

Redwick Conservation Area Appraisal

**Supplementary Planning Guidance
Adopted September 2002**

REDWICK CONSERVATION AREA APPRAISAL

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1.0 Introduction

- 1.1 The aim of this study is to provide a framework for future development by appraising the existing villagescape in order to identify the special character of Redwick. This guidance supplements policies set out in the Unitary Development Plan, Draft for Consultation and has been subject to public consultation prior to its implementation as supplementary planning guidance.
- 1.2 The study includes a description of the village of Redwick, together with an appraisal of its character, buildings and landscape context. Elements have been identified which either contribute to, or detract from the historic character of the area. The village boundary is identified in the adopted South East Newport Local Plan (1986-1996) and the Conservation Area boundary which was declared in 1985, has been re-assessed. The Village Boundary is set out within the Unitary Development Plan.
- 1.3 Redwick was historically characterised by an orchard setting. The surviving orchards have been assessed. Three possible development sites have been identified. The study sets out guidance notes aimed at all those parties involved in any future changes within the village. Strategies for the preservation and enhancement of the area are established.



2.0 Policy Framework

2.1 Planning History

In the past, pressure for development has been in the form of infill and additional ribbon development. More recently there has been pressure to develop the orchards. Apart from several permissions for extensions to existing properties and a limited number of conversions there has been little new development within the village. However, post-war development has generally failed to respond to its village context



and the historic character of the village has consequently suffered from the introduction of inappropriate house types. It is intended that increased design sensitivity will result from the production of this appraisal, particularly an appreciation of the special character of the village.

2.2 Unitary Development Plan

Policies in the Deposit Unitary Development Plan of relevance to Redwick and its surrounding area are listed below:

Part I

SP2	Quality of Development
SP6	Conservation of the Built Environment
SP7	Conservation of the Natural Environment
SPI0	Planning Obligations
SPI7	Recreation and Tourism
SP22	Flood Risk

Part II

CE2	Nature Conservation
CE11	Trees and Hedgerows on Development Sites
CE12	Development Near Trees Listed Buildings
CE13	Listed Buildings
CE14	Demolition of Listed Buildings
CE15	Repair and Alteration to Listed Buildings
CE16	Change of Use of Listed Buildings
CE17	Conservation Areas
CE18	Development in Conservation Areas
CE19	Infill Development in Conservation Areas
CE20	Demolition in Conservation Areas
CE23-	Archaeologically Sensitive Areas
CE30	Environmental Spaces
CE31	Sub-division of Curtilages and Backland Development
CE34	Quality of Design
CE35	Residential Design and Layout
CE36	Infill Development
CE37	Alterations and Extensions
H6	New Housing
H7	Affordable Housing
H9	Conversions in the Countryside Public Rights of Way
T15	Public Rights of Way & New Development
CF17,18	Community Facilities
ED10	Employment uses in rural areas
ED11	Conversion or rehabilitation of buildings in the countryside
-	- Non-Residential

3.0 Character Appraisal of Redwick

3.1 Introduction

The statutory definition of a conservation area is "*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*" (section 69 Planning (Listed Buildings & Conservation Areas) Act 1990). New development and change will always take place in conservation areas, but the main purpose of designation is to manage change and ensure that proposals will not have an adverse effect upon the character and appearance of the area.

Redwick is the only medieval, nucleated village on the Levels. There is a diverse range of architectural styles attractively dispersed among small orchards and open spaces, all set within a striking man-made landscape of drainage ditches and flat fields. The remaining working farms within and surrounding the village maintain a tangible sense of the agricultural origins of the settlement, as a working community.

This appraisal considers the character and appearance of the area including architectural and natural features. It has been undertaken in order to define the 'special character' of the area and identify its strengths and weaknesses. In this way, the essential characteristics of the Conservation Area can be identified and recommendations can be drawn to preserve and enhance it.

3.2 Setting and Form

The setting of the Conservation Area is open farmland referred to generally as the Gwent Levels. The Gwent levels are included within the CADW / ICOMOS / CCW Register of Landscapes of Outstanding Historic Interest. They represent a unique example of a man made landscape of extraordinary archaeological richness. The levels were reclaimed from the sea from the Roman period onwards and exhibit distinctive settlement patterns. The enclosures and drainage systems bear witness to successive generations of use. The village lies at an important crossroads in the central-southern part of the parish, on the higher coastal part of the Caldicot Level. Redwick is the largest nucleated village on the Levels, focused around a nodal point in the road network.

The village is aligned on an east west axis, with the church at the southern end and Redwick House at the far north end of the village. The village is laid out along the axial main street (Green Street) with Church Row running parallel to the eastern end, roughly forming a 'wishbone' shape. It is intimately related to the wider landscape setting of the Caldicot Levels and important views of the surrounding distinctive countryside are afforded from throughout the village itself. Although the village has a nucleated form, this is largely derived from post-war development, which has served to consolidate the more scattered and diffuse form of the historic settlement. The village appears to have been historically more diffuse in character, with only a loose grouping of farmsteads centred upon the Parish Church.

3.3 Early Development of Redwick

Redwick lies on wholly reclaimed land. It appears likely that Redwick's origins are attributable to the growth of a secondary settlement to Magor, following the reclamation of this part of the Caldicot Levels. It is believed that Magor developed as an extensive estate in the pre-Norman period, its boundaries marked by the Mill Reen in the east and the Earls / Elver Pill Reen in the West (Rippon, 1996). Whilst there are no Welsh derived place names, the presence of 'ton' place names and Redwick itself is suggestive of Norman origins. Redwick means "dairy farm amongst the reeds". It was a manor of the lordship of Striguil and a survey in 1270 records a 'house at Redwick'. A mansion was destroyed in 1810. Although its location remains unknown, it is possible that this may have been the property referred to. It is traditionally held that a medieval chapel and cemetery also existed within Redwick. Cadw's Welsh Historic Churches Project identified C 13 masonry within the surviving Church of St Thomas, in spite of its predominantly C 15 character. The northern part of the parish was held by Tintern and managed from New Grange, in the north-west of the parish.



The Medieval settlement of Redwick probably clustered about the Church. Although there have been no excavations in the parish, Rippon's (1996) study of the Gwent Levels identified a series of primary lobe-shaped enclosures. These have been respected by later streets and funnel-shaped commons and further overlain by medieval open field systems. Both Rippon and GGAT have identified a possible sea bank to the south-east of the village. Elsewhere the remains of the medieval manor house and chapel with associated cemetery remain unidentified. Rippon's (1996) model of the early 'infield' enclosures suggests that the frontage to the east of the Church may contain earlier occupation sites.

