

TRELLECH CONSERVATION AREA APPRAISAL

April 2012



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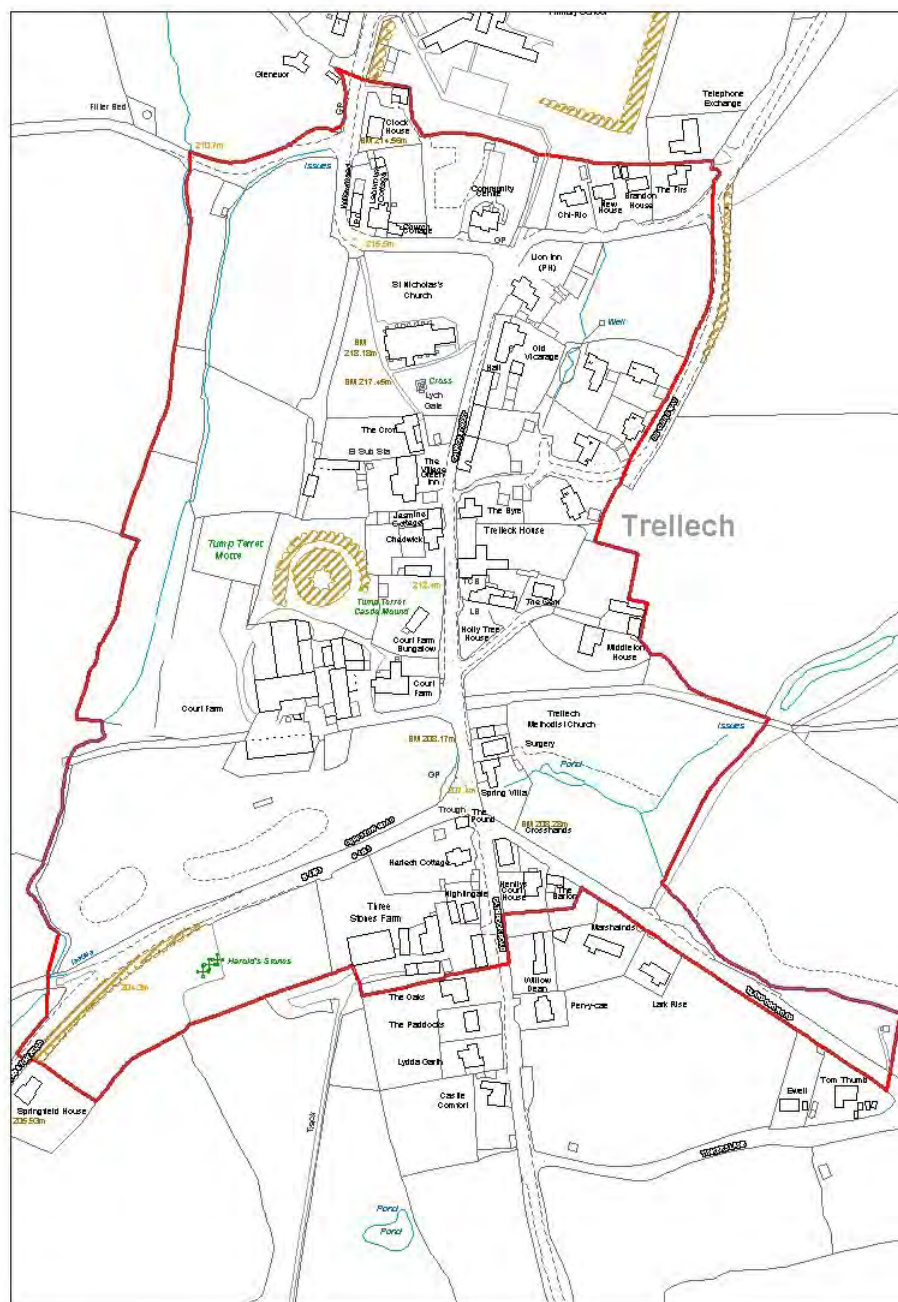
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Monmouthshire's built environment heritage is widely acknowledged as one of the County's key tourism and amenity assets. The high quality of that heritage is given statutory recognition with over two thousand buildings being listed and thirty-one villages having designated Conservation Area status. In addition the County contains a wealth of Scheduled Ancient Monuments.

The Trellech Conservation Area was one of the first within the County, designated in 1975 by Monmouth Borough Council. Since its designation, the boundary of the Conservation Area has not changed.

This appraisal is the first to be completed and forms part of a renewed initiative to complete Conservation Area appraisals for all Conservation Areas across the County.

The survey work for this appraisal was carried out in December 2008.



Map showing the existing boundary of Trellech Conservation Area

The Planning Policy Context

A Conservation Area is an area of special architectural or historic interest, the character of which it is important to preserve or enhance. The decision to designate a Conservation Area is made by the Local Planning Authority following an assessment of the character. As well as specific buildings, the road layout, street scene, trees and green spaces all contribute to the quality of an area and are therefore all part of the reason for designation. Designation provides special protection to this character, giving the Local Planning Authority extra controls over demolition, minor developments and the protection of trees.

Local Planning Authorities have a statutory duty to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas (Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This report fulfils this duty, giving guidance on how the preservation or enhancement of the character or appearance of the Conservation Area can be achieved when considering new proposals.

In making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This appraisal should be read in conjunction with the Unitary Development Plan, Supplementary Planning Guidance – Conservation Areas, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and County Planning Act 1990 and the National Planning Policy Guidance, particularly Welsh Office Circular 61/96 and Planning and the Historic Environment: Listed Buildings and Conservation Areas.

Extracts from the UDP relating to Conservation Areas are given in ‘Useful Information, Appendices and Contact Details’ section at the end of this appraisal.

Assessing Special Interest

Location and Setting

The village lies on the B4293, the old upland Chepstow to Monmouth Road, about five miles south of Monmouth and eight miles north of Chepstow. It is sited in the midst of attractive countryside on an Old Red Sandstone plateau, at around 700 feet, that runs from north to south. To the east is the River Wye that defines the border with England, and to the west the flood plain that extends from the River Trothy. It is sheltered from the east by the wooded Beacon Hill (1,003 feet), which overhangs the Wye Valley. The village is laid out within a rectangular area, shaped by the River Olway to the south, the Penarth Brook to the west, and two smaller streams to the north and east.

Trellech village centre is primarily arranged around a single road, Church Street, that runs north to south. All the main buildings of the village can be found on either side of it and therefore Trellech has been described as a “linear village”.

In total there are six main roads that lead out of Trellech. At the south end of the village the B4293 turns west; this is the main road to Chepstow. At the bend there are two further roads, one that leads due south to the lower Wye Valley, via Catbrook, and the other that goes to the River Wye, southeast wards, via Llandogo. At the north end of the village, the road heads north to Monmouth. Just beside the Churchyard, Greenway Lane leads east to the Wye at Whitebrook, while slightly further north another road heads west across a ridge to Cwmcarnfan and then to Raglan.

Assessing Special Interest

Historic Development and Archaeology

The earliest evidence for human activity in the Trellech area is the substantial megalithic monument of Harold's Stones located to the south west of the village. This monument consists of an alignment of three stones of varying height. The stones were originally vertical but all now are leaning. They are thought to date to the Bronze Age. There is some debate that the monument may originally have comprised additional stones although no definite evidence currently exists. Local legend suggests that the name Harold's Stones is connected with Harold Godwinsson (King Harold II of England) who is reputed to have defeated the Welsh nearby.



Harold's Stones

Evidence for Roman occupation of the area is even more sparsely represented in the archaeological record, with only a small quantity of scattered pottery being reported.

The main archaeological interest relates to the medieval period. The medieval town was a Norman foundation and appears to have been established with a formal street plan, with a motte, known as *Twmp Terret*, situated to the north of Court Farm. This is presumed to be the remains of the castle first recorded in AD 1231 and presumably abandoned by 1306 when it was described as “the site of an old castle”. It has been suggested that there were earthwork defences to the town, but so far excavations on the suggested line have not located such a feature.

The present church of St. Nicholas appears to have been built in the early 14th century, but probably stands on the site of an earlier church. A 10th century charter referring to the *ecclesia Trilecc* may refer to this site, but the topographic description of this feature better fits the site of the church at Trellech Grange.

