlement. The areas surrounding the scheduled areas of the abbey not only form part of their important setting but also have the potential to contain archaeological remains. Additionally, the historic buildings of Tintern are an important archaeological resource in their own right. Any proposed development within these areas need to include appropriate measures to assess and, if necessary, protect or record the archaeological interest of the site or building. Advice from the GGAT, should be sought at an early stage in any proposed development scheme.

#### Refer to:

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

## 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 six 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 Tintern 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

**Part D - Plan 6** Character Areas

### 7.2 Overview

**7.2.1** Tintern Conservation Area comprises six distinct areas, namely; Tintern Parva, Tintern Abbey, the riverside, the Abbey Mill and environs, the Hillside and valley slopes and the Angiddy valley.

**7.2.2** The overall character of the Tintern Conservation Area is derived from its distinctive riverside setting. It has a complex settlement pattern with the nucleated group of buildings centred on the church of St Michael at Tintern Parva, the linear ribbon development along the A466 Chepstow to Monmouth Road, Tintern Abbey and its environs and the valley hamlet on the Angiddy River.

**7.2.3** The deep, sweeping curve of the valley of the River Wye plays an essential role in defining the character and appearance of the Conservation Area. The steep wooded valley sides fall down to a gentler sloping, more open, tongue of land within the bend of the river. The loop of the river creates a narrow peninsular on the Gloucestershire side enabling views of Tintern Parva from the riverside at the Abbey and Abbey Mill.

**7.2.4** The historic village of Tintern Parva comprises two groups; the church, former mill buildings, farmhouse and outbuildings on the riverside and a 19<sup>th</sup> century terrace of houses and 1920s Wye Valley Hotel situated on the A466. Travelling south along the A466 traditional 18<sup>th</sup> and 19<sup>th</sup> century stone cottages are mixed with late 19<sup>th</sup> century villas with ornate bargeboards, substantial hostleries and early 20<sup>th</sup> century Crown cottages and shops. The magnificent ruins of the abbey church rise in the fields east of the A466 overlooking the Wye and dominate the views and spaces on travelling towards and past the ruins. A series of cottage-scale houses are seen to the hillsides to the west often partially obscured by the trees forming, in places, heavily wooded slopes.

**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. The past industries of the area are represented in the stone walls, streams, leats, culverts, mill buildings and machinery.

**7.2.6** From the hillsides surrounding Tintern there are panoramic views of the River Wye as it meanders along its course with the remains of the Abbey church dominating these views.

## 7.3 Character Areas

**7.3.1** Six distinct character areas have been identified in Tintern, the boundaries of which have been identified in **Fig.13** 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

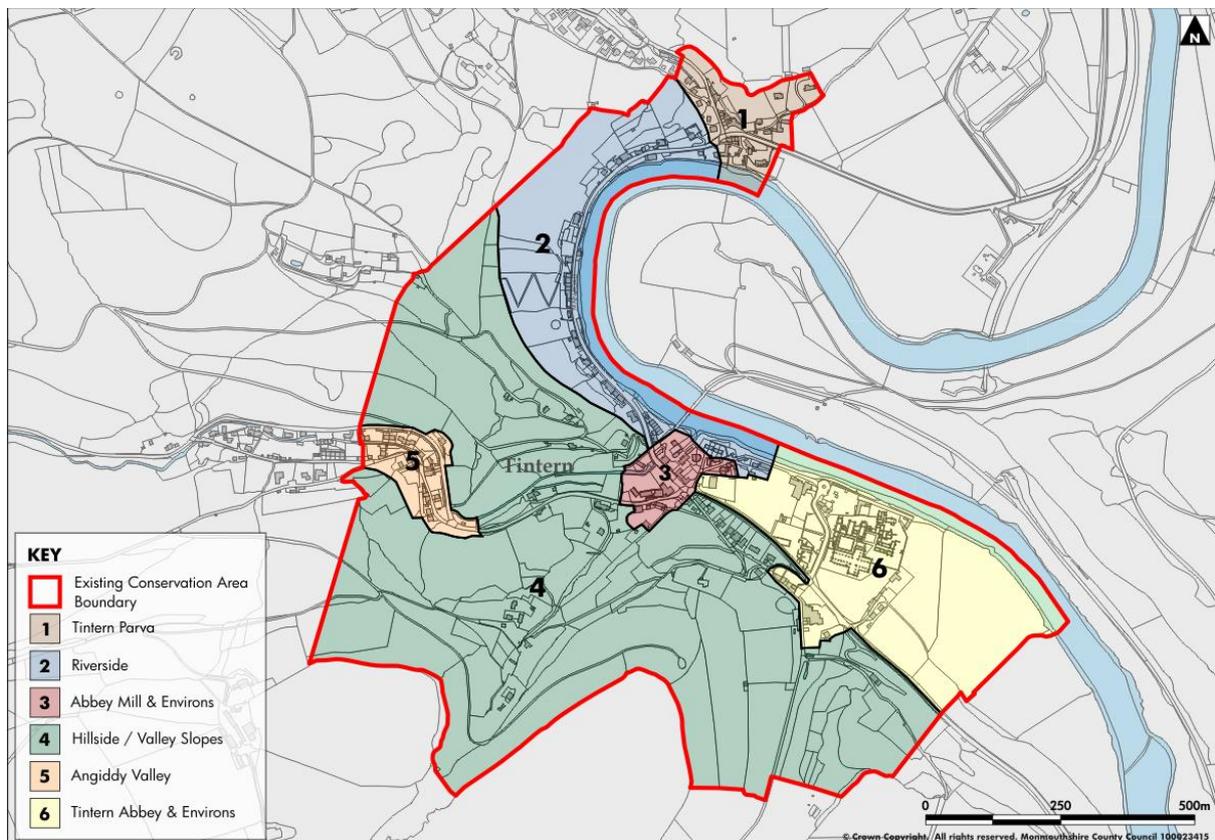
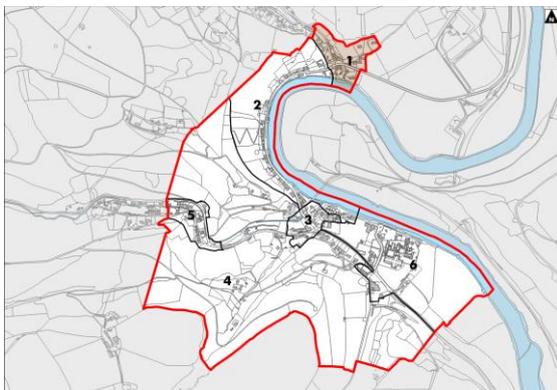


Fig.13 Tintern Character Areas

CHARACTER AREA 1  
Tintern Parva



Fig.14 View to Tintern Parva from the south, note its wooded valley setting opening to fields and a vineyard beyond



Refer to:  
Part D - Plan 6A



Fig.15 Wyeborne and Redborne; terraced houses

**7.3.3** This character area is a compact community centred around the church on the bank of the River Wye and includes the houses either side of the A466. The area extends northwards towards Catbrook and the Tintern Pentecostal Chapel. To the north-east lies Tintern Parva vineyard on the hillside. To the east, across the Wye, are open fields; to the west the A466 curves round entering Tintern proper (**Fig.14**). The character area has two distinct parts; the main road and junction with Catbrook Road, a section strongly characterised by the busy A466 and the far more intimate and enclosed area between the main road and the riverside containing wall lined lanes and footpaths around and leading to and from the church. The latter is a quiet and peaceful area with a very strong sense of place.

**7.3.4** The majority of houses within this character area are of two storeys with three, three-storey terraced houses on the south side of the A466 (Wyeborne, Redborne, Wyeview) (**Fig.15**). Building lines are generally offset to the road, with most houses taking advantage of a south-facing aspect. Detached houses are

scattered on the hillside leading up to the vineyard, which is orientated south looking across to the river. A stone wall on the south side of the unmade road leading to the vineyard provides some enclosure. Off from the main road to the riverside, buildings and walls define the narrow access roads to the church and church car park (**Fig.16**). The intimacy and comfortable enclosure to this part of the Conservation Area, by either boundary walls or houses is an important and strongly defining element of this small but distinctive part of the Conservation Area. At the east end of Tintern Parva houses are set back from the roadside including the modern Parva Barns Cottage and converted Parva Barns (set behind an incongruous drive entrance) (**Fig.17**). The junction adjacent to the Wye Valley Hotel is a key transitional point in the townscape, where the road sharply curves and is strongly defined by a high stone wall, topped with a laurel hedge, to the Hospice on Trellech Road.



Fig.17 The converted Parva Barns



Fig.16 A narrow road bound by stone walls leads down to the church. Strongly defined narrow lanes and access roads are a characteristic of this part of the Conservation Area.