Infields and drove ways were laid out immediately following the construction of sea defences and associated drainage reens. The village lies at the centre of elongated ovoid 'infields', representing the pioneering phase of colonisation. The 'infield' to the east of the village is defined by Green Street to the north, and South Row to the south. These



straight roads are thought to be the product of C19 enclosures of long narrow street commons. A second oval 'infield' enclosure can be identified to the south of South Row Reen, again surrounded by former street commons. A third 'infield' enclosure may also have existed to the north of the village, partly defined by North Row Street and Longlands Lane. A number of further areas of common land may be identified. North Row Street is a funnel shaped common running north to Green Moor. Whilst West Row Street runs from the village towards Broadmead, and Sea Street southwards.

Redwick had extensive common fields. The 1831 map indicates four small fields to the south west of the village between Windmill Reen and Sea Street (Cae Bach, Brewers Ground and Barlease). Broadmead was the largest common field covering approximately one square kilometre, to the west of the village. The earliest reference to Broadmead is dated 1422. By 1831, the unenclosed strips of land were arranged in blocks called Splots.

3.4 Architectural Development of Redwick

Modern Redwick is a pleasant rural village displaying a variety of building types, dates and styles. The many standard fruit trees and traditional orchards provide a distinctive foil for some fine buildings and for the village as a whole. Early buildings within the village are constructed from local Blue Lias limestone rubble with dressings of Caerwent freestone or Bathstone. This was traditionally concealed beneath a coat of lime-based render or directly limewashed. In the later eighteenth and early nineteenth century the introduction of handmade brick gave a fresh impetus to the building of higher status buildings, best illustrated by Brick House to the north of the village. In terms of roofing materials, the once extensive use of Monmouthshire (Bridgwater) clay pantiles was gradually superseded by Welsh slate with the arrival of rail freight in the nineteenth century. The growth of Redwick is reflected in the style and age of its buildings. Several stages of development can be identified:

(a) Later Medieval: St Thomas' Church is a Grade I Listed Building and the oldest surviving building in the village. It has twelfth century origins although it was more substantially altered in the fourteenth and fifteenth centuries. A plaque on the wall commemorates the Great Flood of 1606, which resulted in the loss of many lives, both human and livestock. In 1875 the church was restored and the rood loft was inserted. A fragment of the fifteenth century rood has been incorporated into the Victorian screen. The Church provides the visual focus, for both the conservation area and wider countryside. Furthermore, it serves as an important counterpoint to the generally two storey scale of surrounding dwellings.



(b) The village retains few vernacular domestic buildings from the pre-industrial period. Church House Farm, the Kings Head and Post Cottage date from the eighteenth century (or earlier) but have undergone considerable unsympathetic modernisation which has resulted in a significant loss of

character. Fir Tree Farm is a good example of an unspoilt farmhouse, probably with Seventeenth century origins.

Shop Row is an organic terrace, probably a rebuilding of an early farmhouse, which has been substantially extended and altered. This has resulted in the recent de-listing of the property. Despite the recent unsympathetic alterations, the terrace retains an unspoilt section at its eastern end with attractive ochre limewashed elevations and three-paned Victorian casements beneath a Monmouthshire clay tiled roof.

(c) The agricultural prosperity of the later eighteenth and early nineteenth century period spawned a new phase of building. In contrast to the long low architecture of the earlier period, a series of three storey farmhouses were erected in brick and rendered stonework lined-out in imitation of ashlar. Redwick has three good examples of this late Georgian Style (The Bryn, Redwick House, Mead Farm) It is these buildings which give Redwick its particular local vernacular character. The Bryn for example with its roughcast walls and red Roman tile roof is a typical Monmouthshire farmhouse, with a distinctive three-storey form.

(d) During the latter part of the 19th century, local Dolomitic limestone as a facing material was introduced, e.g. Jubilee Cottage and the School House. A number of simple cottages survive from the nineteenth century. The least altered example being Jesmond at the eastern fringe of the village. The use of simple vertically opposed, two and three-paned painted timber casements characterises this phase of development. These simple cottage-scaled dwellings were probably originally intended to house agricultural workers.



(e) In terms of building scale, style or materials, the 20th century developments bear little relation to the rest of the village.



For example, New House, built in the 1920's or 30's has a pebble dashed exterior and is characterised by bay windows. The 1950's Council houses at the northern edge of the village (The Willows) referred to as 'Cornish' houses are of a concrete panel construction with a red tiled mansard above first floor level. In the last 30 years there have been several new developments in Redwick including 'Parklands' and 'Orchards', both of which are

single storey bungalows with rendering and grey tiled roofs. The failure of twentieth century development to respect the scale and form of earlier

development has considerably diluted the character and identity of Redwick. Consequently it is crucial to ensure that future development successfully establishes its own architectural style, in an idiom appropriate to both the village and the new millennium.

(f) In recent years the village has seen a number of large detached houses constructed such as Ty Llan, The Beeches, The Post House and Springfield. Their design, scale and location within their plots differ creating a wider mix of development. Ty Llan is a prime example of how a development can work well within its location. The house is set back from the road and has been screened by a dense mass of deciduous trees and hedgerow. Unfortunately, most post-war development has failed to adopt a form which is sympathetic to its wider context and the architectural traditions of the village.

3.5 Features of Interest

There are a number of buildings and monuments which, although not included on the Statutory List, are nevertheless of historic or architectural interest. These include:

The Bryn:

A three-storey farmhouse dating from the later eighteenth, or early nineteenth century. The ground floor tripartite sash openings have unfortunately been enlarged, damaging the composition of the front elevation;

Redwick House:

A three storey farmhouse with rendered elevations, regrettably the original sash windows have been replaced ;

School House:

dating from the later Victorian period creates an attractive focal point at the centre of the conservation area with elevations of coursed Lower Dolomite limestone incorporating Bathstone window dressings. Now converted to residential use;

Former Kings Head public house:

Despite extensive modernisation and extension the buildings have retained some historic character. The scale and form of the original building can still be discerned;

Church Farm Barn:

An attractive three bay barn with elevations of whitewashed stone rubble, dating from the early C19;

Great House Farm: An attractive roadside group comprising an early nineteenth century, two-storey farmhouse, together with a fine Coachouse/Granary and barn. The group is picturesquely set adjacent to South Row Reen;

Jesmond:

An unaltered, modest early nineteenth century cottage retaining significant historic character set within a traditional garden enclosure;

Fir Tree Cottage Farm:

A vernacular two storey farmhouse probably dating from the C17 or early C18 with detached former Bakehouse set in front of the main range. Set at the

eastern end of the village, Fir Tree Farm forms a group with Jesmond on the northern side of South Row;

Mead Farm:

An early Nineteenth century farmhouse of three stories set on the north side of South Row Reen. The farmhouse creates an interesting 'eyecatcher' for views to the west of the village;

Church House Farm:

A long low vernacular farmhouse has been stripped of the original lime render to expose local blue lias random rubble. The traditional scale and form of the building makes an important contribution to the setting of the Church and the centre of the village generally;



The Cider House:

Adjoining St Thomas' Church can best be described as an idiosyncratic monument to

Redwick's cider-making past. It serves both as a bus shelter and local museum, containing a variety of antiquities including a cider press. The shelter has been built from a variety of local stone and cast concrete and designed to reflect Redwick's local vernacular. The scheme was granted an award by the Prince of Wales Committee.