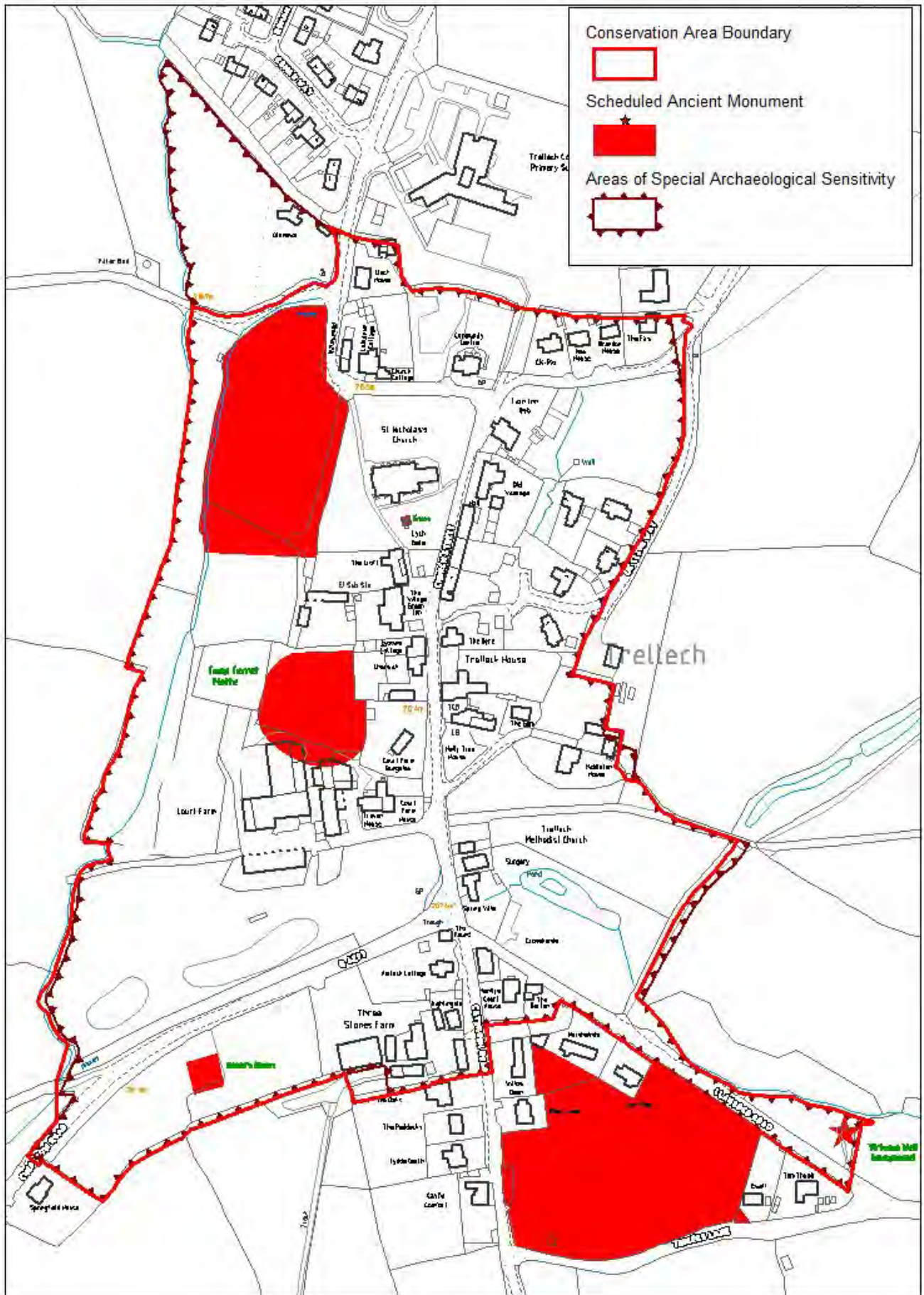
The date that the medieval settlement was established is not known, but by AD 1288 there were 378 house plots (known as burgage plots), which represents a substantial town. The town enjoyed borough status and had a market and the principal industry appears to have been iron working. An attack by the Welsh in AD 1296 led to major damage being caused to the settlement.

In 1306 the number of burgage plots is recorded as being only 271 and these were held by only 113 burgesses (the official owners of the burgage plots). The town then appears to go into a decline in prosperity with the population being ravaged by the plague in AD 1369 and further damage being caused by the Welsh under Owain Glyndwr in 1404. The decline in population was still continuing in the 19th century in 1861, 29 houses remained, but by 1901 this number had fallen to 19 of which 2 were unoccupied.

A series of excavations, by the University of Wales: Newport and the Monmouth Archaeological Society has found a number of buildings and established a stratigraphic sequence. The earliest of these buildings dates to the first half of the 13th century with the latest phase being early 14th century when the area appears to have become more agricultural in nature. It has been suggested that Trellech was used by the de Clares (Lords of Glamorgan) as a military supply and manufacturing base. Recent excavations along Catbrook Road and Llandogo Road have located a number of buildings lining the road frontages. This linear development may represent the rapid expansion of the town under the de Clares into areas not previously developed. The sudden decline in the fortunes of the town may well be linked to the death of the Gilbert de Clare (the last of the line) at Bannockburn in AD 1314. The town appears to have been rapidly depopulated and this process continued throughout the later medieval and post-medieval periods.

HISTORICAL PLAN

Historical research along with archaeological excavation and survey has established that the medieval town originally had a formal layout. The sites of the church and castle were enclosed by a rectangular circuit of roads formed by present day Greenway Lane and High Street, with Monmouth Road continuing south to a junction with the lane that now forms the access road to Court Farm. An eastern road (close to the line of modern De Clare Way and the drive to Middleton House) connected Greenway Lane to High Street. It is assumed that the castle and church occupied most of the land inside the rectangle of roads and that house plots (burgages) lined the other streets. It would appear that not all of the available plots were developed although each site appears to have been defined. Late 13th century expansion, probably connected to De Clare's military requirements, appear to have been south of the original medieval town along Llandogo Road, Catbrook Road and Tinkers Lane. These roads appear to have been lined with buildings, many of which appear to have had industrial uses especially associated with iron working. The decline of the town in the late medieval period saw it initially shrink into the area of the original medieval settlement, and then further reductions with the loss of eastern and western road, producing the current layout.



Map showing the location of the six Scheduled Ancient Monuments within Trellech

Spatial Analysis

The character and inter-relationship of spaces within the area

Large areas within the Conservation Area consist of open agricultural land. Their inclusion generally serves two purposes – they provide an essential rural setting for the village and also integrate important archaeological sites into the Conservation Area boundaries. The projection of the boundary to the southwest and southeast around Harold's Stones and The Virtuous Well ensures that the settings of these Scheduled Ancient Monuments are protected. In themselves, however these green limbs also make significant contributions to the historic character of Trellech.



The fields that make up the foreground of Court Farm, together with the open field that runs up the western side of the village, known as the Black

Open space in front of Court Farm

Death Field, contribute greatly to the open vistas obtained of Court Farm and St Nicholas' Church from the south. The conspicuous position of Court Farm afforded by the open space in front of it emphasises its significance, from both an historical and townscape points of view.

From the north and from the track that runs to the west of the Church, the open land that forms the Ancient Monument is also extremely important.

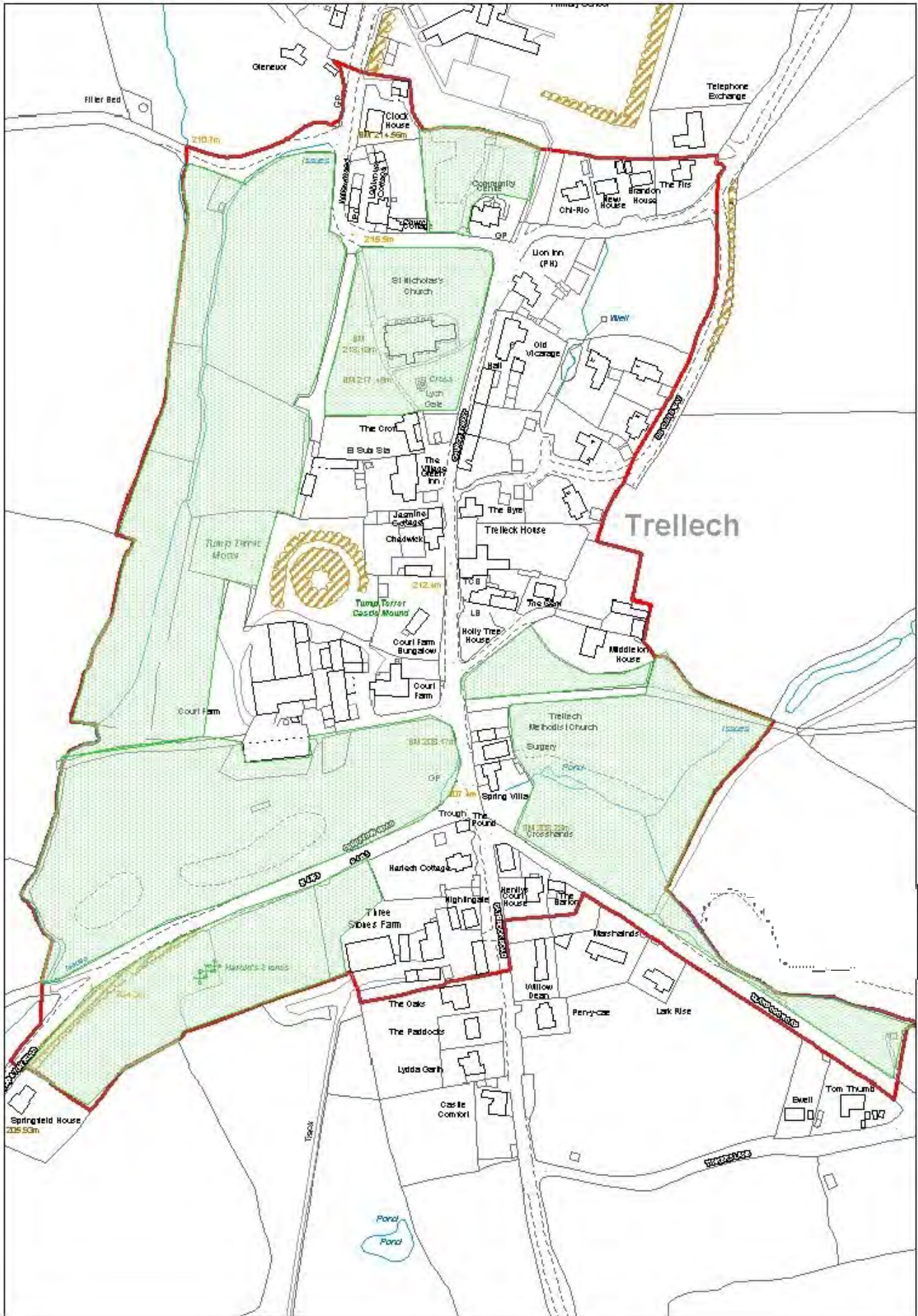
One of the most important of the open spaces within the village is the Churchyard of St Nicholas. In addition to being the perfect setting for the Church, it provides an important open area in the heart of the village.