**7.3.5** Groups of buildings which make a positive contribution towards the character and appearance of this part of the Conservation Area include the Wye Valley Hotel, the stone-built Hospice set on a bank to the west and its stone boundary wall to the roadside, and the short terrace of houses to the south side of the A466. A further significant group comprises the church (with lychgate, church gates and wall), and Parva Farmhouse Cottage with its ecclesiastical-style stone windows on its south gable. To the north, lining Catbrook Road, there is an attractive group of buildings; Japonica Cottage, an outbuilding to the side of the stream on the west side of the road, Orchards House, Rockleigh and Rose Cottage (**Fig.18**). Their varied roof forms seen against a backdrop of trees, use of traditional materials and low stone boundary walls, make a strong contribution to the quality of the streetscape in this part of the Conservation Area. On the east side of the A466 is Ty Awen and on the west side The Manor House (a stone villa with veranda and dagger boarding (**Fig.19**) with well-crafted iron entrance gate), both making a positive contribution to the character and

appearance of this part of the Conservation Area



Fig.19 The Manor House



Fig.18 Orchard House, Rocklea & Rose Cottage: An attractive and varied group making a positive contribution to the Conservation Area notwithstanding out of character alterations to windows.



**7.3.6** There is a good range of traditional building materials in this small character area. Buildings are generally constructed of coursed rubble stone, sometimes with dressed stone quoins (**Fig.20**). The short terrace of houses on the south side of the A466 is constructed of dressed stone. There are red brick dressings to window and door openings. Chimney stacks are constructed of stone or red brick or rendered. Boundary walls are often quartz conglomerate or a mixture of local limestone and sandstone and are perhaps the best examples of what could be considered as the local vernacular materials. The early 20th century Wye Valley Hotel exhibits a competent mix of materials from this period including tile pressing, render, red brick and clay tiled roof (**Fig.21**). There is a good survival of clay pantile roofs, but some have been replaced with concrete interlocking tiles and modern pantiles. Gable roofs are usually finished with timber barge-boards, occasionally decorative (the cottage adjoining the Wye Valley Hotel). There are some good examples of timber casement windows, with some particularly fine small leaded casements to the first floor of Rose Cottage and timber sashes to Japonica Cottage. Unusual examples include metal barred windows either side of the entrance door in Orchards House. There is a good survival of a stone mullion window in the stone lean-to attached to Fryers' Row (**Fig.22**).



**Fig.20** The distinctive local rubblestone with building alterations highlighted in varied pinker shade of stone



**Fig.22** An historic stone mullion window in the lean-to attached to Fryers' Row



**Fig.21** The Wye Valley Hotel (circa 1920) displaying a good and varied mix of materials reflecting the trends of the architectural period

**7.3.7** Entering the village from the east the church is partially screened by a thick conifer hedge. The compact churchyard, enclosed by trees, is a significant open space with public access and forms an important setting to the Grade II listed church. By the church there are glimpsed views between the houses east towards the river. At the church car park there are important views looking south towards the linear development of Tintern and the Crown buildings (now Stella Books) alongside the A466. These views are characterised by the wooded valley sides that come down on to the roadside directly behind the houses with no other development in sight. There are views south and east across the river to Gloucestershire dominated by the green hills and dense woodland which characterises the valley sides for much of the wider setting to the Conservation Area. To the west, the heavily wooded slopes of Chapel Hill and Barbadoes Hill curve around providing a dramatic backdrop to the settlement (**Fig.23**). North of the centre on the east side of Trellech Road, there are two small paddocks of rough pastureland, high above the roadside.



**Fig.23** Mixed conifer and deciduous woodland adds to the picturesque qualities of the setting of the village

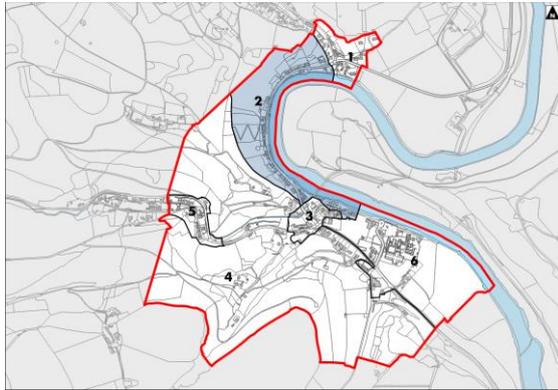
**7.3.8** The stone walls and water courses are a key local feature of this part of the Conservation Area. A culvert takes the Cat brook under the A466, emerging at a well, accessed down stone steps and concealed by high stone walls. A leat runs alongside the well taking the water under Fryers' Row, emerging alongside its east elevation, flowing south towards the River Wye. Some stone walls are topped with the distinctive limestone that has been dissolved by carbonic acid, which is a particular feature of this area, being also found at St Arvans and Llandogo (**Fig.24**). The high stone wall to the Hospice contains a fine arched doorway containing a timber door with ornate strap hinges. There is also a good survival of stone kerbstones either side of the A466. Iron railings to the front of Wyeborne Terrace define public/private space and are a good historic survival significantly contributing towards the character and appearance of this part of the Conservation Area.



Fig.24 Unusual capping stones of dissolved limestone are a distinctive local feature

## CHARACTER AREA 2

### Riverside



**Refer to:**  
Part D - Plan 6B

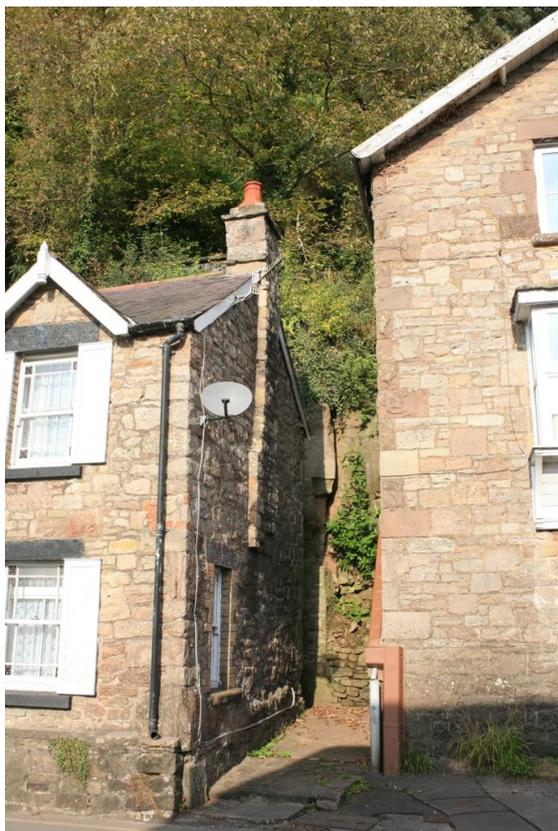


Fig.25 Some houses due to limited space for built form are set into the valley sides, a distinct feature of this part of the Conservation Area

**7.3.9** This character area is strongly defined by the loop of the River Wye which the road follows, and the steep valley sides. The majority of the houses are located on the west side of the A466, confined to the roadside by the dramatic wooded slopes rising above them. The area has the character of a distinctive riverside settlement looking south and east towards and across the river. The substantial stone retaining wall on the west side of the A466 is a distinctive feature throughout the character area. The wall, tall in the north part of the character area, gradually reduces in height as it travels south. (Parts of the wall have been rebuilt and the hill slopes terraced following a recent landslide). Above the wall are areas of scrubland and brambles above which rise the wooded slopes of conifers.

**7.3.10** The scale and building line varies within the character area. Buildings are mainly two-storey, with occasional two and a half storey, with a varied roofline (for example, the Coach House which is equivalent to three-storey) which adds to and enlivens the streetscene when viewed on travelling along the riverside. Houses are either right on the roadside, their plots cut into the hillside behind (Holmleigh is dug into the slope, with the Coach House south wall partially formed by the cliff) (**Fig.25**) or otherwise raised from the roadside on platforms carved out of the hillside with steep small terraced gardens and outbuildings above the roadside. Most, if not all, face east or south-east (depending on their location on the curvature of the river) looking towards and across the river. Tintern Garage, housed in a former industrial building, is one of the few buildings positioned on the east side of the A466 (**Fig.26** next page). Enclosure created by the tall retaining wall on the west side of the A466 is not mirrored on the east side. This side is bounded by a mixture of overgrown vegetation, trees, car parking, picnic benches and seating serving the Rose & Crown public house. There are stretches of galvanised steel railings on the road side and on the riverside where there are tall walls (from river level) dropping away to the water. The road narrows at The Falls with Riverside Cottage opposite.



Fig.26 View south to the pinch point created by Tintern Garage on the east side of the road

**7.3.11** There are several groups of buildings which make a positive contribution towards the character and appearance of the Conservation Area. These include the Old Rectory B&B, the Coach House (with distinctive oriel window), and Holmleigh which has decorative finials to the ends of barge-boards and vertical timber sliding horned sash windows with corner flower motif. There is an attractive stone cottage (Spring Cottage) set back above the roadside, two doors south of the Moon and Sixpence, with wooden casement windows under stone arched lintels and short red brick chimney stacks. A small stone outbuilding with clay pantile roof survives in a poor state of repair in the garden to the south (**Fig.27**). A further group of buildings comprises the adjoining Crown-built Tanglewood with decorative barge-boards and canted first floor window, the former Crown-built shop, now Stella Books, with central ox-eye window and ashlar dressings, Stella Books entrance, half-timbered at first floor level and the Old Bakehouse (Tintern Antiques), a long stone range with rusticated stone lintels and central carriageway arch. Further south is Wyedene, a rock-faced and half-timbered (at first floor) Crown Cottage of 1911 in the same style as the other Crown Cottages within this group (**Fig.28**).