The Village Pound:

On the eastern side of Redwick Stands the disused Pound, which has recently been restored. Constructed in about 1700, it was originally owned by the Lord of the Manor (Duke of Beaufort). It was used as an enclosure for straying stock on the Broad Moor and common wastelands.

Stone Cross:

Set within the graveyard of St Thomas' Church, are the remains of a medieval cross. These comprise a stump from the original polygonal shaft, set into an octagonal socket.

Victorian Post Box:

Built into the boundary wall, fronting the former School House and stone cross.



Village Stocks:

The Stocks which are adjacent to the wall fronting St Thomas' Church are a modern construction dating from the same time as the museum.. Despite this they are an item of interest within the village.

4.0 Appraisal

4.1 Introduction

Redwick village has a strongly rural character which is distinguished by the numerous traditional orchards and open spaces within the settlement. Several areas of roadside common survive, one with a plaque commemorating the enclosure Act of 1850. However, the local distinctive character has been eroded in the post-war period by inappropriate modern residential infill development. This has generally failed to reflect the local vernacular in its use of materials, scale, siting and boundaries. Secondly, the degradation of some of the orchards has resulted in a neglected and run-down appearance. The following analysis produces a series of recommendations and proposals for the enhancement of the village. The character of Redwick is substantially derived from the permeable form of the settlement, which allows the surrounding countryside to be felt throughout the village. The architectural character of the village is generally modest but punctuated by more substantial three storey farmhouses in the Monmouthshire tradition.



Enclosure Plaque 1853

At the heart of the Redwick appraisal is the intention to protect the environment and landscape setting of the village.

4.2 Church Farm, Church House Farm, St Thomas's and environs

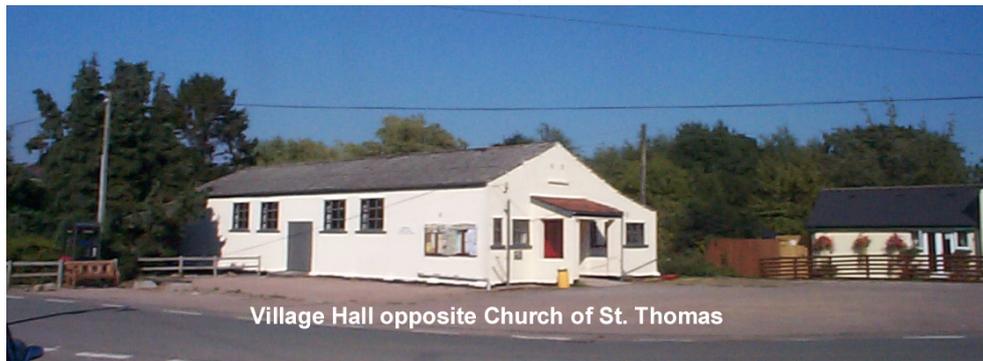
The core of the Conservation Area includes St Thomas's Parish church and Memorial, the reserve burial ground, bus shelter and a number of traditional buildings including Church House Farm, Church Farm and School House. St Thomas' Church is the principal landmark of the village, and dominates views through, into and out of the Conservation Area. It is still highly visible from most parts of the village and protecting views of the Church is critical if the character of the village is not to be further eroded. To the east of the church is the School House, dating from the mid nineteenth century constructed of Lower Dolomite limestone retaining considerable character.



The village green provides excellent views to the church and significantly defines the open, rural character of the area. Regrettably, it is enclosed by a coniferous hedge. Cupressus boundary hedges are an alien and oppressive feature, at odds with the character of the village. Local amenity and character would be enhanced if it was replaced with a traditional hawthorn and blackthorn

mixed hedgerow. Alternatively, where an evergreen hedge is essential the use of native Yew (*Taxus baccata*), is a more sympathetic alternative to exotic coniferous species.

The village hall is a poor quality single storey structure, which is harmful to the appearance of the village. Despite having a screening row of large (and inappropriate) conifers planted along the length of the hall, its visual impact is detrimental to the setting of the heart of the village. The large open forecourt fronting the entrance is used as a car park. There are no physical structures to define the car park boundary with the footway, which gives rise to an unkempt appearance. The poorly maintained surface of the car park is particularly unsympathetic. The lack of an effective means of enclosure to the curtilage of the Hall car park considerably weakens the sense of place and sinuous street form at this key axial point within the village.



To the west of the village hall is a former orchard which is in a degraded condition and represents an opportunity for re-planting which would serve to revitalise the orchard while reinforcing the rural character. In order to achieve this replanting the Council considers it appropriate to allow limited development of this plot of land. The intention is that any development must conform to an agreed design brief, be of a high standard and utilise traditional materials. Integral to any consent will be the requirement to enter into a legal agreement to ensure the replanting and maintenance of the orchard with traditional standard fruit trees.

To the north of the church is one of the best surviving orchards in the village which is populated by a substantially intact series of rows of apple and pear trees. It is of immense charm and makes an enormous contribution to the special character of the area, and affords particularly fine views across to the church. This open space must be protected from any development necessitating tree loss, or which would diminish uninterrupted views of the Church.

To the east of this orchard is the Pound, which dates from the eighteenth century. It was formerly used as a store for lost or escaped animals. Recently restored. its high stone wall is an attractive asset to the village.

The remaining houses close to the church are large detached properties set within generous plots; The Croft, Parklands, The Orchard and Ty Llan are post-war houses. The Croft is a large two-storey house which, regrettably, has intruded into views of the Church from South Road, as a direct result of recent large extensions. The scale and form of The Croft is alien to local architectural traditions and has an inherent restlessness, due to its quality of design. 'Parklands' is effectively screened by a native mixed hedgerow. The Orchard and Ty Llan are also well obscured by trees and a natural hedgerow. Between the Parklands and the Croft is a small open area, which is currently neglected

and harms the appearance of the Conservation area. Nevertheless, this open area affords fine views of the Church and makes a significant contribution to its setting. It is important to ensure that this important open area is excluded from future development.

Church House Farm, which despite unfortunate alterations, retains much character as a 19th century agricultural group complete with historic outbuildings and byre. The farm has considerable presence in its roadside location and makes a significant contribution to the rural character of the area. It forms part of the core of the village, backing onto the church and the reserve burial ground.

4.3 North of Green Street, Jubilee Cottage to The Bryn

Jubilee Cottage forms the north-western edge of the village core. A later Nineteenth century, two storey cottage constructed of buff brick construction with a clay tiled roof. The porch incorporates unusual terracotta cusped barge boards. This property illustrates the introduction of imported mass produced materials into the village in the late Victorian period. An original stone wall fronts the highway with a mixture of natural hedging and wooden fencing.