It is surrounded by an impressive, stone perimeter wall and has its own strong features in the form of the Lychgate and the Cross.

An essential element of the character of the Conservation Area is its open nature loosely tied together by ad hoc development. An important open area is that in front of the former Crown Inn, referred to as the village green. This area of open space is located on the west side of the main street and to the south of the Churchyard. This area has been used as a car parking area for the inn (now a house) and is no longer grassy. It is partly enclosed by an outbuilding of the Inn on its southern side and hedgerow on its northern side.



The churchyard of St Nicholas' Church



Map showing the key open spaces within the Conservation Areas

On travelling along Church Street, agricultural buildings, high stone walls and Trellech House, which directly abuts the footpath, provide a considerable sense of enclosure on the eastern side. This is repeated, albeit to a slightly lesser extent, on the other side by stone boundary walls and hedging to the Churchyard along with the arrangement of buildings fronting onto the main road.

Two important spaces within the development boundary for the village have been recognised as such by being specifically allocated as amenity open space in the Unitary Development Plan. These are the grounds of the former village school, now the Babington Centre, and the open area between Holly Tree House and Trellech Methodist Church. The latter, with its mature trees, grassed area (often used for grazing animals), and stone boundary enclosures brings the countryside into the heart of the village, Fig 9.

The spaces between the buildings in Trellech are often quite intimate and are intrinsic to the character of the village. In essence, the buildings consist of sizeable houses which cluster around the Church and junctions of the roads, into and out of the village. Historically, it was important for farm buildings and livestock to be retained within the Bailey. But after the Bailey disappeared, livestock and agricultural buildings were kept within the village bounds. This can still be seen today with farms and outbuildings contained within stone perimeter walls.

Spatial Analysis

Key Views and Vistas

The importance of the Conservation Area's rural setting has already been emphasised. The way in which the village sits in the landscape of rolling hills and mature field patterns is a special part of its character. Fine views of the village are obtained, in particular, from Beacon Hill to the east.



View from Beacon Hill

There are many factors that define the special character of the settlement when seen from such viewpoints, including the roofscapes, the colouring of the elevational materials, the existence of mature trees, and the height of peripheral hedgerows.

The views towards and into Trellech are justly celebrated. Whether from the higher routes, or from the lower angle of the roads to the south, the village and its Church and steeple loom into view and invite the traveller. From The Virtuous Well, the view of the spire has remained largely unchanged for hundreds of years, as such the maintenance of this view is important.



View from the Virtuous Well

From the southwest the view into the village from Chepstow Road is also important. From Harold's Stones there is a clear line of sight to the Motte with the Church beyond.

On entering the village from the north, as the road approaches the corner turning left, the full visual impact of the Church is realized, set within its unchanged setting, and with its tall nave walls and towering spire. As one turns left, another important view is opened up; that of the Babington Centre with the Lion Inn and the Old Vicarage beside it.



View down Church Street

The road from Whitebrook, Greenway Lane, is distinctly rural in character until one approaches the telephone exchange when it becomes compromised by the modern housing on its northern side. Along Greenway Lane, the long unbroken hedgerows are a defining characteristic.

The main road in Trellech, Church Street, gently meanders from north to south. The road is bounded by low rise stone boundary walls and former agricultural buildings. The strong visual lines of the boundary walls and stone walls of the buildings define this view, together with the gentle incline down to the south. These views are extremely important. In the course of travelling along this street, lateral views into nearby yards and gardens also reveal the larger properties (e.g. Middleton House). Looking outwards from the village, it is easy to catch sight of the hills and woods nearby, these long distance glimpses of the countryside beyond are an important characteristic of the village.

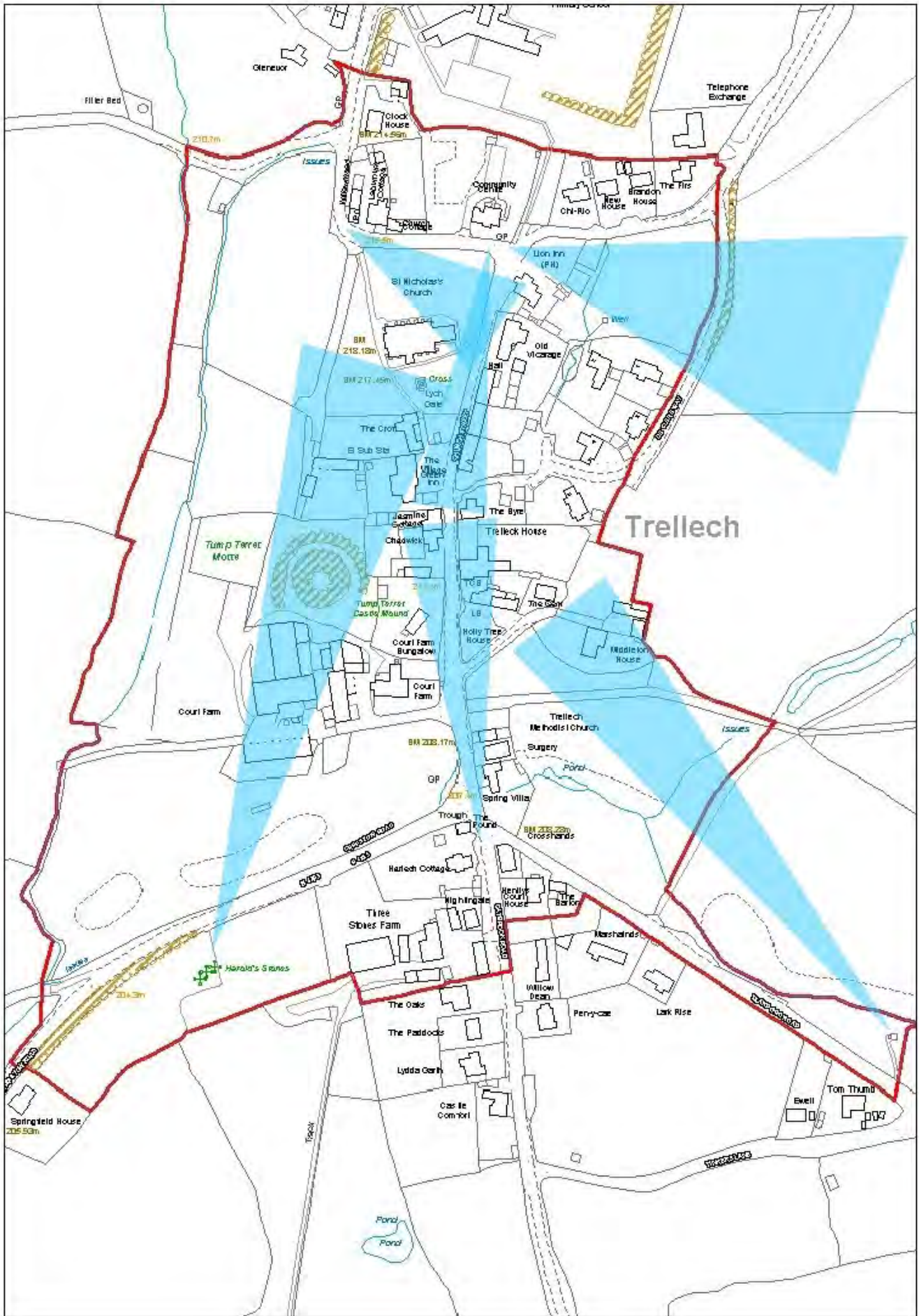


Figure 13: Map showing the key views and vistas into, out of and within Trellech Conservation Area

The 19th and 20th Centuries have made only a slight impact on the village centre of Trellech. Modern developments have taken place in the immediate outskirts to the north and south. The new development site at the rear of Trellech Farm, De Clere Way, has resulted in the addition of a considerable number of new houses, none of which are easily seen from the village's main street.