**7.3.12** Common to other parts of the Conservation Area, there is a varied range of building materials. The roof coverings are occasionally natural slate (to Stella Books, The Old Bakehouse and Tanglewood) or clay pantile. Some buildings have replacement concrete interlocking tile roofs, but this change could be reversed. The older buildings are constructed of the local limestone, quartz conglomerate or sandstone.

**7.3.13** White or cream painted render is a characteristic of buildings in this area with occasional cottages in exposed stone, or in the case of Crown buildings, half-timbering. Wye Lodge, a well-conceived modern building, is timber-clad with multiple and varied window openings (see **Fig.72** in Section 7.4). The Old Rectory House has a natural slate roof, white painted render with half-timbered gable and Georgian style fanlight above the main door. Some buildings retain their original timber windows, for example, the first floor vertical sliding sashes of the Rose and Crown which make a significant positive contribution to the character and appearance of this building.



Fig.27 Spring Cottage set up above the road in a commanding position with stone outbuilding



Fig.28 View to the riverside Crown houses and shops built at the foot of the wooded hill

**7.3.14** The key to understanding the character of views to this part of the Conservation Area is the appreciation of the pronounced curve to the Wye River and how the road and development follows this curve, enabling developing and diminishing views to various landmarks or allowing vistas to the landscape beyond. There are a series of developing views east and north towards and across the river from within the character area. This includes; views to the west front of St Michael's Church glimpsed between conifer trees; wide, open views in areas of car parking and other public areas on the east side of the road which take in the closely grouped traditional buildings which make up the settlement of Tintern Parva to the north-east, and the open countryside across the river. In views across the river, a group of farm buildings is prominent in the landscape comprising Dutch barn, stone field barn and cow shelter arranged in a walled courtyard (**Fig.29**). On travelling south from Tintern Parva through the character area, the former tramway bridge (Wireworks Bridge) is a prominent feature in views looking south with the abbey itself

coming into view the further south one travels along the riverside.

**7.3.15** Features of local note include the tall stone retaining wall on the west side of the A466 (with blocked openings and gateways) and the remains of stone walls high above houses on the lower slopes of the hillside, for example, behind the Moon and Sixpence. In some places, for example, at The Falls, the stones used for these walls are particularly large. Prospect Cottage has a fine stone arched doorway. Other features include watercourses running down behind the retaining wall, some with basins, which then run in culverts under the A466, such as the watercourse next to Wye Lodge. There are good survivals of iron railings in places including those to Prospect Cottage, and fine hooped railings to Melrose House. Other features include stone gate piers to Wesley Cottage and Melrose House, stone kerbs to the A466, and a selection of canted and bow windows to properties on the west side of the road.

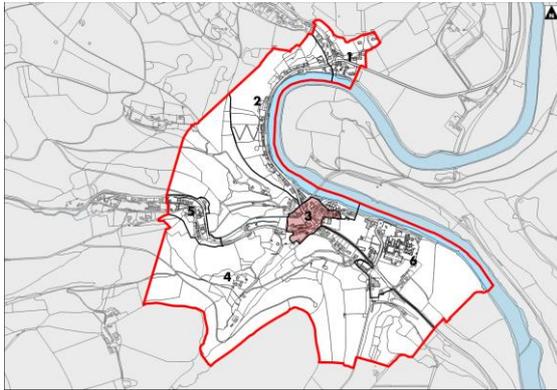


Fig.29 Farm buildings on the Gloucestershire side of the Wye (outside the Conservation Area) with the Tintern Parva vineyard beyond



## CHARACTER AREA 3

### Abbey Mill & Environs



Refer to:  
Part D - Plan 6C



Fig.30 Prominently sited former Police Station



Fig.31 The Royal George: a landmark corner building of historic and architectural interest and forming an important group with Crown Lodge and Walnut Tree Cottage

**7.3.16** This character area is focused on the Abbey Mill complex to the side of the A466, extending down to the former Methodist Chapel, including the former tramway bridge crossing the river to the Gloucestershire side, together with the Royal George Hotel and

collection of houses at the road to Devauden on the west side of the A466. The car park of the Royal George was once a holding pond for Abbey Mill. The enclosure of the southern side of the Riverside character area (character area 2) is lost upon entering character area 3 as the road opens out at the Abbey Mill. This section forms a transitional zone between the riverside area and Tintern Abbey.

**7.3.17** Houses are of a similar scale, mostly two-storey, interspersed with larger, grander buildings such as the Royal George Hotel. The Abbey Mill comprises a complex of converted industrial buildings both single-storey and two-storey, with a modern timber shop and tourist information point. Ashweir Court, a large, substantially re-built, red brick workshop with slate roof is located on the riverside, north of the bridge. A road, south of the Abbey Mill, leads between the doctor's surgery and hall to the riverside emerging as a path at the Anchor Hotel. Houses are generally offset along the roadside. To the north the modern Nos.1-4 Quayside face the river while Nos. 1 and 2 Lower Leytons are set back slightly from the roadside, gable end onto the road. Travelling east Nos. 1 and 2 Quayside Cottages are located right on the roadside facing north. Quay House maintains the building line and as the road turns the corner along the riverside Wye barn faces the river to the north-east.

**7.3.18** The Abbey Mill complex is a distinctive group of historic former industrial buildings, now converted into craft and gift shops with a café set in an area of hard landscaping with car park to the north-east. There is a pond within the complex and a recently restored waterwheel. Above the Abbey Mill on the east side of the A466 is a group of Crown buildings including the former Police Station of 1910 (**Fig.30**). On the west side of the A466 is an excellent and diverse group of buildings dominated by The Royal George Hotel positioned at The Cross, the junction of the A466 and Forge Road. The Royal George originated in the late 16<sup>th</sup> century but was substantially rebuilt in the 18<sup>th</sup>, becoming a hotel in 1835 and altered again in the 20<sup>th</sup> century (**Fig.31** & see **Fig.57**). To the north-west, across the Angiddy River is an attractive

vernacular stone cottage (The Bay, **Fig.32**), a relatively rare survival in Tintern, and to the south-west is the double pile, three-storey Crown Lodge with Walnut Tree Cottage and associated stone outbuilding immediately to the south on the bank overlooking the road below. This group is important as a historic survival of significant buildings with a varied but complementary palette of materials and varied building scale.

**7.3.19** Buildings are constructed of coursed limestone or sandstone rubble, sometimes rendered and painted white (for example, Crown Lodge). Other buildings, including the Police Station, are dressed stone. Architectural detailing includes red brick window dressings and red brick chimney stacks. Roof coverings are a mix of red clay pantiles to the Crown buildings, The Bay and Abbey Mill complex, natural slate to Crown Lodge, and the former Methodist Chapel, and the distinctive green Westmorland slates in diminishing courses to the Royal George Hotel (**Fig.33**).



**Fig.33** A well executed traditionally laid roof of diminishing slates at the Royal George Hotel



**Fig.32** The Bay: attractive and largely unaltered vernacular stone cottage, presently unoccupied and as such a vulnerable heritage asset within the Conservation Area

**7.3.20** Fine landscape views are to be had from the 1870s former tramway bridge (**Fig.34**). To the west, The Rock stands out on the lower slopes of the hillside. From outside The Royal George views to the south-east along the curving A466 are terminated by the ruined abbey church set against the backdrop of the wooded river cliffs. On the riverside there are views north-east to the tramway bridge (**Fig.35**).



**Fig.34** The settlement pattern and its relationship to the landscape can be appreciated in views from the tramway bridge



**Fig.35** View to the iron tramway bridge (also known as Wireworks Bridge), a positive reminder of Tintern's past industrial history

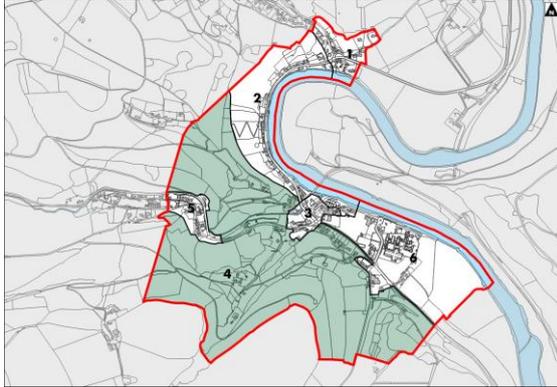
**7.3.21** The watercourses are an important feature, including the weir on the west side of the A466 that runs under the road leading down to the Abbey Mill complex. The water can be channelled by a series of sluices to the restored waterwheel (some of the mill machinery survives within the Abbey Mill shop). The sound of the channelled water is an ever-present aural aspect of the area's character. Other features of local note include the railings to Crown Lodge and wrought iron overthrow supported on stone piers to the former Methodist Chapel (**Fig.36**).