In contrast, Applewood House and Greystones are modern detached dwellings set back from the highway, within large plots fronted by exotic species. They owe little to the vernacular architectural styles of Redwick.



A large former orchard is located to the north of Greystones. This is in a poor degraded condition and consequently does little to enhance the appearance of the area. The replanting of the orchard should be encouraged. A catalyst to this exercise may be the development of the site for residential use. A single detached dwelling of a suitable scale, design and detail which reflects more accurately the local architectural character might serve to enhance the area. It is important to ensure that traditional materials are employed. Careful consideration should be given to the design in order to minimise the exposure of the usual domestic paraphernalia associated with residential use. Any development of this site will be subject to an agreed design brief and a legal agreement ensuring the replanting and management of an orchard using traditional varieties.

4.4 The Bryn and the Willows

The Bryn is an excellent example of a later 18th or early nineteenth century farmhouse. It retains a mix of stone walling and natural hedgerow boundary treatments. It makes an enormous contribution to the character of the area and every effort should be made to retain the character of the building. In particular, the reinstatement of appropriate tripartite sashes on the ground floor of the property would considerably enhance its appearance.



Fairview is a dwelling created from the former outbuildings of The Bryn, which have been converted to form a bungalow. It appears disproportionately large for its curtilage due to subsequent extensions and any further accretions are likely to exacerbate the situation.

Three sets of modern semi-detached houses are located to the north east of Fairview. Their formal suburban arrangement bears no relation to the historic architectural character of the area. There is considerable variation in their boundary treatments from house to house. The introduction of a unifying treatment would enhance the development as a group.

4.5 Salem Chapel and The Paddocks

Bounded to the north by Cockendon Reen and to the south by Green Street, the northern village fringe is primarily open and of agricultural character, being interrupted only by the recently converted Salem Chapel. The former Chapel is set back from Green Street and does not form part of a built frontage. This important open space affords long range views into and out of the Conservation Area and remains in agricultural use. It is essential that these open pastures which , flank either side of the North Row, are protected from any form of development. They make a vital contribution to the rural character of the village and provide important vistas across the Gwent Levels landscape and should not be altered.

4.6 Redwick House

This area on the north-eastern village fringe is of a predominantly rural character punctuated only by Fir Tree Cottage, a modernised two-storey rendered house. At the extreme northern edge of the village, Redwick House provides a significant landmark building. Redwick House is an important example of the distinctive late Georgian architectural vernacular of the Gwent Levels. Whilst it has undergone some elevational changes, including the alteration of windows, it remains of considerable character and worthy of protection.

4.7 Daycroft Cottage to Post House

The eastern approach to the village is characterised by rendered, modernised Victorian cottages set within generous gardens. They are set back generally from the street frontage. Many have lost much of their original vernacular character by the use of inappropriate harsh cement renders and alien synthetic roofing materials. The removal of historic limewashes and exposure of stonework has been particularly damaging in the case of Shop Row.

Daycroft is a large house with its curtilage forming the extreme north-east village fringe. It is set back from the edge of the road with a deep front garden area adjoining Laurel House and Shop Row. The use of a small wooden boundary fence is regrettable.

Immediately to the west Laurel House and Shop Row, originally a terrace of cottages probably dating from the eighteenth century, Laurel House has been substantially altered and has lost much of its historic character. Shop Row has recently been de-listed as a result of unauthorised changes. However, it still retains significant character and makes a positive contribution to the Conservation Area. A natural hedgerow forms the boundary of the site.



The Beeches is one of the most recent houses to be built in Redwick. The roofline of the property is very prominent and its boundary is defined by another inappropriate conifer hedge. In contrast, The Poplars has a native hedgerow. The established properties in this area are generally set within deep plots, such as New House or Deep Lake. This contrasts with more recent development such as the Post House, a modern house set in a restricted site.

Post Cottage has a comparatively modern appearance despite the fact that it is one of the oldest buildings in the village, dating back to the 1800s. This is due to the extensive renovations recently carried out.

4.8 Deep Lake to New House

This approach to the village core is characterised by detached cottage style properties set within generous curtilages. The front boundary treatments of these houses make a significant contribution to local character. The traditional mixed native hedgerows have been frequently replaced by more formal treatments including rendered dwarf walls, ranch style post and rail fencing and coniferous hedging. The restricted use of coursed rubble dwarf boundary



walling reinforces village character. It is essential that the open character and dominance of planting over built form is protected from inappropriate residential infill.

Deep Lake is a typical property set back from the road within a deep plot, with a natural hedgerow defining its boundary.

Arch House is a post-war dwelling set in an open curtilage. Sited in an important location at the junction of South Row and Bryn Road, it has a large angular flat roofed garage and a harsh grey concrete boundary wall fronting the road. This contrasts with the green open space, opposite. The planting of a traditional hedgerow would considerably soften its appearance and reintroduce an appropriate sense of enclosure to the street frontage.

Opposite Arch House is a piece of common land owned by the people of Redwick. This area is an attractive amenity area with semi-mature native trees and seating. Its boundary is partly defined by a series of small concrete pillars linked by a chain. The completion of this boundary treatment would create a stronger sense of place.

Church Row Cottages are of traditional stone construction and have stone boundary walling, an excellent example of the type of traditional boundary treatment which should be promoted . Unfortunately, it contrasts with another inappropriate high conifer hedge on the opposite side of the highway. The terrace of cottages dating from the mid nineteenth century has been considerably altered in recent years. The replacement of hornless, twelve paned timber box sashes has significantly detracted from the appearance of this terrace.

The King's Head was previously a public house, which has now been extensively renovated. Despite the accretions, it retains some original detailing. It has a varied boundary treatment. A high blockwork boundary wall faces The Bryn, only partly screened by boundary trees. The opposite side of the King's Head has further high coniferous boundary hedge with an iron and brick wall running along it.

Further development within the curtilage of the King's Head would not be desirable, since it would detract from views of this building from the main road entering the village, looking across from the small area of common land. Infilling in this location would serve to suburbanise the surviving village character.

4.9 Rose Inn PH to Coronation Cottage

The Rose Inn forms the focus of South Row and Sea Street Lane. The Inn is a modest mid-nineteenth century public house, probably a cottage originally. Despite the replacement of the original multi-paned sash windows with inappropriate top-hung small paned casements, the building has a pleasant appearance. The attendant car parking area lacks any substantive enclosure and serves to detract from the gentle character of the village core.



Green Court is a traditional Victorian dwelling with symmetrical elevations, formerly distinguished by marginally glazed sashes. Their replacement by plastic casements has weakened the historic character. The house retains a slated roof and Monmouthshire clay tiles on the attached service range. The property is set behind an attractive random stone boundary wall. It makes a positive contribution to the area, adding to the rural character of the village.

This remainder of this zone is primarily characterised by modern housing development. Unfortunately, this fails to reinforce the special character of the village by the use of appropriate materials and boundary treatments.