Architecture

Listed Buildings

The surviving dwellings and other buildings shown on the 1901 Ordnance Survey plan form the historic core of the Conservation Area. Many of these buildings have been statutorily listed as being of special architectural or historic importance. . The historic building fabric is a major component of the special interest of the Conservation Area. The village consists mainly of structures of one or two storeys with the gable ends of barns bringing variety to the square-fronted forms of 18th and 19th Century's domestic structures. These domestic buildings mainly use a language of sash windows and classically-inspired doorways (for example, Holly Tree House, and the façade of the former Crown Inn). The overall impression is of an in- formal and spontaneous combination of traditional, vernacular forms combined with a mixture of more for- mal or "polite" architecture.

The parish **Church of St Nicholas** is the oldest of Trellech's buildings, being a structure dating from the early 1300's, although restored in 1893. It is built from local sandstone grading into conglomerate, mainly red in colour, and is of a simplified decorated style com- prising of a nave with two aisles and a clerestory, separate chancel, a west tower and a south porch.

On the southern side of the village, **Court Farm** is a prominent building, emphasising its significance, from both an historical and townscape point of view. Built in the 17th Century with 18th Century additions, Court Farm was originally known as the Manor House. The listed building record for Court Farm describes it as being faced in cement rendering but today its elevations are in natural stone. Fenestration on the main elevations consists of vertically proportioned sash windows. The building is two storied with a slate roof that is a mix of gable ends and hips. Its adjoining stone **barn** is also listed and contains 16th Century features.

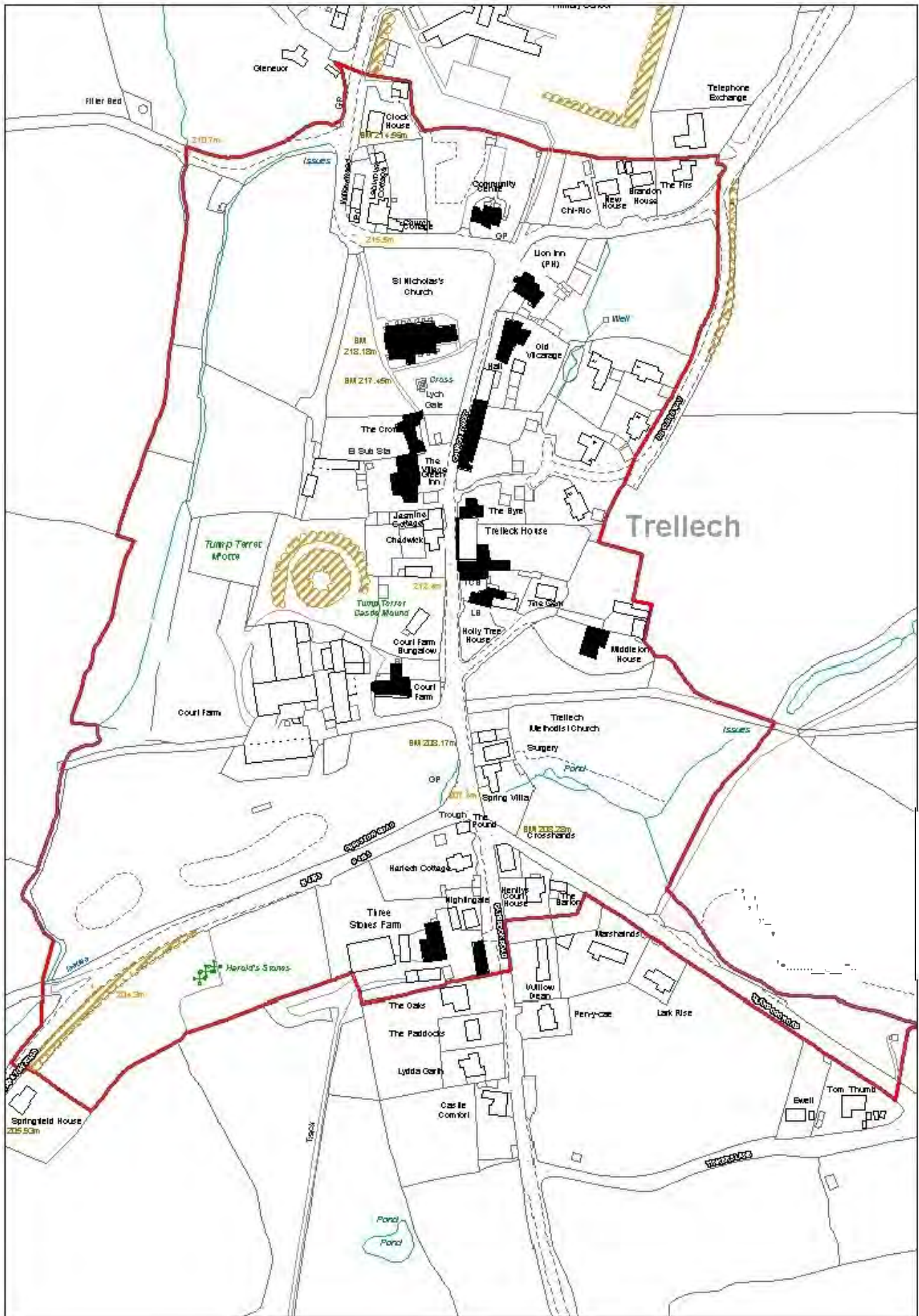
The Old Vicarage is located on the eastern side of the main road, opposite St Nicholas' Church and is an impressive late 18th Century three storey building. The main part of the building has three bays with vertically proportioned sash windows that diminish in height from ground to second floor in the Georgian manner. The central bay projects slightly with a central panelled door set into a round-headed recess with semi-circular fanlight with vertical bars. There is a two storey extension on its southern side. The building is rendered and has a slate roof with gabled ends.



Church of St Nicholas



The Old Vicarage



Map showing all the individually listed buildings within Trellech Conservation Area
 Please note: the above does not indicate buildings that are within the curtilage of the listed buildings.

To the south of the Churchyard is an interesting group of stone buildings centred on the former **Crown Inn**, also known as the Village Green Inn, which faces onto the village green, discussed earlier. The Inn itself is late 18th or early 19th Century and three storied with stone rubble elevations and a slate, gabled end roof. Like the Old Vicarage, it has three bays with sash windows, with a central (although later) canopied entrance door. To the south east of the former Crown Inn, is a rubble stone slate roofed **outbuilding** of one storey with an attic. It has two small casement windows with a central door and a central gable with attic windows facing the village green.



The former Crown Inn

To the north of the former Crown Inn is **The Croft**, said to be of late 17th Century origin, but the existing structure dates from the 20th Century. It is two storeys with two projecting gable wings. The central element has three bays with the ground floor largely concealed by a glass conservatory. The windows are casements and roofs are a mixture of stone tile and slate. The northern end wall of The Croft partially encloses the southern side of the Churchyard and attached to it is the **Lych Gate**, which has a stone tiled pyramid roof with a cross at its peak.



The Lych Gate

To the south of the Old Vicarage and on the eastern side of the main road in the centre of the village, there is a long range of coursed stone barns which directly abut the footpath. The **Tithe Barn** is located to the south and has now been converted into residential use. It probably dates from the 18th Century or early 19th Century but is thought to probably be on the site of an earlier barn. Beyond here is an opening in the wall that provides access to former **Granary and Stable buildings**, now also converted to residential use. This building is thought to be early 18th Century and is in rubble stone with a steep pantile gable roof. Exterior stone steps lead to a loft door on the northern end wall.



The Tithe Barn

Trellech Farmhouse faces the road on the back edge of the footpath. It is of 18th Century origin with cement rendered rubble walls and a slate, hipped roof. It is two storeys with a cellar and attic and has a taller wing on its eastern side. The windows throughout the building are sash. There is a central doorway on its northern side with a semi-circular fanlight and radial bars, fielded panel door, panelled reveal and a later hood. The **Wall of Trellech Farm** is also listed individually for its group value with the other listed buildings within the village of Trellech.



To the southeast of Trellech Farmhouse is **Holly Tree House**, which has its main front elevation facing south and its western end wall side onto the road (although screened from it by conifers).