Fig.36 The simple iron gateway arch to the former Methodist Chapel

## CHARACTER AREA 4

### Hillside / Valley Slopes



#### Refer to:

#### Part D - Plan 6D

**7.3.22** This character area makes up the largest part of the Conservation Area but it has a low density of buildings, having isolated hillside cottages set amongst the trees. The area covers the slopes of Barbadoes Hill on the north side of the Angiddy valley and Butcher's Hill and Chapel Hill to the south. It is bounded by the A466 and houses on the lower slopes to the east. The woodland provides seclusion and quiet, with birdsong taking the place of traffic noise from the A466 adding to the sense of rural isolation in places.'

**7.3.23** The Tintern Trail (a walking route) takes the visitor up sunken winding lanes with stretches of stone paved paths with earth banks, hedges and drystone walls with ferns, ivy and other vegetation, reminiscent of the

nearby Llandogo hillside. The hillside is covered with conifer plantations and mixed woodland which includes yew and oak.

**7.3.24** Where found, the houses are a variety of building types from stone cottages to Crown houses and modern bungalows. The houses built into the hillside are predominantly two-storey with a small number of bungalows. Most individual houses sit within small plots in a relatively random distribution but often related to topography and proximity to watercourses (for powering mills) and other areas of former industrial activity. Due to the nature of the gradient, buildings do not share a common building line. The majority face north-east looking across the Wye valley from their elevated positions to the river and beyond. Terraced gardens and small outbuildings are common characteristics of these plots. A group of houses is positioned on the south-west side of the A466 on a bank overlooking the road and Abbey. The houses can be accessed via a lane leading from Tintern Cross, travelling behind the houses, and re-emerging on the A466 between Tintern House and St Anne's House. This group has, in contrast to the hillside houses, a strong building line created by the stone wall facing the lane to the rear of these buildings. Notably, a dilapidated stone structure on the opposite side of the lane is recorded as a Pound on the first edition ordnance survey map (**Fig.37**).



Fig.37 A dilapidated stone structure, recorded as a Pound on the first edition ordnance survey map

**7.3.25** Given the dispersed nature of built form to the hillside there are no large groups of houses. A cobbled track west of St Anne's House leads to the ruined church of St Mary, gutted by fire in 1977 (and in a very poor structural condition) (Fig.38 & see Fig.39 next page). The church, churchyard wall, iron gates and collection of graves and tombstones, many lost under ivy, form a significant group of heritage assets of great character overlooking the ruins of the Abbey church below. To the west end of the churchyard are the remains of some stone structures, now collapsed. Continuing west, past the church on the track to Pentery Farm, there is a small valley hamlet with two stone cottages (Church Grove Cottages, a single house formally two cottages, and Box Cottage) that make a positive contribution to the area. Their stone colours harmonise with the surrounding wooded landscape and their orientation responds to the topography of the valley and its water system (Fig.40). At the east end of the valley lies the white painted stone Hillside

Cottage with walled paddock, further south is the barn-like Old School. These buildings represent two valuable historic survivals of the 19<sup>th</sup> century settlement with significant retention of historic architectural features.



Fig.40 Church Grove Cottages and Box Cottage positioned parallel to one another, rising up the hillside to the east side of a watercourse



Fig.38 The picturesque, but dilapidated church of St Mary (many fine features such as the traceried east window are in a state of very poor repair)



Fig.39 The Decorated style tracery east window of St Mary



**7.3.26** The character area contains both 19<sup>th</sup> century stone cottages and 20<sup>th</sup> century infill. Many have finishes which are not traditional to the area such as painted render and concrete tiled roofs, for example Barbados Cottage. Others are stone with slate roofs and brick chimney stacks which are more in-keeping, for example the rock-faced stone Church Grove Cottages and white painted stone Hillside with slate roof. There is a stone arched gateway to The Rock with distinctive cap stones of limestone, partially dissolved by carbonic acid. Buildings are primarily two-storey but modestly scaled. Timber casement windows are seen throughout the character area with good examples at Box Cottage and seen under timber lintels to Hillside.

**7.3.27** There are many spectacular open views east into and across the valley, taking in the riverside houses and abbey ruins and numerous glimpsed views between trees and buildings to heritage assets. Particularly fine views are to be had from St Mary's Church at

the west end of the churchyard and from the curving forestry track high above the valley on Butcher's Hill. Views take in the settlement below with the ruins of the abbey church providing a key landmark (**Fig.42**). From St Mary's there are long views north to Tintern Parva, north-west to Barbadoes Hill and distant views along the valley to Llandogo (**Fig.41** next page). There are more locally defined views to the abbey church from the road between St Anne's House and Tintern House, the abbey set against a background of wooded hills, with the A466 hidden in the dip below.

**7.3.28** Local features include the sunken, stone-walled paths, the historic cobbled path leading to St Mary's Church and the remains of the stone pound. A section of cobbled path survives in the road linking St Anne's House to Tintern House. A stream runs alongside Church Grove Cottages opposite which is a well.

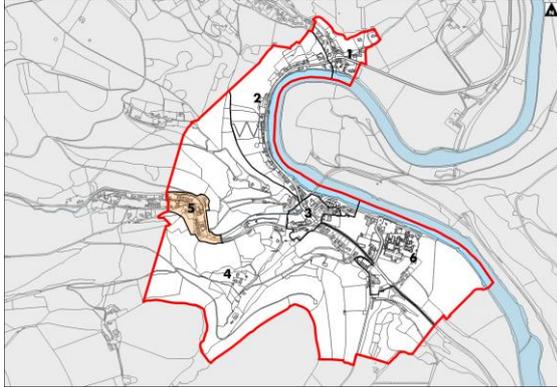


Fig.41 View from the churchyard with St Mary's Church in the foreground and Tintern Abbey in the distance



Fig.42 Open landscape views to Tintern Parva and Tintern Abbey

**CHARACTER AREA 5**  
**Angiddy Valley**



**Refer to:**  
**Part D - Plan 6E**

**7.3.29** This area comprises the lower end of the Angiddy valley. The valley has a rich industrial heritage and once contained a number of sites containing wireworks and their associated infrastructure (ponds, leats and outbuildings related to the industrial processes). Remnants of this industry survive including the channelled brook, culverts, stone walls and overgrown and sometimes partially buried leats. A collection of houses are tucked into the south side of the Angiddy River, some on flat land just above the brook and others terraced into the bank, accessed via a higher lane which loops up from the main road. A stone cottage, Sunnybanks, is positioned high on the opposite bank on the north side of the road (**Fig.43**).

**7.3.30** The character area contains a variety of buildings from stone cottages to grander residences and from modern rendered brick-built houses to bungalows. A number of the older properties have been modernised, for example, The Beeches. This part of the Conservation Area is set against a backdrop of wooded banks with broadleaved trees to lower slopes and conifers at higher level.



**Fig.43 Sunnybanks set on the bank facing the other houses along the Angiddy valley**

**7.3.31** The houses in this character area are detached and predominantly two-storey, but of a modest cottage scale. Modern 20<sup>th</sup> century infill properties have suburban gardens, screen block walls, timber trellises and wire fences. There is a clear hierarchy of houses in this area with small workers cottages set alongside more imposing three storey residences and former mill buildings including the Cherry Tree Inn, with associated outbuildings, Gwyn House (set gable end on to the stream) and the impressive Valley House (presently outside the Conservation Area). Most buildings face north to the brook and others are gable end to the street or lane. Valley House and the former chapel have their principal façades facing south onto a former lane (now a footpath) (**Fig.44**).

**7.3.32** There are a number of high status historic buildings including Gwyn House and a group of three architecturally and historically significant buildings; Valley House (**Fig.45**), the former Bible Christian Chapel of 1858, later converted into a garage, and Tynant. An attractive traditional stone built house, The Glyn with a tall and dominant gable wall, is located above this group of houses and is presently outside the Conservation Area.

**7.3.33** The buildings within the character area have a strong palette of materials dominated by a mix of painted render and exposed grey/pink rubblestone. Cottages are occasionally exposed stone as at Sunnybank and Bridge House. Otherwise they are painted stone, for example Beech House or rendered and painted. Modern infill is of brick although there are occasional older brick buildings such as Brick Cottage. Roof coverings are usually natural slate, clay pantile or concrete interlocking tiles. Timber vertical sliding sash windows survive, for example at Gwyn House and Valley House, but regrettably there has been some replacement with uPVC including the former chapel. These alterations and its resulting impact on the original character of the building, are however reversible.



Fig.44 The former chapel faces a former lane, now a footpath



Fig.45 Valley House: An important house probably occupied by a mill owner, presently outside the Conservation Area

**7.3.34** Views are restricted within the character area due to the valley sides and trees. There are landscape views to be had north across the valley from outside The Glyn (**Fig.46**).

**7.3.35** Features of local note include a series of 19<sup>th</sup> century and 20<sup>th</sup> century stone arched bridges and bridges which comprise of single large stones placed over the brook providing access to houses (**Fig.47**). One such single stone bridge crosses the brook just below the Gwyn House and another is positioned just below Highbury House on a former roadway, now a green lane.