'Springfield' incorporates red tiled roofing on a modern house with wooden boundary fencing. 'Chantilly' and 'Jalna' are 1970's detached houses, with brick wall boundary walling and coniferous screen planting.

On the southern side of South Row, facing the 1970's semi-detached properties is Coronation Cottage, a very large detached house with rendered elevations set behind a high screen of conifers along its street frontage .

4.10 The South East Approach to the Conservation Area

The South-eastern approach to the conservation area includes dispersed housing to the north and south of South Row Reen. This part of the village retains the diffuse form, which once characterised Redwick. Substantial gaps between properties bringing the landscape of the levels into the village itself by maintaining a permeable, soft edge to the village. Little infilling has been allowed in this area and it is essential that further residential development is resisted, in order to protect setting of the conservation area.

'Four Winds' and 'The Haven' represent a surviving pair of Victorian agricultural workers cottages set within a garden enclosure. They retain their original general form, despite unfortunate alterations to fenestration. Their Monmouthshire clay tiled roofing and rural aspect across the levels to the south give an insight into the nineteenth century character of the village.

The twentieth century development within this area has also failed to respect local character (Comer House, Sunnydene, Perry-Herrick Place) with the inappropriate use of Pennant stone cladding and poorly detailed and scaled proportions. New House Farm is a period farmhouse which has been extensively altered but which could be dramatically enhanced by the reintroduction of sensitive fenestration and finishes.

Great House Farm makes a significant positive contribution to the local streetscene. Located across the South Row Reen and partially set within a walled enclosure, this attractive polite early nineteenth century farmhouse retains significant historic character with marginally glazed sashes.

The house is set within an attractive group composed of a fine coach house/granary and contemporary barn. To the east, both Fir Tree Cottage Farm and Jesmond both



retain strong historic character and make an attractive gateway into the conservation area with their attendant orchard enclosures.

4.11 Mead Farm -Cockenton/South Row Reen

This area on the western edge of the village is important to both the setting of the village centre and the attractive rural views westwards along the South Row and Cockenton Reens. The pastoral setting of the village core engendered by the open landscape to the west, includes some of the finest unspoilt landscape on the Levels. The sinuous form of the Reens leading westwards from the village centre towards Mead farm is extremely picturesque. Mead Farmhouse itself is a good example of a late Georgian, three-storey house with surviving historic character. It is worthy of consideration for local listing.

5.0 *Landscape Evaluation*

5.1 Overview

Redwick is set in an open and attractive manmade landscape, characteristic of the Gwent Levels. The levels are unique in south Wales by virtue of their complete absence of significant topography. It is embraced by agricultural land. The drainage reens, which facilitated the reclamation of the Levels, have dictated the route of the original trackways and patterns of land parcels. The morphology of Redwick is thus directly related to the systems of reclamation employed from the Norman to late Medieval periods. The lanes are bounded by Reens with flanking pollards of native willows, with their distinctive sculptural quality. The pollards have been allowed to grow unchecked in places and now serve as a visual barrier within the otherwise open landscape. South Row Road in particular, which runs east into Redwick, gains no view of the village itself,



apart from the Church's tower which breaks the skyline. The absence of significant changes in surface relief creates a dramatic tension between the dominant skyscape and built forms. The landscape importance of the parish church is accentuated by this interplay thereby creating a striking counterpoint.

Redwick is mostly visible from North Row which leads north past Brick House, a Grade II Listed Building, and the recently renovated Salem Chapel. Recent developments such as The Beeches and The Poplars can be seen clearly from this road, which then joins Green Street. Green Street runs past large houses such as Redwick House and The Firs before reaching the village boundary.



The village appears to be of a linear form of development from this road, due to the fact that the most recent development has taken place along it. The road then reaches the common land with older buildings surrounding it and land fronting the King's Head forming the core of the nucleated village. Attractive views out of the village are afforded to the west along Mead Lane and to the east along South Row. Both have escaped inappropriate infill development and consequently retain their strong rural character and distinctive Levels qualities. The carriageway is bounded by a narrow open verge with pollarded standards of willow flanking the reen.

Much of the land in and at the edge of the village, is occupied by small to medium sized traditional orchard enclosures. Each is made up of a variety of older-style standard trees, with space beneath for seasonal grazing. Some of these long-established orchards are falling into dereliction, but many remain to give the village a distinctive character. They appear to contain a mixture of dessert, culinary and cider or Perry varieties of top fruit, and are likely to include many older and local varieties which are no longer commercially available, making them a valuable genetic resource. Monmouthshire had the greatest concentration of Orchards in Wales. Over 85% of these orchards have now disappeared and this trend is reflected in Redwick. Examination of the 1882 edition of the Ordnance Survey map of the village illustrates the dramatic decline in orchards since the Victorian period.

Many of the trees host the semi-parasitic mistletoe. Overall there is a much greater diversity of wildlife in traditional orchards than in neighbouring open fields, urban-style gardens or modern commercial orchards. This makes them important when considering local and regional biodiversity. The blossom, fruit at all of its stages, bark, wood, grass beneath the canopy, and the traditional boundary hedges, all provide habitats for plants and animals which cannot be found elsewhere.

5.2 Proposed Tree Protection And Tree Preservation Orders

Apple and pear trees are subject to the statutory protection deriving from Conservation Area status. Others not presently protected will be considered for protection by Tree Preservation Orders.



Orchard trees can be made the subject of TPOs, and thus can be protected by Conservation Area legislation. However there are some exemptions, e.g. for "a fruit tree cultivated for fruit production, growing in an orchard or garden", relating to proper management, such as the annual cycle of spur pruning and summer pruning to encourage fruit production, as well as removal in some cases. Whether or not a particular tree, or a

particular operation, is covered by the exemption is ultimately a matter for the Courts to decide.

Thus it would be quite proper for TPOS to be issued to protect these orchards if they are:

1. Subject to development proposals
2. Subject to a S.211 Notice

6.0 Development Potential and Constraints in Redwick

6.1 Development Constraints in Redwick

Redwick and environs has a number of constraints, which must be taken into account in the consideration of development proposals.

6.1.1 Village Boundary

In the Borough of Newport Unitary Development Plan, Deposit Version (1996-2011), Redwick was identified as a village in which development would be limited to infilling within the defined area, subject to the developments compatibility with adjoining land uses and the scale and character of the area. The highway network must be capable of accommodating any additional traffic generated. The boundary is now set out within the Unitary Development Plan.

6.1.2 Conservation Area

The Conservation Area of Redwick was designated in 1985 to protect the architectural and historical character of the area. However, the village and conservation area boundaries were considered incompatible with each other. In the Unitary Development Plan twin boundaries have again been chosen to define both the village and Conservation Area.

6.1.3 SSSI's

In 1989 the former Nature Conservancy Council, now the Countryside Council for Wales, declared the Caldicot Levels a Site of Special and Scientific Interest. The Redwick and Llandeenny SSSI covers the village but the developed areas are omitted.