The Babington Centre

The main part of Holly Tree House is 18th

Century and has three bays, with sash windows and a central doorway. It has a slate, half-hipped roof. There is a later, lower roofed extension on its Eastern side. Pink coloured render and two roof lights enable Holly Tree House to be easily identified in long distance views. Though used as single house in recent years consent has been given to divide the building up into its three original dwellings.

Further to the south east, standing on its own in well wooded grounds and served by a long access drive is **Middleton House**, a two storied building with four bays of sash windows. It is treated externally with render with a steep slate roof with gable ends and three chimneys on the ridge, two at either end and one in the centre.

Just north of St Nicholas' Churchyard is the former village school, recently converted to a community hall, now called the **Babington Centre**. It was built around 1820 (with later additions) with rubble facings (partly coursed) and freestone dressings under a slate roof. It is a low, one storey building in a Tudor style, having a symmetrical three window front with centre cross gable and sinuous bargeboards. Main windows have drip mould coverings. A stone walled forecourt with its monkey puzzle tree adds to its distinctiveness.

The **Lion Inn**, to the north of the village, was built in the 18th Century. The external walls are of natural coursed stone. Regrettably, the rough stucco finish has now been removed. It is two storied with three bays of sash windows and a later central porch. The steeply pitched gabled roof is covered with slate and it has two chimneys, at either end of the ridge, one of which (unusually for Trellech) has an external stack.



The Lion Inn

To the very south of the Conservation Area are the **East and West Barns of Three Stones Farm**. They are listed as two traditional 17th and 18th Century stone barns in the farmyard of Three Stones Farm, an area where stone buildings and enclosures intermingle with two unsympathetic modern dwellings.

The **Telephone Call Box** is the most modern of the listed structures. It is situated on a flagged pavement within the entrance to Holly Tree House. This is the K6 type, square, red kiosk of cast iron construction to the standard design of Giles Gilbert Scott, which was introduced by the GPO in 1936; although the example within Trellech was probably installed after the Second World War. Even though this structure departs somewhat from the architectural themes discussed so far, it does make a distinctive contribution to the special interest of the Conservation Area. This is also the case for the **Virtuous Well**, however, this is a much older structure. The importance of this structure has been discussed earlier on.



The Telephone Call Box



The Virtuous Well

Architecture

Unlisted Buildings

There are a number of buildings that are not statutorily protected within the Conservation Area, which also contribute to the special character of the Conservation Area.

One building that is of significance is the **Old Smithy**, a small, single storey stone rubble building with a pantile roof, at the northern end of the village. This building is now in quite poor order.

Ebenezer Chapel is in a prominent position on the main road. It was built in 1839 in coursed stone and is a small, but interesting, simple one-cell building with a slate roof. In the southern part of the village, **Crosshands**, which is an attractive stone 18th Century dwelling (although with more recent windows and porch), is located in a prominent position at the junction of the Llandogo and Catbrook Roads.

Sited towards the south of the Conservation Area, where the B4293 turns sharply, is the former **Village Pound**. This building now provides ancillary residential accommodation to the adjoining dwelling. It is thought to have early 19th Century origins (without the new slate roof) and drinking troughs were added (following public subscription) in 1896. The roof has been built up on a curving, roughly coursed masonry wall, facing the roadside.

Within the Conservation Area there are a number of buildings which make an important contribution to the character of the Conservation Area, even though their original form has changed over time.

The cottage style dwellings to the north of the Church, **Church Cottage** and **Willowmead**, for instance that look onto the Churchyard are of an appropriate scale for the character of the village.

Another example is **Spring Villa** on the crossroads at the southern end of the village, which has rendering that is not traditional but which, through its mass and form, constitutes an important building at the entrance to the village where the main road curves to the north.

In the centre of the Conservation Area on the western side of the main road is the **Village Store** (now a house, known as Chadwick); with its contrasting red brick elevations, whilst not in itself of historic importance, adds to the character of the area by virtue of its former use.



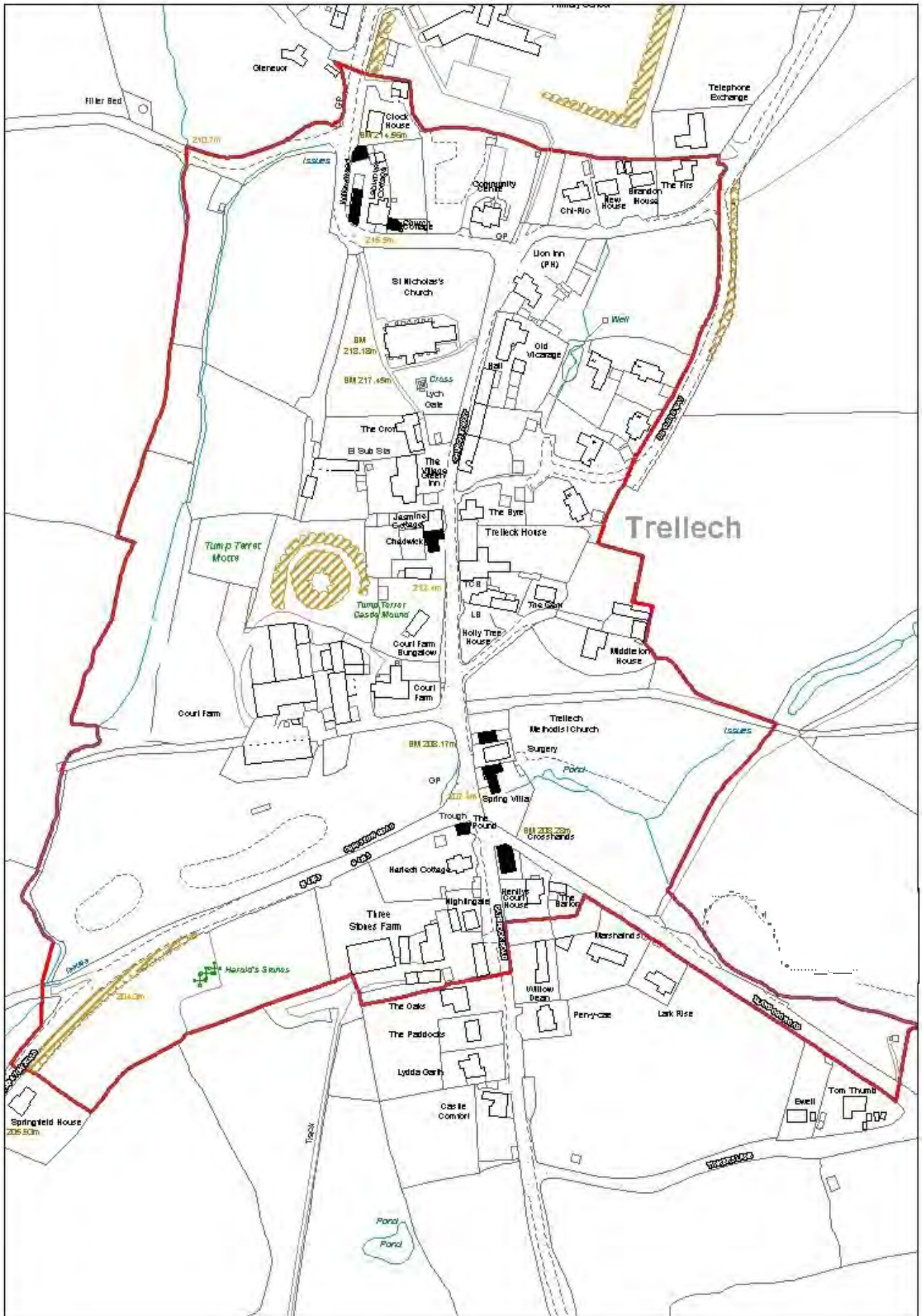
Ebenezer Chapel



The former Village Pound



The Former Village Store



Map showing the unlisted buildings that contribute to the character of Trellech Conservation Area

Architecture

Local Details and Building Materials

It is evident from the description of the important buildings in the Conservation Area that there is no one individual, easily recognisable architectural style which predominates throughout. There is greater consistency however, in the building materials used in the village.

The predominant roofing material is slate. Before the mid-19th Century, however, it is assumed that roofing materials of more local provenance pre-existed the slate. Significant examples of non-slate roofing exist at The Croft and the Churchyard Lychgate adjacent (both have stone tiles). Clay pantiles occur only occasionally on ancillary outbuildings. The non-listed agricultural buildings at the rear of the former Crown Inn have good examples of red clay pantiles. Some modern dwellings have concrete tiles, which are not a traditional material.

Trellech is a village where the majority of buildings have been constructed in the local sandstone. Local quarries were used to source this material in historic and pre-historic times and a plentiful supply of the stone was one of the probable reasons for the original development of the settlement. Naturally, this fact gives the village a harmonious and consistent quality. In addition to the local sandstone, local pudding stone, which is a conglomerate rock, is used within the village. The variety in appearance comes from the laying and finishing of the stone.