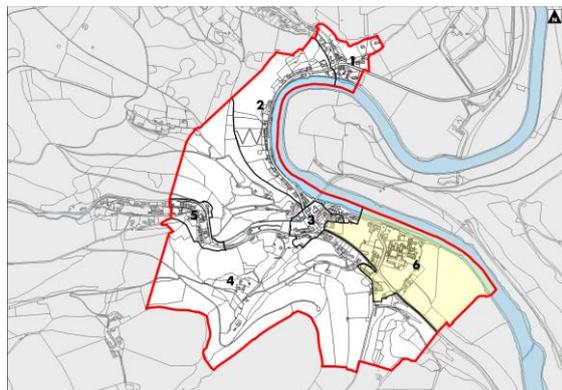


**Fig.47** Stone arch bridges are a characteristic feature in this character area



**Fig.46** Views are defined by the wooded landscape

## CHARACTER AREA 6 Tintern Abbey & Environs



**Refer to:**  
**Part D - Plan 6F**

**7.3.36** This character area is centred on the ruins of Tintern Abbey and church, a Scheduled Ancient Monument of international importance. The area includes the fields, cottages, Abbey Farm, the Anchor Hotel and Leytons sports field on the north side of the A466 and the Abbey Hotel and St Anne's House on the south side of the road.

**7.3.37** The scale of buildings in this area is varied and there is a dramatic juxtaposition of built form from the soaring west front of the abbey church to the substantial two-storey Anchor Hotel down to the modest Abbey Cottage. The dispersed nature of built form in this area means that there is no defined building line. The Abbey ruins lie within the remains of a walled precinct that once ran as far south as St Anne's House, which is said to mark the southern gateway, the A466 now cutting through its southern end. The abbey church is typically orientated east-west although unusually the cloisters lie to the north of the church. On a bank set off the roadside to the south are St Anne's House, incorporating the remains of St Anne's Chapel, the Abbey Hotel (formerly the Beaufort Arms) and Abbey Cottage. On the riverside lies the Anchor Hotel and medieval Watergate, the Laurel Stores and Beaufort Cottage are positioned at an angle to the car park approach road. A second house named Abbey Cottage is tucked into the north-east corner of

the abbey precinct with Abbey Farm positioned to the east.

**7.3.38** In addition to the standing ruins of the Abbey which form a group of considerable historic and architectural significance reflected in their statutory designations, there are a series of small groups of buildings which make a positive contribution towards the character and appearance of this part of the Conservation Area. This includes the Anchor Hotel (an amalgam of a medieval range and 17<sup>th</sup> century cider house attached to the abbey 'Watergate' where the abbey ferry crossed the river from the 14<sup>th</sup> century to c.1920), and Beaufort Cottage to its east. A second group comprises Abbey Farm and its outbuildings, some of which are built into the stone boundary wall south-east of the abbey church. To the south the Abbey Hotel, although heavily altered and extended, retains an important presence in the streetscene as does the white painted stone Abbey Cottage to its south-east. The building groups have heightened emphasis given their close affiliation with the Abbey either historically or presently in use terms (for example, the Anchor Hotel). The stone of the abbey buildings was robbed from the dissolved monastery in the 16<sup>th</sup> century and used to build cottages and 'hovels' in the abbey precinct, later appearing in outbuildings and surrounding houses.

**7.3.39** Stone buildings, from the local red Devonian sandstone of the Abbey to the rubble stone of the Anchor Hotel and a mixture of red sandstone and squared grey rock-faced stone to St Anne's House, dominate this character area. Roof coverings include natural slate to Abbey Farmhouse and Abbey Cottage, a mix of natural slate and clay pantile to the Anchor Hotel and stone tiles to St Anne's House, parts of the Abbey church and outbuildings of Abbey Farm.

**7.3.40** Locally, there are uninterrupted views of the abbey ruins from the A466 and more elevated views from outside the Abbey Hotel. The Abbey visitor centre and gift shop is very much of its period (mid/late 20<sup>th</sup> century), but its low roof profile minimises its impact on the abbey ruins. From the Gloucestershire side of the river there are panoramic views from the top of the cliffs on the Offa's Dyke path at the Devil's Pulpit viewpoint (**Fig.48**). Looking west, there are glimpsed views of the saddleback tower of St Mary's Church between the Abbey Hotel and St Anne's House.

**7.3.41** The character area contains the two major open green spaces to be found in the Conservation Area. West of the Anchor Hotel is Leytons sports field served by a pavilion (**Fig.49**). The field provides wide open views back to the abbey ruins along the A466. The abbey itself is surrounded on two sides by car parking, an unfortunate necessity. To the south, west (between the ruins) and east are small grassed paddocks which are mown or grazed. The low level of development to the foreground of the Abbey, a result of the Picturesque Movement's attempts to remove

'clutter', has given the abbey ruins added emphasis in this open landscape.

**7.3.42** Whilst forming part of the Scheduled Ancient Monument and therefore of national significance, the stone arched Watergate is also a key local feature that recalls the ferry crossing and activity of the Abbey. Of particular local note is the brass plaque commemorating the fact that in 1568 'near this place brass was first made by alloying copper with zinc'. In the lower stone wall to St Anne's House there are the remains of an historic stone arched doorway.



Fig.49 Leytons sports field



Fig.48 A dramatic landscape view of Tintern from the Devil's Pulpit



## 7.4 Architectural & Historic Qualities of Buildings

**7.4.1** Tintern, although a small settlement, has buildings of architectural interest representing most of the styles and periods from medieval to contemporary and from international significance to those of local importance.

**7.4.2** The List description, the Cadw Handbook for the Abbey and the detailed entry in the Buildings of Wales volume on Gwent/Monmouthshire, provide a wealth of easily accessible information. The following is a summary of the buildings of architectural and historic interest with the Tintern Conservation Area.

### Medieval

**7.4.3** The abbey church and its associated monastic buildings are by far the most architecturally and culturally significant buildings in Tintern. The Abbey church (Grade I listed, **Fig.50**), built between 1269 and about 1320 by the Cistercian Order, became a ruin following Henry VIII's Dissolution of the Monasteries in the 1530's. Even in its ruined state it is impressive, and has been the focus for tourism for at least 200 years. Tintern Abbey and its relationship to the dramatic landscape of the Wye Valley was the focus, and to some extent the origin of the Picturesque and Romantic movements in painting and literature, having been the subject of the writing of Gilpin and Wordsworth and of the painting of Turner.



**Fig.50 Tintern Abby.** The west front of the Abbey is imposing despite its ruinous state. The broad west window with mullions and tracery is typical of the Decorated Period of Gothic architecture

**7.4.4** The carcass of the building provides an ideal interpretation of the structure of a Gothic cathedral-like church. The church is of the classic cruciform plan, aligned east-west. The style is a fusion of two of the three sub-styles of Gothic, i.e. Early English and Decorated. The simplicity of Early English underlines the character of the building but is best reflected in the lancet windows. The great west window, with its mullions and tracery is a striking example of the Decorated style. The gaunt opening beneath the Gothic arch of the full height window of the south transept, bereft of any tracery following damage and removal, is a graphic reminder of the audacity of medieval expertise in enclosing large volumes of space with the minimum of stonework.

**7.4.5** Few ancillary buildings of this extensive complex exist above the low walls marking the foundations.

**7.4.6** On the south side of the line of the turnpike of 1829, now the A466, St Anne's House (Grade II listed, **Fig.51**), originates from the same period as the abbey, although it was altered and extended in the 19<sup>th</sup> century. It was built as part of the southern gatehouse and associated chapel for the abbey. The chapel can be identified by the pair of triple lancet windows on its northern elevation and the fine east window with slender mullions and simple tracery. The building is constructed in red sandstone with a stone slate roof.

**7.4.7** The Anchor Inn (Grade II listed, **Fig.52**), lying about 200 metres west of the abbey, incorporates a medieval building within its 'L' shaped plan as well as the massive Gothic arch of the Watergate forming the northern entrance to the monastic precinct. The ferryman would occupy the shorter medieval east wing adjacent to the Watergate. The southern wing is probably later. In the 19<sup>th</sup> century the inn became the focus for people visiting the abbey, a function it continues to serve today. It is a rubble stone building with pantiles on one wing and natural slates on the longer one. Most of the features of the medieval period have been replaced or altered in subsequent adaptations of the building.

**7.4.8** The former church of St Mary (Grade II listed, see **Fig.38**) was built in the 14<sup>th</sup> or early 15<sup>th</sup> centuries and significantly restored in the 19<sup>th</sup> century, but is, apart from its Gothic tower seen against the hillside, largely a ruin in a vulnerable state.



**Fig.51** St Anne's House stands above the main road opposite the Abbey. It was originally a chapel associated with the Abbey gatehouse. The medieval portion is on the left and a 19<sup>th</sup> century extension to the right.



**Fig.52** The Anchor Inn just west of the Abbey was part of the monastic complex. The arch of the Watergate is seen to the right. The wing to the left is a later addition.