6.1.4 Archaeologically Sensitive Areas

The Levels are one of four non-statutory Archaeologically Sensitive Areas within which developers are asked to consider any archaeological potential at an early stage. Prospective developers are asked to contact the Glamorgan Gwent Archaeological Trust for advice.

6.1.5 Sea Defences

In the past the National Rivers Authority (now the Environment Agency) have raised opposition to development on the Levels due to concern over the adequacy of the sea defences. It is important that nature conservation interests are taken into account in dealing with development and other land use and planning matters on the levels. Guidelines in the Countryside Council for Wales document "Nature Conservation and Physical Development on the Gwent Levels: The Current and Future Implications" have been adopted by the Council for use in dealing with planning applications.

6.1.6 Protected Trees

Redwick is characterised by orchards, the majority of which are subject to statutory protection derived from the Conservation Area status. Individual trees in each orchard have been assessed with regard to being made subject to Tree Preservation Orders. .

6.2 Possible Development sites:

6.2.1 Site 1 Orchard adjacent to the Bryn

A large plot, formerly an orchard is located to the north of Greystones. This is in a poor degraded condition and consequently does little to enhance the appearance of the area. The replanting of the orchard should be encouraged. A catalyst to this exercise will be the development of the site for residential use. A detached dwelling of a suitable scale, design and detail has been approved which reflects more accurately the original architectural character of the area. It will serve to reinforce local character, by employing traditional materials and minimising the domestic paraphernalia associated with residential use. Development of this site will be subject to a detailed design and a legal agreement ensuring the replanting and management of an orchard using traditional species.

6.2.2 Site 2: Orchard to the north of St Thomas's Church

To the west of the village hall is a former orchard which is in a degraded condition and represents an opportunity for re-planting which would serve to revitalise the orchard while reinforcing the rural character. In order to achieve this replanting the Council considers it appropriate to allow limited development of this plot of land. The intention is that any development must conform to an agreed design



brief requiring a high standard of design and use of traditional materials. Integral to any consent would be the requirement to enter into a legal agreement to ensure the replanting of the orchard with traditional standard fruit trees.

7.0 *A Design Guide for the Village of Redwick*

7.1 Introduction

The aim of the guide is to gain recognition of the need to protect and enhance the special character of the village and to ensure that particular account is taken of the effect of development on neighbouring properties and uses.

Not all development requires the formal consent of the Council under the Town & Country Planning (General Permitted Development) Order 1995, but even small changes for example, new external doors and windows or garden walls can significantly affect village character. Where planning permission must be obtained, the Council will be guided by the advice in this note in making its decisions. Also, it will be relevant when applications for listed building or conservation area consent are being considered .

7.2 Who is it for ?

This guidance note is directed at all involved in the process of change in the Redwick Conservation Area; namely:

Designers and Architects;

Engineers;

Planners;

Developers and Builders:

Householders.



7.3 Planning and Development

This note interprets, at a local level, policies and proposals of the Gwent Structure Plan and the emerging Unitary Development Plan. It has regard to the nature conservation and historic importance of the Levels.

The Redwick Conservation Area boundary was identified in the South East Newport Local Plan in 1985 and includes the main developed, mostly residential part of the settlement. Where possible agricultural buildings and farmland were specifically excluded. However, orchards and other open land essential to the village's character were included.

This Council will encourage residents to adhere to the guidelines set out in the following sections when carrying out routine maintenance, repairs or undertaking new building works.

7.4 Guidance Notes

7.4.1 General

This council will encourage the following guidelines in respect of routine maintenance, repairs and new building works. Where such works require planning consent the guidance will be mandatory

7.4.2. Village Setting and Character - Guidance Notes

Proposals for new development should:

- (a) Aim to retain the sense of openness and orchard land which permeates the village and protect the open land and orchards which have been identified in this design guide as being of particular importance to its character.
- (b) Maintain and protect the remaining high quality views of St Thomas' church.

New development should be designed to reflect the density: form and location of the traditional development in Redwick and should

- (i) Be built on large plots to reflect the general density and character of the village.
- (ii) Use traditional materials
- (iii) Be set well back from the road to respect established building lines.
- (iv) Have regard to the form and character of the village, particularly the need to avoid significant adverse effects on the village's skyline.
- (v) Protect existing trees and replace any which are felled, as a result of the development with native broadleaf species.



Church of St. Thomas from South Row

- (vi) Include full landscape proposals with applications, affording special consideration to the protection of native planting and traditional orchards

Open land, including ancient orchards, which are of particular importance to the character of the village, should be retained. Their contribution to the setting of the village will be taken into account when considering proposals for new development in the village. The oldest part of the village is centred on St Thomas' Church, dating back to the 13th century. Important consideration will be given to the effect new development may have on the views of the Church which are already limited .

The streets in Redwick have retained their character as rural lanes. Dwellings are set back from the road frontages and are built on large individual plots. There is no dense historic clustering of houses to compose built frontages nor do buildings frame the public realm. Proposed new developments will need to show regard to the distinctive character created by the relationship of the dwelling within its plot and in relation to the lanes, and by proposals for new orchard planting, where appropriate. The historic diffuse character of the village must be retained, by preventing inappropriate infilling. The consolidation of the village form would serve to suburbanise the surviving rural character.

The decline of the agricultural industry may lead to some buildings in and around the village becoming redundant. The Newport Unitary Development Plan does permit residential conversions, subject to various criteria. A key consideration is the design and appearance of the conversion and the importance of retaining traditional detail and character. Conversions will be considered as new development therefore compliance with issues such as detailed design, access, materials and scale of building also need to be considered. Extensions to converted buildings will not normally be permitted.

7.4.3 Materials – Guidance Notes

- (a) Take account of traditional materials used in neighbouring dwellings;
- (b) Seek to use brick, render or lime washed stone for walls and natural slate, or red clay Monmouthshire tiles for roofs;
- (c) Use appropriate methods of bonding and jointing;
- (d) Seek to avoid mixing incompatible detail from different dwellings, for example, new dwellings should either be of stone or render finish not mixed.



Design of new development should take the lead from traditional materials

Redwick's history is reflected in a variety of styles and building materials. Despite this, a range of

traditional materials can be identified as appropriate for use on new buildings. Stone, brick or rendered finish and generally slate roof are suitable for dwellings and main buildings whilst for minor buildings and outbuildings Roman tiles rather than slate roofs are preferable.

There are examples of well weathered, subdued pink-red roofed outhouses in Redwick which contribute much to the colour and texture of materials in the village. Great care must be taken when choosing brick types, developers should limit themselves to the use of high quality clay, probably hand-made brick of a subdued colour. Some dwellings are built using brick alone in Redwick, further use of brick would introduce colour and diversity into the village. Careful consideration must be given to the selection of appropriate brick types, bonding and mortar colour.