Local Pudding Stone

Rubble masonry is common in the barns, and agricultural outbuildings but also occurs in parts of the Church. Coursed masonry is also found, for example in the tower of the Church. Many stone buildings are rendered in lime render, and this is particularly the case in the larger domestic buildings (e.g. Trellech Farmhouse). Many, however, now have exposed natural stone elevations and the recent fashion has been to remove the render from the buildings. This has had varying degrees of success and such a trend is to be regretted. It is evident, however, that natural stonework and render are the predominant elevation treatments in the Conservation Area. The importance of natural stone is emphasised by the presence of a number of stone barns and the extensive use of stone as a means of boundary enclosure, discussed further below.

The fenestration generally consists of vertically proportioned sash windows, often diminishing in depth on the upper floors. The fenestration is arranged in symmetrical bays, sometimes with a central canopied doorway. Dormers or half-dormers are rarely present.

Architecture

Boundaries

Boundaries between the public footpaths, roads and private property within the village are important to the character of the settlement. They are defined either by stone walls, or by buildings which abut the road directly. They are generally constructed in sandstone, although local pudding stone also predominates. Of particular note is the wall that defines the Churchyard. Elsewhere many of the buildings and access lanes also have stone boundary enclosures. To the south end of Church Street is the high stone boundary wall that abuts Trellech House, which has a pointed doorway in the middle.



An example of a stone boundary wall



Row of hedgerows along Greenway Lane

On the approaches to the village, hedgerows provide the sense of enclosure and are important to the setting of the Conservation Area. These often frame the historic buildings, particularly the Church spire in the distance. This occurs, for instance, in the approach along the Catbrook Road from the south.

The Extent of Intrusion or Damage

There are no obvious untidy areas or ‘eyesores’ within the boundaries of the Conservation Area. Modern agricultural buildings can detract from the appearance of the Conservation Area; however, they do perform a functional need of a working farm. The intrinsic agricultural character of new barns and their continued use is in many ways positive. There has historically always been a mix within the village of agricultural and residential uses. As a consequence of the reduced efficiency of the old barns and the inconvenience of their location, from a farming perspective, it is appreciated that there is a commercial need to move to modern agricultural buildings outside of the village.

On the eastern side of the village, the agricultural buildings associated with Trellech Farm have already been converted. In many ways, the conversion of these buildings has been successfully completed. Inevitably, however, on conversion, the character of the adjoining land has changed. A positive factor of the conversion is that the new ancillary domestic spaces are largely concealed from the public aspect, along Church Street. In contrast, the character of the new build houses that make up De Clere Way and the road that serves them, jar with the character of the settlement.

Elsewhere there are one or two single storey buildings (including the doctor’s surgery) within the Conservation Area. But where bungalow type development has taken place, it is generally outside or abuts the Conservation Area boundaries. Such single storey dwellings are now obviously important in numerical terms as a significant building form in Trellech village as a whole, but are not in keeping with the historic fabric or character of the settlement. Other modern dwellings in the Conservation Area, (apart from one or two instances) whilst they utilise render and slate as external materials, fail to fully integrate with their surroundings by not respecting, for instance, roof pitches, ridge spans and patterns of fenestration.

Green Spaces and their Biodiversity Value

The biodiversity of the area is unknown but it is likely that various bat species use the village and its Church for summer roosting. BAP species such as Badger, Song Thrush and Spotted Flycatcher are likely to be found here.

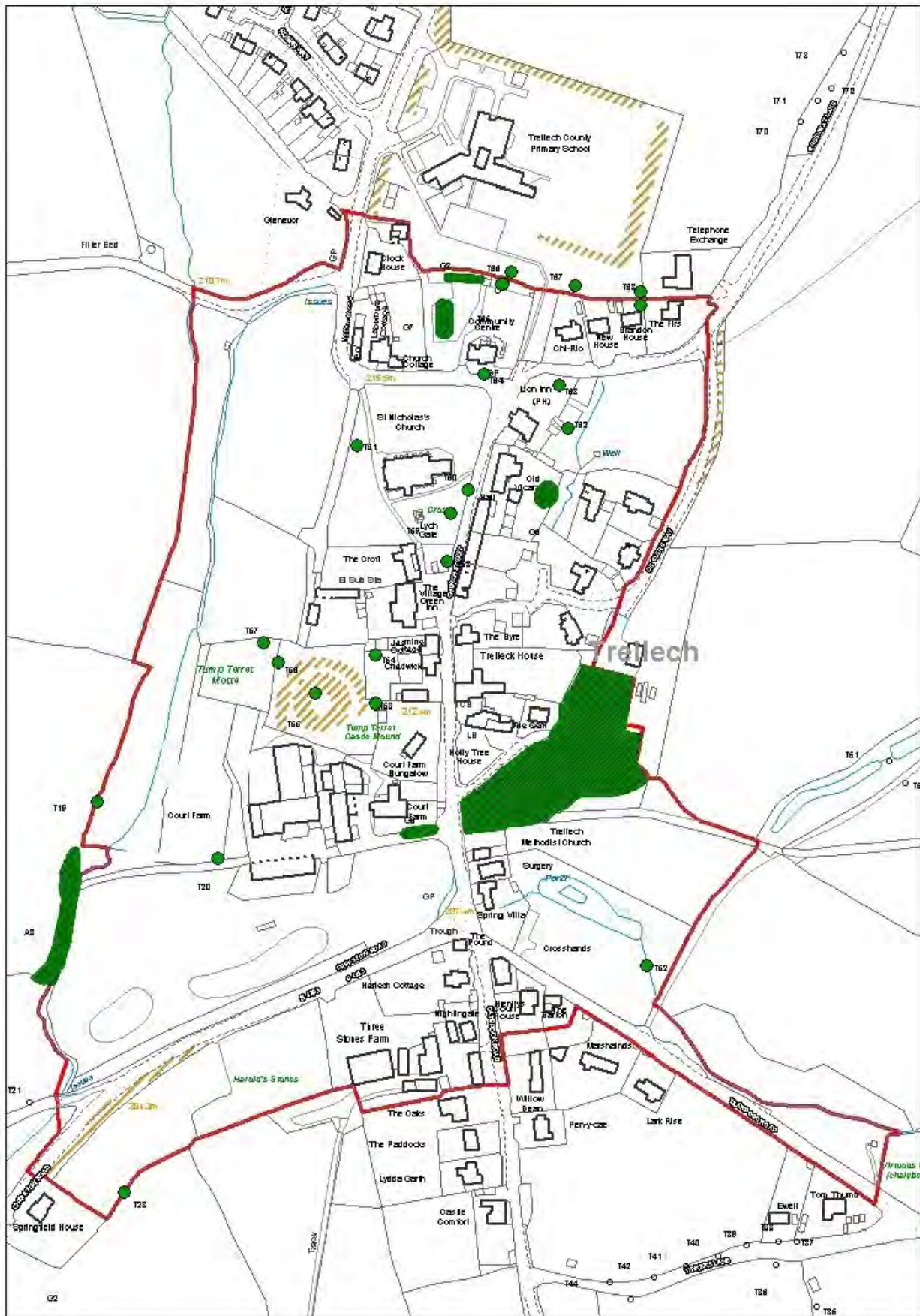
Trellech also contains inside the bounds of the village centre, the following total number of officially recorded trees:

Groups	5
Areas	2
Tree Preservation Order	31

All the trees within the Conservation Area have a six-week notification period of protection against felling, lopping etc. During this period the Local Planning Authority has the right to prevent unauthorised work being carried out to the trees by imposing a “Tree Preservation Order” (TPO). However, some of the trees within the Conservation Area are already afforded this level of protection.