## Post medieval buildings

**7.4.9** Many of the vernacular buildings found within the Conservation Area are difficult to date precisely, but many may have late medieval origins and have been altered, extended or built anew, well into the 18<sup>th</sup> and early 19<sup>th</sup> centuries. They are characterised by their usually low, longer form, their simplicity and lack of architectural features. A few vernacular cottages exist. An excellent, but sadly vacant and vulnerable cottage (Fig.53) is that located on the north side of the Royal George Hotel, which displays the features described above. The restored Quay Cottage (Fig.54) in painted rubble with substantial

lintels is a further example of the local vernacular. A well maintained rubble stone cottage (Fig.55) stands above the road just south of the Moon and Sixpence Pub. The pair of cottages just to the north-west of the Abbey and the cottage opposite, south of the Abbey are other examples. Of these three, the much altered tourist shop is perhaps the oldest, having thick rubble walls and a lower profile. The Abbey Farm group, the Abbey Mill (Grade II listed, Fig.56) with its water wheel are non-domestic examples of vernacular architecture. Chapel Hill also has a collection of cottages, all considerably altered and often associated with the remnants of early industrial buildings.



Fig.53 Former cottages north of the Royal George Hotel, now one house known as 'The Bay'. These examples are remarkably free of alterations and retain an authenticity of traditional cottage design



Fig.55 Cottage near the 'Moon and Sixpence' pub. Whilst many cottages have timber lintels, this has well formed 'soldier arches'



Fig.54 Quay Cottage faces the river. The simplicity of cottage design and layout is apparent in this image. Walls are painted rubble.



Fig.56 The Abby Mill. This substantial building fronts onto the main road at high level on the left. Note the waterwheel on the left.

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

**7.4.10** The Georgian era is perhaps the least represented in Tintern’s architectural heritage. The core of the Royal George Hotel (Grade II, **Fig.57**), has remnants of late Tudor work, but it was largely rebuilt in the early 18<sup>th</sup> century in a rather plain, almost vernacular version of the early Georgian style, with the uniform layout of windows being one of the few clues to its architectural style. The hotel was extended on its western side in the 1930s. The tall three storey, three bay, double pile Crown Lodge (**Fig.58**) is somehow more convincing, being symmetrical with a central canopied door and appropriately proportioned sash windows. There are two other 18<sup>th</sup> century houses of historic and architectural significance located in the Angiddy valley, but they have fewer original features intact.



**Fig.58 Crown Lodge.** The typical double pile (twin roof) of this 18<sup>th</sup> century house is apparent from this view. The symmetry of the Georgian façade and the proportions of the windows are characteristic of the period.



**Fig.57** The regular 18<sup>th</sup> century front of the Royal George Hotel faces the main road through Tintern. The rear wing predates the main front.

**Victorian**

**7.4.11** The Victorian period of architecture and building is much in evidence in Tintern, both in its comfortable domestic architecture and its Neo Gothic ecclesiastical buildings. St Michael's Church (Grade II listed, **Fig.59 & Fig.60**), 'Tintern Parva is predominantly a neo Gothic reconstruction of the 1840s (although its medieval origins can be traced for example on closer examination of the south porch). It is characterised by its Victorian reinterpretation of Gothic windows, and its modest belfry. The church is built of sandstone with Bathstone

dressings and roofed with pantiles. The former non-conformist Chapel (**Fig.61**), and (presumably) hall or schoolroom (**Fig.62**), set at right angles to it, form an attractive group just to the north of the crossroads in the centre of Tintern. Both buildings are neo Gothic in style, the chapel having more emphasis with its mullioned and traceried north window and southern rose window, the hall in a more simplified style. Both are enhanced by their porches and both are in stone.



**Fig.59 St Michael's Church.** This small Gothic Revival church is picturesquely located in its secluded riverside setting. The gateposts and lamp frame the view of the church



**Fig.61 The former non-conformist chapel, now converted to residential use**



**Fig.60 St Michael's Church from the south, showing the entrance porch**



**Fig.62 The former schoolhouse or hall adjoining the former chapel, also converted, but almost intact externally.**

**7.4.12** Tintern Parva has an attractive collection of substantial Victorian houses. The double pile Manor House, with an eye-catching veranda, is well situated high above the main road, as is the Hospice (**Fig.63**), also in stone, with bracketed eaves. Both the simple Rockleigh to the north, and the gabled 'Ty Awen', by the river bank are characteristic and intact examples of the period. The Old Rectory (**Fig.64**), overlooking the river, rendered and painted white, with a steep-pitched central gable and slate roof and ground floor projecting bays of black and white mullioned and gabled windows, is a good example of Victorian domestic architecture.



**Fig.63** The Hospice situated high above the main road in Tintern Parva, has elegant eaves brackets. The Gothic Revival gate in the encircling stone walls enhance its private character.



**Fig.64** 'The Old Rectory': a typical Victorian Gothic house with a gable and steep pitched roof. The rectangular projecting mullioned bays either side of the front door are an attractive feature.

**7.4.13** The substantial terrace (**Fig.65** & **Fig.66**), opposite the Wye Valley Hotel is given some formality with the offset gable end punctuating and enlivening the eaves line and stone cut into regular blocks. Three bold bay windows face the street whilst another, on its southern gable end, effectively terminates the view up the road. The rear elevation is something of a surprise as the apparently two storey building on the road becomes a three storey building facing the river. This less formal elevation is enlivened by buff brick dressings. Victorian decorative bargeboards are not widely in evidence, but the gable end adjoining the Wye Valley Hotel and the three bay stone house in the Angiddy valley have these attractive features.



**Fig.65** The terrace opposite the Wye Valley Hotel retains three cant bay windows. Buff brick dressings enliven the stone elevations.



**Fig.66** The rear of the terrace in Fig 16 reveals that it utilises the abrupt change in level with its basement storey. The Cat Brook is channelled under the building on the left hand side.

**7.4.14** The Old Coach House (**Fig.67**) is enhanced by a curving bracketed oriel window, although the actual window frames may be replacements. This is part of an attractive group of stone buildings creating an effective road frontage.

**7.4.15** The Abbey Hotel (**Fig.68**) is an amalgam of various periods, but it was largely the product of Victorian Romanticism and has some neo Gothic features. Its lower pitches and projecting eaves are unusual in Tintern.



Fig.67 The Old Coach House, facing the river is well sited, creating a group with its neighbour and the large retaining wall. The well designed oriel window with its curved brackets is an eye catcher in the street scene



Fig.68 The Abbey Hotel. This low profile extensive composition has a 19<sup>th</sup> century core built into the hillside, backing onto a lane to the rear.

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

**7.4.16** There are a few buildings of this period which are of architectural interest and which relate to the life and distinctiveness of Tintern.

**7.4.17** There are a number of Vernacular Revival buildings in Tintern, almost all former Crown properties, with stone plaques displaying the royal insignia of Edward VII and the date of construction. One of these, Wye Cottage (1903) (**Fig.69**), on the north side of the A466 is a sturdy interpretation of a medieval cross wing house, with prominent half-timbered first floors and gables. The ground floor is constructed of sandstone, with timber brackets supporting the oversailing roof of plain tiles.

**7.4.18** Two pairs of semi-detached cottages located on either side of the main road, in the village centre, are also good examples of the Vernacular Revival style, adapted to a standard plan. The house on the north side of the A466, near the Village Hall, is dated 1903 (**Fig.70**). They are substantial structures, rising by gables on front and side elevations to a higher hipped roof beyond and a robust central chimney stack. The houses are built in coursed rubble carboniferous sandstone, characteristic of the area. The red brick soldier arches and dressings are an effective foil to the stone. The roofs are clay plain tiles.

**7.4.19** Further former Crown buildings in a less marked Vernacular Revival design have undergone substantial replacement glazing, but maintain their historic and architectural significance despite these changes. These include the terrace of two gabled side wings and a central gable, fronting the A466, opposite the Royal George Hotel. The right hand wing, at present the surgery, was the former Police Station (1910) as shown by the boldly sculpted plaque over the door. The left hand side, now a photographic studio is dated 1909. The block is mainly of sandstone, in regular blocks, with rendered first floor and a tiled roof. Another example is the twin gabled building dated 1911, facing the bend of the Wye, again with a sandstone ground floor, rendered first floor and a tiled roof.



**Fig.69** Wye Cottage, built in 1903 in the Domestic Revival style, recalls the medieval hall house type, with its gabled and timber framed cross wings. Both this and a number of cottages in Tintern display the Royal cipher denoting their Crown status.



**Fig.70** A Crown cottage built in 1903. This semi-detached Vernacular Revival inspired building uses well considered materials and creates a lively composition of hipped roofs and gables culminating in a sturdy brick chimney.





Fig.71 The Wye Valley Hotel. A typical 'road house' design of the interwar period whose design and layout terminates and deflects views from the main road on entering or leaving Tintern

**7.4.20** The Wye Valley Hotel (**Fig.73**) situated on the A466 at the northern tip of the Conservation Area, dates from the 1920s and is a fusion of the Vernacular Revival and the style of the sizeable 'road house' type public houses which were built on busy arterial roads at the time. It responds to its pivotal location with a variant of the 'butterfly' plan, being laid out on three sides of an octagon. The arched entrance with voussoir tiles is in the centre bay and the composition is enlivened by chimneys, both on the ridgeline and rising from the centre of low gables. The hotel is built of brick with a rendered first floor. It is relatively intact, with few intrusive alterations.