It is often difficult to build new dwellings in local stone mainly due to cost but also due to possible unavailability. A number of dwellings in Redwick exhibit different types of stone varying in colour and tone. Stones similar to these will be considered acceptable. The type of materials used in extensions, conversions and outhouses should compliment the existing dwellings. Coursing and bedding of the stone will be of particular concern to the Council. Random and coursed rubble are most frequently used in Redwick. It is essential to avoid the use of face bedded stonework as this will not only appear discordant but will also encourage the lamination of the stone itself. Rendering is acceptable, provided it is smooth render of the correct lime rich mix and colour washed in a light colour. The use of beads, plinth and bell-drip details should be avoided as such strident detailing is alien to the craft tradition of rural building types.

7.4.4 Boundaries – Guidance Notes

Boundary enclosures whether for new development or where existing are being replaced should be in keeping with the traditional examples in Redwick and:

- (a) Hedges should always be composed of native broadleaf species of hedgerow shrubs and trees which are appropriate to the area;
- (b) Walls should be of natural stone giving attention to traditional style, scale and detail;
- (c) The use of low hedges and/or boundary walls should be encouraged.

Many dwellings have stone boundary walls of the same material as the building itself. Others have native broadleaf hedging and trees and there are some examples of stone wall and hedging used in combination. Stone walling and native hedgerows will be encouraged. The use of fencing panels and block work will be resisted. Such inappropriate boundary treatments detract significantly from local character and visual amenities. Stone boundary walling and hedgerows both have a distinctive texture, and reflect local conditions and traditions, as well as offering many habitats for wildlife. With new development or where existing boundaries are being renewed, traditional boundary material such as stone or hedgerows should be used. For hedges, native broad leaf shrubs and trees are the most appropriate boundaries to be used in the interests of amenity in a Conservation Area, as well as in the interests of biodiversity. Proposals which include the planting of coniferous hedging, or other non- native hedging species are detrimental to amenity, and their use should be resisted. Where an evergreen hedge is essential, native Yew should be selected. The use

of low boundary treatments should be encouraged in order to retain the openness of the village.

7.4.5 Parking – Guidance Notes

To reduce the visual impact of vehicles on the street scene, proposals for new development should:

- (a) Include sufficient site parking space to satisfy the council's parking requirements;
- (b) Parking should be located to the rear of any new development in order to reduce the visual impact of parking on the village.

Redwick does not have a parking and traffic problem and most dwellings have ample off-road car parking space within their own curtilage. In considering planning applications the Council have regard to parking guidelines of the Standing Conference on Regional Planning in South Wales. The appropriate standard varies with the type of development intended but, for example, for a detached three bedroom house at least two car spaces should be required within the curtilage. It is important that car parking is provided in a discrete manner, which does not intrude on the character of the street scene nor dominate the appearance of the development.

7.4.6 Street Furniture – Guidance Notes

- (a) As and when replacement or improvement of street furniture is being considered, attention will be given to the impact on the character and appearance of the village.
- (b) Items such as litter bins, street lighting and public seats are minor elements in the village but their location, design, colour and condition can have a marked effect on the appearance of the area. It is important that this fact is kept in mind when renewal or provision of new equipment is intended

8.0 Conclusions

- 8.1 Many of Redwick's natural and architectural features of interest and importance have already been identified and given acknowledgement in this study.
- 8.2 These features need to be integrated with those that have been identified by each visual appraisal conducted independently by the Policy and Implementation Section and Development Control, in concert with the Community Council of Redwick.
- 8.3 This visual appraisal highlights both positive and negative features of the village. Whilst there is very little that can be done through the statutory planning process to alter what already exists in Redwick, this document provides a framework to ensure that any future development is sympathetic.

- 8.4 Controlling development is based on a statutory duty to preserve or enhance the existing village character. Persuasion and guidance can be used to influence works undertaken by property owners, which may fall outside statutory control. By combining the knowledge and views of the Community and County Borough Council this supplementary guidance is intended to promote new design and features to enhance the character of the village.

9.0 Recommendations

- 9.1 That the details set out in sections 1 to 8 of this appraisal become Supplementary Planning Guidance in respect of development within the Redwick Conservation Area and development affecting the setting of views towards and from the conservation area.

The following should be added to the Redwick Conservation Area Appraisal as strategies that will preserve and enhance the setting of the conservation area.

- 9.2 Consideration shall be given to the addition of certain key properties located outside of the conservation boundary to the Local List of Buildings of Architectural and Historic Interest. This to be undertaken following completion and adoption of the 'Strategy for Locally Listed Buildings' and consultation with the residents of Redwick.
- 9.3 An appraisal of orchards outside the boundary of the conservation area that contribute to its setting is to be undertaken with a view to assessing the need/desirability of introducing Tree Preservation Orders
- 9.4 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to take account of the effect of any development (inside or outside of a conservation area) on the setting of a conservation area. The immediately surrounding landscape and the views from and towards the village setting are identified as an important characteristic of the conservation area. Therefore particular weight will be given to the effect of any proposed development outside of the conservation area on these outward and inward views as well as on the setting of the conservation area.
- 9.5 If grants were to become more readily available preference would be given to the restoration of those features of most impact:
- i) Re-planting broad leaf hedges and orchards
 - ii) Restoring traditional timber casement windows and sashes
 - iii) Re-roofing in Welsh slate / red Monmouthshire clay tile where appropriate
 - iv) Repairs to accurately match existing or documented details