Two trees covered by a TPO



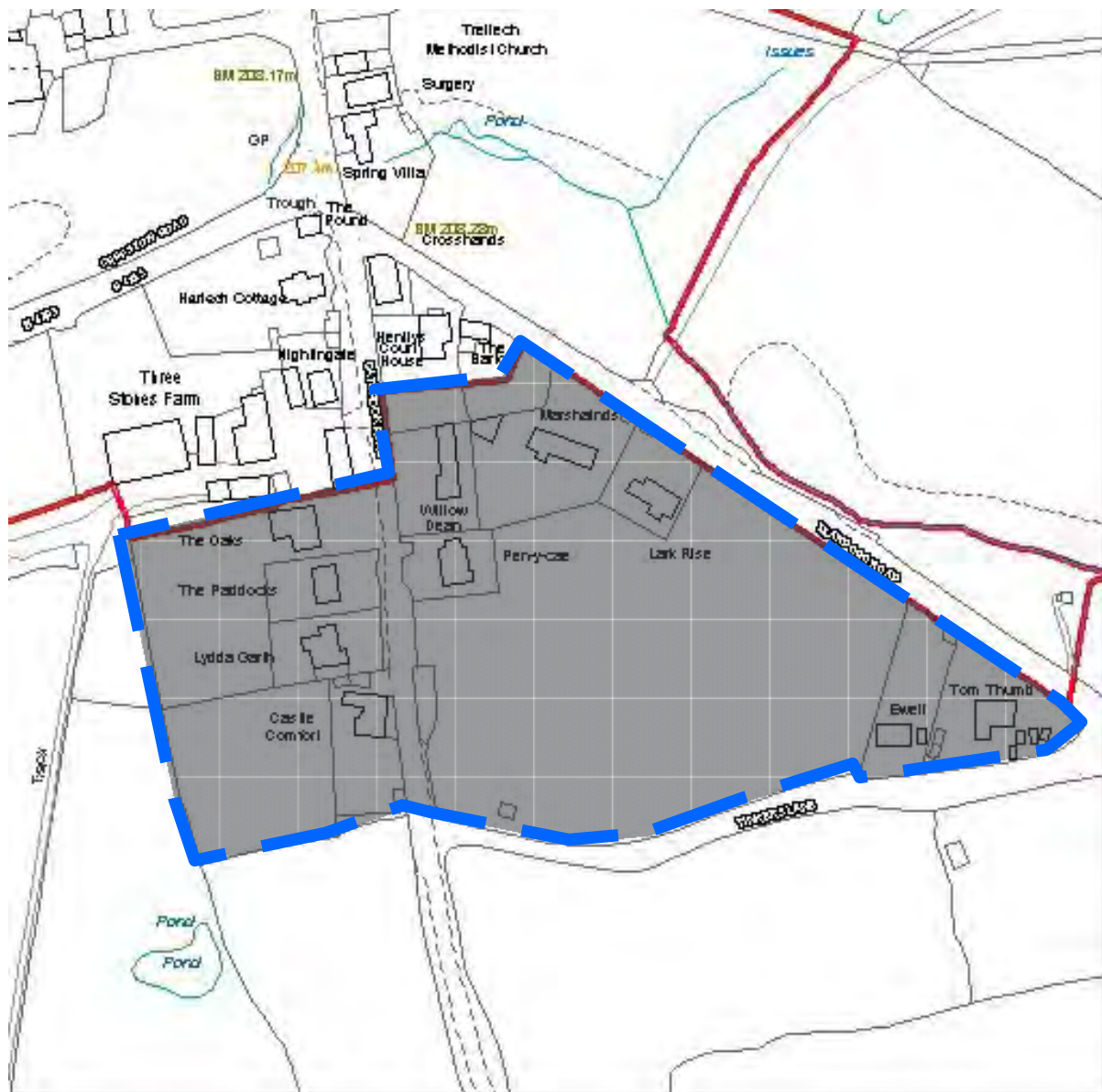
Map showing the location of the trees benefiting from Tree Preservation Orders (TPOs). Please note that should you have any queries regarding the TPOs, please contact the Tree Officer.

Suggested Boundary Changes

The boundary, as presently constituted, represents the original Conservation Area. It includes the whole area of the village centre where most of the listed and historic buildings in the community are to be found.

Nevertheless, the following recommendation about the boundary may be made:

The boundary on the south side does not extend any further than Three Stones Farm. It is felt that an extension could reach as far south as Tinkers Lane. From this point the Conservation Area boundary could then run east to the Virtuous Well and, thus, include the triangular field (to include the Trellech Sunken Medieval Village) on the east side of the lane to Catbrook. This area has already suffered some development and could, perhaps, benefit from additional safeguards in the future.



Map showing the proposed change to the boundary of the Trellech Conservation Area

Management Proposals

Modern Development

Where new development is proposed it should be in keeping with the character of the Conservation Area, and aim to preserve or enhance the special qualities of the immediate and wider environment. When considering proposals, the 'Supplementary Planning Guidance – Conservation Areas' should be referred to. The architectural response required when considering proposals to extend existing buildings, convert existing ones and building new units, will vary across the village. In some locations new construction will not be permissible as it will have too dramatic an impact upon the important harmony that has been achieved. In general, further infill development should be opposed as it will result in the historic structure being crowded and also the loss of glimpsed views and intimate spaces, referred to earlier.

Roofing materials: The preferred roofing material in the village is natural slate. Natural clay tiles or natural stone slates are also acceptable though they are less prevalent in the Conservation Area.

Rainwater goods: Cast iron fittings are by far the most appropriate in the context of the Conservation Area. As an alternative, black painted aluminium fittings in the form of cast iron are considered to be a good option, providing that they are of cast construction rather than extruded.

Walls : A number of different options are considered to be appropriate within the Conservation Area. Natural coursed or rubble stone walls are in keeping with the character of the Conservation Area. In addition to simply leaving the stone undecorated, a limewash finish is also appropriate and would not detract from the character of Trellech. Alternatively, new walls can be built in the modern manner but should, if this is the case, be lime rendered.

Windows: The use of timber side hung casements and sash units is in keeping with the Conservation Area. A whole range of colours are considered acceptable; if white is the preferred option then an off-white colour should be adopted. Modern mass produced windows; most notably plastic windows are never acceptable as they have a detrimental impact upon the character of the Conservation Area.

Satellite dishes: The installation of satellite dishes in prominent locations will adversely affect the character of the Conservation Area. If satellite dishes are to be considered then they should be sensitively positioned where they will not be visible from public vantage points.

Roof lights: Where they require consent, the provision of roof lights is discouraged within the Conservation Area on prominent roof slopes. If acceptable, low profile dark framed conservation roof lights should be used.

Summary of Issues

- Trellech is a village of considerable archaeological and historical interest, which arise, in particular, from its importance as a medieval town.
- The main archaeological sites – Twmp Turret, Harold’s Stones, the Medieval Housing Site, Trellech Churchyard Cross and base, The Virtuous Well and Trellech Sunken Medieval Village, add considerably to the special interest of the Conservation Area and the presence of the latter two sites justifies the extension of the boundaries of the Conservation Area to the south to ensure that their setting is protected.
- St Church Nicholas’s Church is a medieval building which provides the central landmark feature in the Conservation Area.
- The survival of the linear medieval street patterns is an important element of the Conservation Area’s special character.
- Areas of open land are included within the Conservation Area boundary and these are important because they provide an essential rural setting for the village and integrate archaeological sites into its boundaries. The arrangement of buildings and boundary walls provide a considerable sense of enclosure within the centre of the Conservation Area.
- The rural setting of the Conservation Area is important and vistas obtained from surrounding viewpoints need careful consideration.
- Natural stone boundary walls make a significant contribution to the appearance of the Conservation Area.
- The historic building fabric is a major component of the special interest of the Conservation Area. Many of these buildings are listed, but a number of the non-listed buildings make a major contribution to the character of Trellech.
- No one individual, easily recognisable architectural style predominates throughout the Conservation Area. Although a number of themes can be identified in the Georgian appearance of the major domestic or commercial buildings and from the presence within the village of a number of rural, vernacular buildings.
- There is a consistency in building materials – roofs are mainly in natural slate, elevations are in exposed natural stonework or render.
- New development would need to take into account these local characteristics of scale, design, siting, orientation, shape and materials, as described in the section, titled ‘local details and building materials’.

Useful Information, Appendices a n d Contact Details

Relevant Policies from The Unitary Development Plan 2006

CH1 Within Conservation Areas, development proposals will be approved if they:

- (a) preserve or enhance the architectural or historic character and appearance of the area and its landscape setting;
- (b) have no serious adverse effect on significant views into and out of the Conservation Area;
- (c) have no serious adverse effect on significant vistas within the area and the general character and appearance of the street scene and roofscape;
- (d) use materials appropriate to their setting and context and which protect or enhance the character and appearance of the Conservation Area; and
- (e) pay special attention to the setting of the building and its open areas.

Where development is acceptable in principle it should complement or reflect the architectural qualities of adjoining and other nearby buildings (unless these are harmful to the character or appearance of the area) in terms of its profile, silhouette, detailing and materials. However, good modern design may be acceptable particularly where new compositions and points of interest are created. Materials must be durable and of a high quality.

CH2 The re-use and sympathetic restoration of existing buildings that contribute positively to the Conservation Area will be approved, in accordance with detailed design and conservation policies.

CH3 Proposals for the alteration, extension or conversion of existing buildings in Conservation Areas, must take into account:

- (a) the desirability of retaining, restoring or replacing historic features and details of buildings, including garden or forecourt features, boundary walls, paving etc.
- (b) whether the details of the proposed works properly respect the proportions, materials and construction of the existing building.
- (c) the effect on the setting of the building and its surroundings; and
- (d) the effect of introducing new uses into a Conservation Area in terms of parking and servicing arrangements and the detailed design of such arrangements.