**7.4.21** The most notable building of the last 10-15 years (**Fig. 74**) is situated on the bend of the Wye, on a constricted linear site, between the main road and the wooded hillside rising steeply behind. The house is clad in vertical timber boarding and is composed as a series of stepped, low pitched tiled roofs on a long axis parallel to the road. Its architectural expression recalls Scandinavian buildings in similar woodland settings. The work of the same architect can be seen in an 'L' shaped studio house in Tintern Parva, Fryers Terrace (**Fig.75**), where timber cladding is used in conjunction with local stone.



Fig.72 Wye Lodge. Recent timber clad house facing the bend in the River Wye and backed against the steeply rising woodland. The cascading roofs contribute to the successful massing of this building.



Fig.73 Fryers Terrace, Tintern Parva. A contemporary house responding well to its setting, creating a semi- courtyard layout and giving full architectural expression to its constituent parts.

**7.4.22** Along the Angiddy valley, a recent informal terrace of two storey houses (**Fig.74**), terminated by a two and a half storey gable ended element makes an effective contribution to its linear riverside site. Whilst not architecturally distinguished, its gently stepped massing and layout is an appropriate response to its setting.



**Fig.74** Recent terrace in the Angiddy valley. An unassuming terrace, utilising subtle variations in eaves heights and building alignments to create an informal character.

## 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 of former industry include the hillside sunken lanes and stream culverts and leats, all built in the local stone and often defined by boundary walls and retaining walls (**Fig.75**). The weir above the Abbey Mill and the Abbey Mill complex itself with restored waterwheel, and nearby Wireworks Bridge (tramway bridge) are reminders of the once prosperous wire works industry as are the Scheduled Ancient Monuments and statutory listed buildings along the Angiddy valley. Surviving cider houses with in situ cider stones and the cider millstone on the mini roundabout leading to the abbey car park stand as reminders of the village's former cottage scale industries.

**7.5.2** The abbey ruins stand as testament to the former monastic estate and other buildings and structures such as St Anne's House and the Watergate adjoining the Anchor Hotel provide an important

understanding of the former extent of the abbey precinct. The attraction of the abbey to early tourists is displayed in a number of hotels and inns which still survive including the Abbey Hotel (formerly the Beaufort Arms), the Anchor Hotel and the Royal George Hotel, as well as the 20<sup>th</sup> century Wye Valley Hotel.

**7.5.3** Presently, the uses in Tintern are limited and focused. The private residential house dominates and is almost exclusively the principal use for most of the Conservation Area. The area is still a tourist destination and the visitor is well catered for with hotels, riverside public houses, cafes and Bed and Breakfast type accommodation. The Tintern Abbey visitor centre/shop and Abbey Mill gift shops are supplemented by antique and book shops. Other facilities and amenities include a pavilion and sports field, doctor's surgery and Police Station. During the summer months visitors to Tintern greatly increase the population of the village and it is a regular destination for bus and coach trips.



Fig.75 Stone lined stream culvert, one of many which wind their way down the Angiddy valley and through the heart of the former industrial core of Tintern

## 7.6 Contributions Made By Key Unlisted Buildings

**7.6.1** There are a number of unlisted buildings which make important positive contributions to the character of the Conservation Area, both individually and in groups. Key groups are:

- Around the cross roads at Tintern Parva. There is a particularly good group of houses including Rose Cottage, Japonica Cottage and Rockleigh on the Catbrook Road and The Hospice and the Wye Valley Hotel on the junction.
- In the vicinity of St Michael's Church with Parva Farmhouse and Cottage to the east, the terrace of Wyeborne, Redborne and Wyeview to the north and the former mill building of Fryers Row and Ty Awen to the west. These buildings, positioned at angles along lanes give some degree of enclosure to the area, giving Tintern Parva its distinct character (**Fig.76**).
- On the riverside there is a series of buildings including The Manor House, Old Rectory, Coach House, Holmleigh, Spring Cottage and the garage to the opposite side of the road and enclosing the townscape at this point.
- A group within Tintern focused on the riverside creating enclosure and a sense of place, these include the Crown Wye Cottage, the converted Abbey Mill buildings, Ashwier Court and, to the south-east, the former Methodist Chapel, Lower Leytons and Quay House.
- East and south of the abbey, Abbey Farm and outbuildings and south of the A466 the old range of the Abbey Hotel and next door Abbey Cottage provide a good dispersed group of stone built buildings. The use of coursed rubblestone, often matching the shades of the abbey church, strongly define the group.
- On the Angiddy valley positive buildings are clustered in ones or twos with Valley House and the Bible Christian Chapel and Sunnybank and Gwyn House.

**7.6.2** In addition, a number of boundary and retaining walls (most notably to the A466 and hillside) and stream systems (culverts, leats and weirs) and wells make significant contributions to the character and appearance of the Tintern Conservation Area. Individual properties which make a positive contribution towards the character and appearance of the Conservation Area and important boundary walls and outbuildings are identified on Plan 5.



**Fig.76 Houses and boundary walls form important groups within Tintern Parva and strongly define footpaths and lanes**

### 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** Tintern is a predominantly stone and natural slate/clay pantile settlement but with some alteration to houses which has resulted in the rendering and painting of stone, and later buildings adopting painted render as the dominant material and repeating this in contemporary built form (seen used in much of the late 20th century infill).

### Roofing

**7.7.2** The traditional houses still retain natural slate (**Fig.77**) or clay pantiles (**Fig.78**). Some, for example, the Royal George Hotel and parts of the abbey utilise stone slate. Slate and clay pantile are generally seen at low pitches to simple gabled roofs with brick ridge stacks. Some buildings have decorated bargeboards, but this is not a strong feature compared, for example, with the settlement of Llandogo further along the valley.



**Fig.78** The use of clay pantiles is a key characteristic of some parts of the Conservation Area, particularly the commercial areas to the abbey environs



**Fig.77** In terms of materials, the use of natural slate on traditional buildings is a strongly defining characteristic of the Conservation Area

## Boundary walls and retaining walls

**7.7.3** A key characteristic building type of the Conservation Area is the rubble stone boundary wall. These are often also retaining walls. Retaining walls define much of the riverside character area and boundary walls are to be found along the series of footpaths and lanes on the hillside. In addition, stone steps, huge clapper stones (Angiddy valley) and stream culverts are also seen as part of the character of the hillside and riverside. Walls are generally of a dry stone construction (**Fig.79**), with occasional very large rubblestone components, usually uncoursed. Limestone capping stones dissolved by carbonic acid into intricate and unusual shapes are a feature representing the geology of the area linking the settlements of the Lower Wye Valley being also a feature in Llandogo and St Arvans.



Fig.79 Boundary walls are a key feature of most of the Conservation Area. In this example, walls, retaining walls, boundary walls and the sides of buildings combine to strongly define this narrow lane leading to St Michael's Church.

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

**8.1** There is a series of informal green spaces throughout the Conservation Area. These are mainly confined to paddocks on the hillside above the Abbey ruins to the west and along the Catbrook Road. There are additional fields/paddocks surrounding the abbey ruins to the south and east. Formal green spaces are limited to the sports pitch south-west of the Anchor Hotel and the churchyard to St Michael's Church. On the hillside the churchyard to St Mary's Church, although superficially maintained, is heavily overgrown to the south and east. The informal open spaces provide important transitional areas that give the settlement a semi-rural feel in places. The green fields around the abbey ruins provide an important and appropriate setting for the abbey church.

**8.2** The hills surrounding Tintern to the west; Barbadoes Hill, Chapel Hill and Butcher's Hill are heavily wooded, the broadleaf trees to the slopes provide an excellent range of wildlife habitats. Groups of 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.

## 9 Key Views

Refer to:

Plan 4 Spatial Analysis



Fig.80 One of many strategically important views of the ruins of the abbey church in its valley setting

### 9.1 Landscape Setting

**9.1.1** The Conservation Area falls within the Lower Wye Valley AONB. The topography of the landscape around Tintern is one of the most defining characteristics of the Conservation Area. Sir Richard Colt Hoare wrote in 1798;

*"No ruin I seen in England has so striking effect on the mind and sense as that of Tinterne when the door first opens and presents the whole extent of the most beautiful Gothic aisle, overhung with ivy in the most picturesque manner, and terminated by the magnificent eastern window through which is seen a distant hill covered with copse wood, on which fortunately there are no buildings or breaks to disturb the repose or tranquillity of the scene."*<sup>1</sup>

**9.1.2** The reference to the tranquillity of the landscape and its importance to the setting of the ruins remains as important today as it was to Sir Richard Colt Hoare and other visitors in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

**9.1.3** The steeply-sided valley location of the settlement combined with the thickly wooded upper slopes which permeate into the developed areas of the lower hillside, make up

the key elements of some of the best views and vistas.

**9.1.4** The curvature of the riverside from the abbey environs around to Tintern Parva has a very special character of its own being a result of topography, man-made intervention and the natural evolution of the landscape. Important and settlement defining views are to be had across the curving river from Tintern to Tintern Parva and vice-versa.

**9.1.5** There are also well-defined views out of the Conservation Area to the Gloucestershire side of the river and some spectacular views from viewpoints on the Gloucestershire cliffs, especially from the Devil's Pulpit, looking west across the settlement.