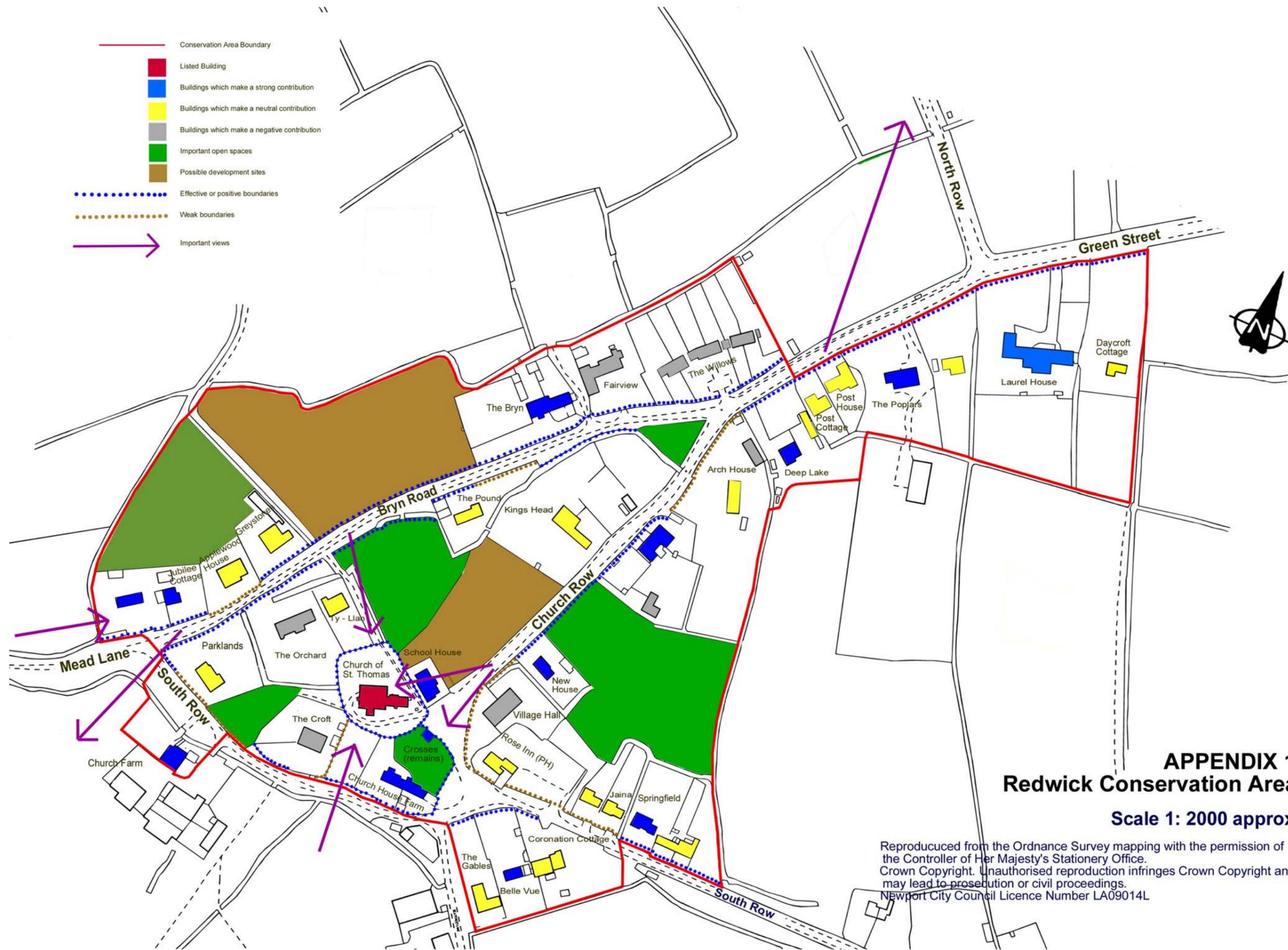
10.0 References

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11.0 Appendices

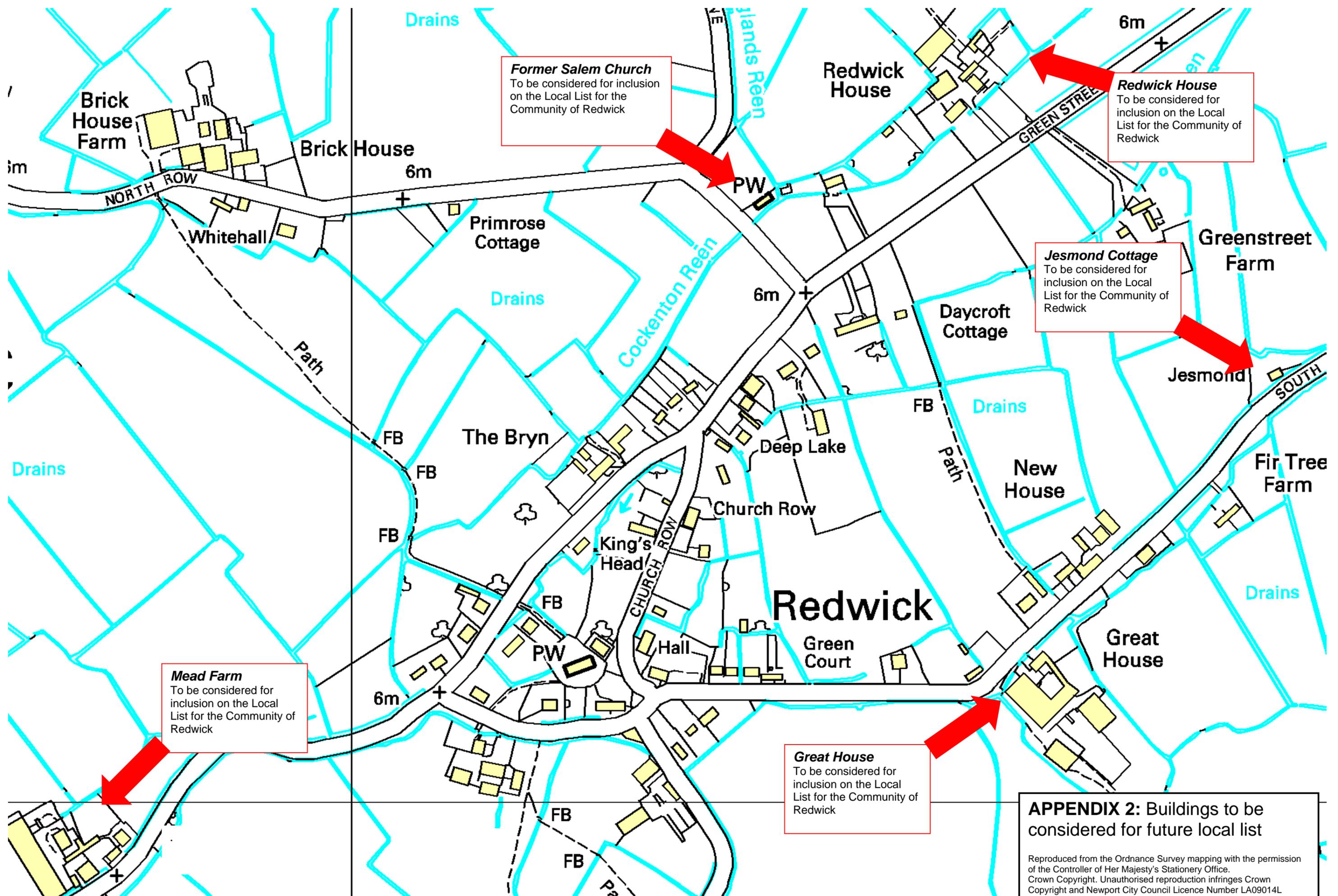
Appendix 1 Map of Townscape/Villagescape Appraisal

Appendix 2 Buildings to be considered for local listing



APPENDIX 1
Redwick Conservation Area
 Scale 1: 2000 approx

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Former Salem Church
To be considered for inclusion on the Local List for the Community of Redwick

Redwick House
To be considered for inclusion on the Local List for the Community of Redwick

Jesmond Cottage
To be considered for inclusion on the Local List for the Community of Redwick

Mead Farm
To be considered for inclusion on the Local List for the Community of Redwick

Great House
To be considered for inclusion on the Local List for the Community of Redwick

APPENDIX 2: Buildings to be considered for future local list

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