Permission will be refused where proposals are unsympathetic to an existing building and/or detract from the overall character or appearance of the Conservation Area.

CH4 Development proposals in a Conservation Area which require the demolition of any building or structure which contribute positively to the character and appearance of the area will not be permitted unless it can be clearly demonstrated that the building is incapable of conversion to beneficial use because of its structural condition and adequate attempts have been made to sell the building on the open market at a price reflecting its current condition.

Consent for demolition will not be granted unless detailed plans for the redevelopment of the site have been approved and any such consent will be conditional on a contract for the work of redevelopment being signed before the building is demolished.

Relevant Policies from The Unitary Development Plan 2006 continued

CH5 In Conservation Areas, the removal of traditional shop fronts will not be permitted. However, improvements to shop fronts will be permitted where they retain historic features and the proposed improvements are in character with the area. Proposals to replace modern shop fronts will be permitted where they:

- (a) replace or restore lost details, which will enhance the Conservation Area;
- (b) use traditional materials and paint colours in favour of aluminium or UPVC;
- (c) integrate fully with the surrounding area, and where it replaces two or more units respects the character of the individual units;
- (d) have fascia boards and signing in keeping with the design and materials of the character of the building in which they are set; and
- (e) use unobtrusive security measures such as internal shutters, toughened glass or traditional timber shutters.

Contact Details

Development Control
New Market Hall
Market Buildings
Priory Street
Monmouth
NP25 3XA

Tel: 01633 644880

Email: planning@monmouthshire.gov.uk

Development Plans
@Innovation House
Monmouthshire County Council
PO Box 106
Caldicot
NP26 9AN

Tel: 01633 644429

Email: DevelopmentPlans@monmouthshire.gov.uk

Glossary of Terms

Bailey – External wall or defences surrounding a keep or Motte of a medieval castle

BAP – Biodiversity Action Plan. This plan aims to conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms.

Bargeboard – Sloping roof trim of wood fixed in pairs along the edge of a gable to cover the roof timbers and protect them from rain.

Bay – A vertical division of the exterior of a building marked by fenestration.

Burgage – Medieval tenure of land in a town on a yearly rent

Casement window – A metal or timber window with side hinged leaves, opening outwards or inwards

Cast iron – The molten iron is poured into a sand or cast mould rather than being hammered into shape. The finished product is chunkier though more brittle, than wrought iron.

Chancel – Liturgical eastern part of a Church, used by those officiating in the services. It contains the sanctuary and altar and often embraces the choir, especially in larger Churches where the chancel is part of the main body of the building east of the crossing

Classical architecture – A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued up to the 1930s

Clerestorey – Upper parts of the walls carried on arcades or colonnades in the nave, choir or transepts of a Church, rising higher than the lean-to roofs of the aisles and pierced with windows to allow light to penetrate

Conglomerate – A rock made up of small stones held together

Corbel – A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice – In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc finishing or crowning it

Course – Any horizontal level range of bricks, stones etc placed according to some rule or order in the construction of a wall, laid evenly

Decorated style – Style of Gothic architecture that developed in the 14th Century, during which enrichment became more elaborate, with diaper-work covering surfaces and widespread use of the ogee form.

Dormer window – A window placed vertically in a sloping roof and with a roof of its own. Name comes from the French, to sleep

Dressed stonework – Stone worked into a finished face, whether smooth or moulded and used around an angle, window or any feature.

Glossary of Terms - continued

Drip mould – Any projection so shaped as to throw rainwater off and stop it running back to the wall, usually with a channel or throat underneath

Elevational materials – Materials such as stone, or brick used to construct the external walls of a building

Fanlight – A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia – A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.

Fenestration – The arrangement of windows in a building's façade

Fielded panel – A panel (see 'panel') with a flat central portion projecting above the edges of the panel and sometimes beyond the frame

Forecourt – A flat area in front of a large building

Freestone – Stone that can be easily cut and worked in any direction, such as fine limestone or sandstone

Gable – The upper portion of a wall at the end of a pitched roof; can have straight sides or be shaped or crowned with a pediment (known as a 'Dutch Gable')

Georgian – The period in British history between 1714-1830 and the accession of George I and the death of George IV. Also includes the Regency period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III

Gothic – A style of European architecture particularly associated with cathedrals and Churches, which began in 12th Century France. The style focused on letting light into buildings and so emphasises verticality, glass and pointed arches. A series of Gothic revivals began in mid 18th Century, mainly for ecclesiastical and university buildings

Half-hipped roof – Pitched roof with gables terminating in hipped roofs

Hipped roof – A roof with sloped instead of vertical ends

Hood – Canopy or cover above an aperture, such as a doorway to protect it from the weather

Limewash – A traditional painted finish that sets when exposed to carbon dioxide in the air

Linear village – Concept of urban development laid out on either side of a central transport spine consisting of roads, railways and services (with variants consisting of additions of canals etc)

Lunette – Shaped aperture bounded by an arch or vault e.g. in a wall at the end of a barrel-vault or above a door set in an arched opening, possibly a fanlight

Glossary of Terms - continued

Lych-gate – Gateway, usually protected by a wide spreading pitched roof, sited at the main entrance to a burial ground. It was customary for bearers carrying the coffin to rest beneath the gate while awaiting the officiating clergy

Mansard roof – Takes its name from the French architect, Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Mass – Body of coherent matter of relatively large bulk, a solid physical object, so applied to built forms, as in the mass of the building

Monolith – Anything made of one piece of stone

Motte – Steep artificial earthen mound or tumulus on which as keep or fortress stood in an 11th Century or 12th Century military structure, usually associated with the Anglo-Normans in the British Isles. Motte-and-Bailey was a defensive structure consisting or a tower (often of timber) on a Motte, sited inside a Bailey enclosed by a bank, ditch and palisade

Nave – The main body of the Church between the western wall and the chancel whether aisled or not, used by the congregation.

Panel – Flat plane surface surrounded by mouldings or channels, or by other surfaces in different planes. Types of panel include, fielded, flush, linen-fold, lying, raised and fielded, and sunk

Pantile – A roof tile of a curved S-shape section

Parapet – A low wall, placed to protect from a sudden drop – often on roofs – and a distinctive feature of Classical architecture

Pediment – A Classical architectural element consisting of a triangular section or gable found above the entablature, resting on columns or a framing structure

Pitched roof – A roof consisting of 2 halves that form a peak in the middle where they meet

Polite architecture – Formally designed Classical architecture. Often described as refined and elegant. (see ‘Classical architecture’)

Pudding-stone – A conglomerate rock consisting of rounded pebbles in a siliceous matrix

Pyramid roof – Shaped like a pyramid or hipped roof with a very short ridge so that the slopes almost meet at a point

Render, rendering – Finish or finishing applied to a surface not intended to be exposed. The term was also historically given to the first coat, the second the float, and the final the set.

Ribbon development – Houses built in series along main roads

Ridge span – The distance between the two end gables of a roof

Glossary of Terms - continued

Roof pitch – The angle that a sloping roof makes with a horizontal line or the ratio of height to part span (eaves to ridge). The pitch of tiled roofs is the slope of the rafters, not the slightly lower slope of each tile

Rubble – Rough, undressed stones of irregular shapes and sizes used in the construction of rubble-work walls with the mortar joints fairly large, often requiring small pieces of stone to be set into the mortar. Types of rubblework include: random rubble, coursed random rubble, squared coursed rubble, squared uncoursed rubble

Sandstone – Sedimentary rock composed of consolidated sand or grit bound together, with a high silica or calcite content. It can be soft and easily damaged by rain etc, or it can be very hard. It has a good range of colours

Sash window – A window formed with sliding glazed frames running vertically

Single cell building – One room or unit. A single-cell is one volume, while a two-cell plan may have a cross-entry or cross-passage, and a three-cell plan will have a cross-passage, cross-entry or lobby-entry

Statutorily listed buildings – Buildings included on a list of buildings of special architectural or historic interest. The lists are used to help planning authorities make decisions with the interests of the historic environment clearly identified.

Tudor style – A 19th Century revival of Tudor architecture. As Tudor architecture was often of brick, the Revival leant itself to the construction of schools, workhouses, chapels, gate-lodges and model cottages. Later 19th Century Tudor Revival was part of the Arts-and-Crafts movement and the Domestic Revival

Victorian – Period often defined as the years of Queen Victoria's reign (1837-1902), though the Reform Act of 1832 is often taken as the start of this new cultural era.

Vernacular architecture – Unpretentious, simple, indigenous, traditional structures made of local materials and following well-tried forms and types, normally considered in three categories: agricultural (farms, barns etc), domestic and industrial (foundries, potteries, smithies etc)

Wrought iron – Made by iron being heated and plied by a blacksmith using a hammer and anvil. Pre-dates the existence of cast iron and enjoyed a renaissance during the revival periods of the late 19th Century. Wrought iron is not as brittle as cast and seldom breaks