### 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 picturesque nature of Tintern with the spectacular ruins of the abbey church at its heart (**Fig.80**). Key views which contain the abbey church within its setting are considered of very high significance as they are very sensitive to inappropriate developments which may impact upon the

<sup>1</sup> **The Buildings of Wales Gwent/Monmouthshire, Newman J. (2000) pp.537-8**



careful balance between heritage assets and their setting.

**9.2.2** There are some expansive and open views of the river and valley from the Gloucestershire cliffs and from the ruined Church of St Mary on the hillside (**Fig.81**). The tramway bridge provides wide views north to Tintern Parva and views south to the abbey church. Entering Tintern from the south views dramatically open out to the village and abbey ruins.

### Glimpsed

**9.2.3** There are numerous glimpsed views along the valley from both the low-lying A466 and upper levels of the wooded hillside. Many of these focus on the river and abbey ruins. There are also glimpsed views within the village to the Church of St Michael.

### Terminated

**9.2.4** Due to the nature of the settlement pattern, there are very few terminated views to be had within the Conservation Area. There are however terminated views to the ruins of

the abbey church from Tintern Cross by the Royal George Hotel and between St Anne's House and Tintern House. There are also views east along the A466 terminated at the cross roads by the Wye Valley Hotel (**Fig.82**).



**Fig.82** The view east along the A466 is successfully terminated by the Wye Valley Hotel



**Fig.81** View towards Wireworks Bridge taking in the expanse of the valley and the relationship of the river and settlement within the landscape setting

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

**10.1** There has been some loss of historic windows, doors, roof coverings and chimneys. This is prevalent to the A466 roadside and the Angiddy valley but is also seen throughout the Conservation Area including on the hillside. Windows are the most significant and consistent change to historic buildings with few original or traditionally built windows surviving. Most of these changes are reversible.

## 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 village.

**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

**11.2** Areas for Inclusion (Fig.83 next page)

#### Valley House (Angiddy Character Area)

**11.2.1** Valley House (see **Fig.45**) is a fine unlisted, three-storey house of classical proportions which retains a complete façade of timber vertical sliding sash windows, central door with fanlight over and iron garden railings. The house faces the former lane that continues from the east past the former Bible Christian Chapel. The building is an important survivor of a higher status house of particular historic and architectural interest. It is proposed to include the orchard to the south and Sylvian Cottage to give context to this area travelling towards The Glyn.

#### The Glyn in the Angiddy Character Area

**11.2.2** It is proposed to extend the Conservation Area west to include The Glyn and its garden above. The Glyn is an attractive large stone house, commanding a position high above the valley floor. The strong architectural character of this tall stone building makes it stand out as a key local feature of considerable aesthetic and historical value (**Fig.84**).

#### 11.3 Areas for Exclusion

**11.3.1** None proposed



**Fig.84 The Glyn. An attractive stone house with original features of historic and architectural interest.**

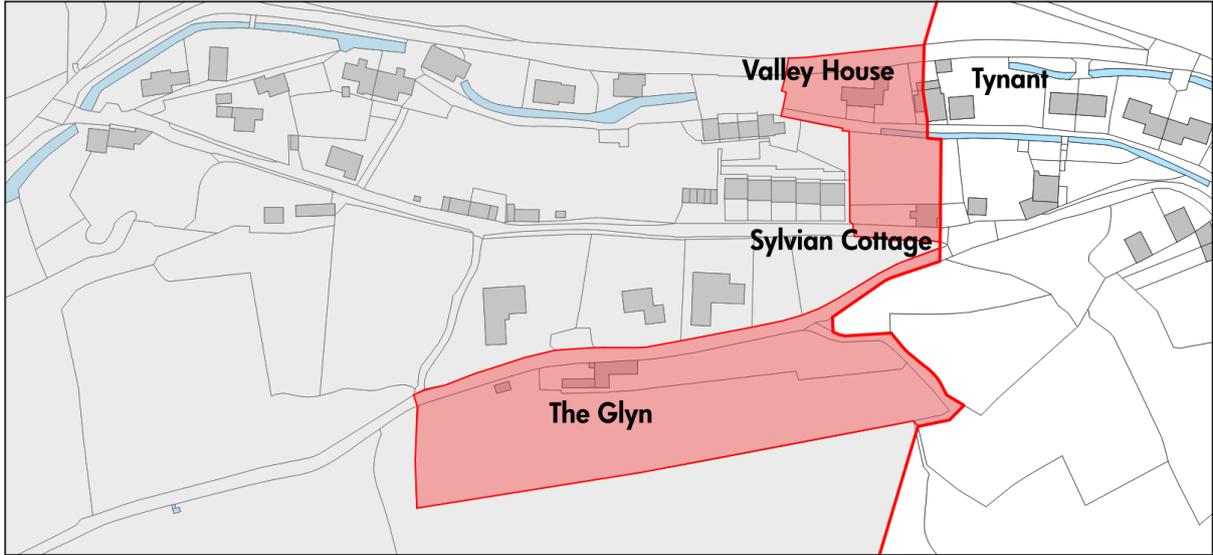


Fig.83 Plan showing area for inclusion in the Conservation Area

## 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** In undertaking the appraisal of the Tintern Conservation Area, the review has identified two houses which could benefit from additional planning controls such as Article 4 Directions. These houses are both presently outside the Conservation Area. They are Valley House and Gwyn House both of which retain a significant degree of original features and historic fabric which if lost would seriously erode the special character and appearance of these houses.

**Refer to:**

**Part D - Plan 7** Management Proposals

## 13 Proposals for Enhancement

### 13.1 General Enhancement Opportunities

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

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

### 13.2 Specific Enhancement Projects

#### Recommended Enhancement Projects

The maintenance and enhancement of the appearance of this major tourist site in Monmouthshire is of critical importance to its attractiveness and economic vitality. The following recommended projects could be undertaken as resources allow and would be subject to consultation with the local community.

The projects range in size and are not ranked in any order of priority.

#### River bank, east side of Tintern Abbey in Tintern Abbey environs character area

After the Abbey the other key characteristic of Tintern is the relationship of the village with the Wye River, not only in visual terms but also historically. The opportunity exists to develop a linear enhancement initiative to improve access, signage and landscaping at the identified locations. ,

#### Tintern Cross – surface treatments

This area has an important role within the village due to its level of activity in terms of pedestrian and vehicular movement and because of the abutting business uses which cater mainly for the considerable number of visitors who come to Tintern. The area is a conventional traffic engineered junction but

there is considerable scope to enhance this space visually and in terms of pedestrian safety through traffic calming measures.

#### The Wireworks Bridge (tramway bridge)

This is a significant historical feature in the landscape but also provides pedestrian and cycle routes across the river. The maintenance of such a route is desirable and the condition of the footways should be monitored to maintain safety and usability.

#### Parking and Access on the West side of the Abbey

At busy times this key area can suffer from the intrusiveness of cars and coaches, moving, turning and parking. Moreover there is considerable pedestrian movement across the access road. Whilst the main car park in front of the Cadw Information Centre and shop is well contained, the large entrance roundabout, widened roadway, car park to the public house and the Abbey overflow car park, have undue prominence in the proximity of the Abbey. A scheme of enhancement could implement the following measures:

- Adjustment of the alignment of the roundabout and car park access arrangements to 'tighten' the carriageway, based on tracking. This should include the possibility of widening pavements and creating raised platforms at major pedestrian crossing points along the road.
- 'Containment' of the pub/café car park by stone walls (approx 1 metre high) and the creation of appropriately detailed crossovers and pavements along this frontage.
- Consideration of the layout and boundary treatment of the abbey overflow car park in order to reduce the visual impact of cars.

### **The Footbridge over the River Wye**

The former rail bridge requires maintenance, repainting and improvement of the timber decking. Modest and carefully designed signage and interpretive material might also be integrated into this scheme. Any colour scheme should have regard to the attractive views of the bridge both from the abbey car park and from the sweeping bend of the Wye to the north.

### **Road Junction, Main Road and Raglan Road adjacent to the Beat Western Hotel**

This junction is at the convergence of two roads, two lanes and car park entrances. It accommodates some car parking and sight lines, some of which are outlined in road markings. The result is a road dominated space, with limited pedestrian priority surfaces and it lacks a sense of containment and enclosure.

It is recommended that a scheme is drawn up which utilises current good practice of placemaking, shared surfaces where appropriate, and pedestrian scale paving materials. Limited opportunities also exist for the introduction and increasing of stone walls and the planting of a few trees.

### **Riverside Parking**

The narrow strips of land between the riverbank and main road devoted to public car parking could be given more of a 'promenade' character, by the sympathetic treatment of the surface of the parking area, to indicate a more pedestrian friendly scale and provide for some seating. Consideration could be given to the planting of some trees between groups of parking bays, and the replacement of the utilitarian standard pattern railings to something more appropriate and possibly of a bespoke design that related more to their sensitive setting.

### **Tintern Parva**

The area in front of the churchyard, currently occupied by water engineering plant and poorly maintained and defined space, contains remnants of former quayside functions. It is recommended that existing local interest in improving exploring and interpreting this area, should be encouraged, and that the Environment Agency is included in a partnership scheme which improves the setting of the Church and churchyard, improves the river frontage and sympathetically accommodates any engineering works which are necessary.

This page is intentionally left blank