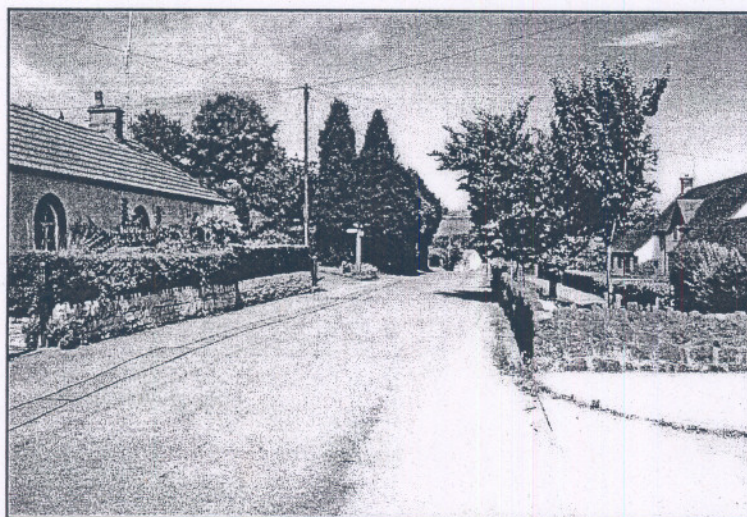


DRAETHEN
CONSERVATION AREA
DESIGN GUIDE
Adopted Plan

CANLLAW DYLUNIO
ARDAL GADWRAETH
DRAETHEN
Cynllun Mabwysiedig



Centre of Draethen

(CADG 1.)



Planning Division, Directorate of Technical Services
Is-Adran Gynllunio, Cyfadran Gwasanaethau Technegol

December 2000
Rhagfyr 2000

Draethen Conservation Area Design Guide Adopted Plan

Canllaw Dylunio Ardal Gadwraeth Draethen Cynllun Mabwysiedig

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(CADG 1)

December 2000
Rhagfyr 2000

SUPPLEMENTARY PLANNING GUIDANCE DEVELOPMENT DESIGN GUIDES

1 INTRODUCTION

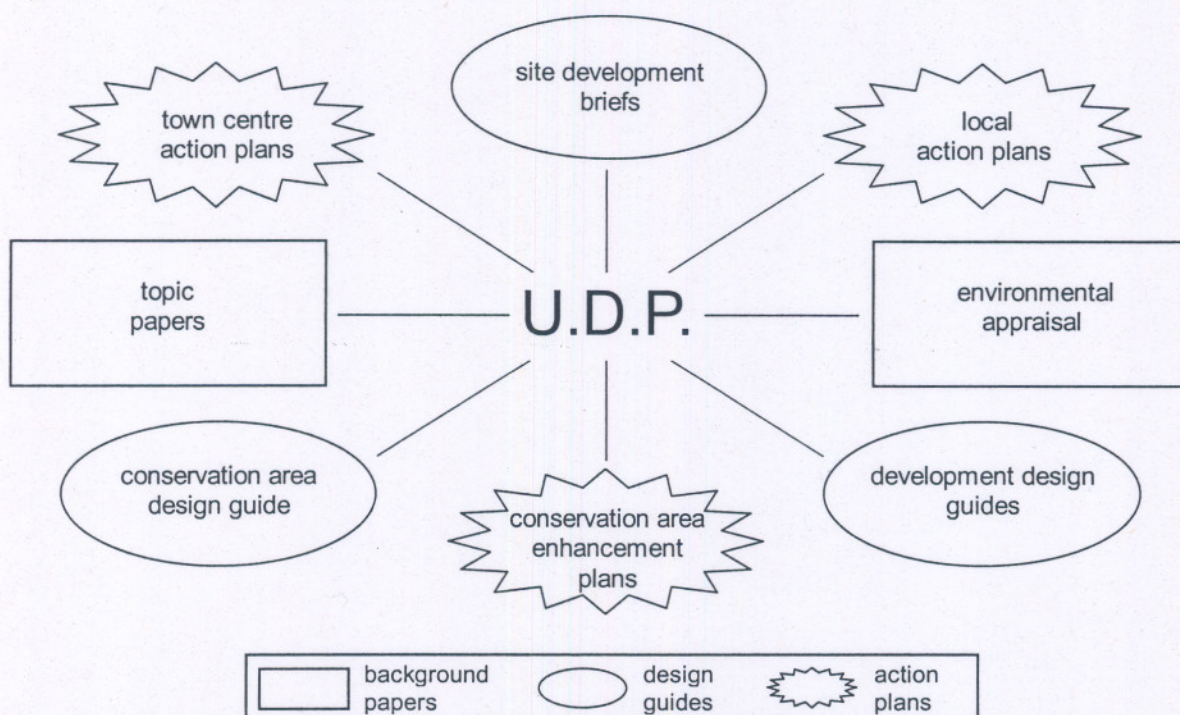
- 1.1 Conservation Area Design Guides are part of a package of documents which emerge from, and support the 'Caerphilly county borough - Unitary Development Plan 1996 - 2011'. The main role of the Conservation Area Design Guide is to set out in detail the design standard which new development is expected to meet in Conservation Areas during the plan period. A series of 14 Conservation Area Design Guides will be produced to provide guidance and assistance to developers, architects and householders. The following Conservation Area Design Guides are included in the series :-

CADG1.	Draethen
CADG2.	Bute town
CADG3.	Garden Suburbs, Pontywaun
CADG4.	Gelligaer
CADG5.	Gelligroes
CADG6.	Gellihaf
CADG7.	Groeswen
CADG8.	Llanbradach
CADG9.	Maesycwmmmer/Hengoed
CADG10.	Nelson
CADG11.	The Terrace Rhymney
CADG12.	Tredomen
CADG13.	Ruppera Castle and Park
CADG14.	Cwmcarn Memorial Park

2 THE RELATIONSHIP WITH THE UNITARY DEVELOPMENT PLAN

- 2.1 The UDP is the only document which the planning authority is statutorily required to produce as the framework of the land-use element of the planning system. However, the planning system is far more than a development control framework, it also has a major role in community regeneration, in conserving and enhancing the built and natural environment, in setting quality standards and in encouraging development. Therefore, a package of documents has been prepared which strengthen and support the Unitary Development Plan in achieving these roles.
- 2.2 There are three types of supporting documents:
- **Background Papers** which set out the detailed information and reasoning behind the policies and proposals (Topic Papers and Environmental Appraisal).
 - **Action Plans** which set out a framework for development and improvement of specific locations linking management proposals and action programs to the land-use framework in the UDP (Town Centre Action Plans, Conservation Area Enhancement Plans).
 - **Design Guides** which set out in detail the standards which development conforming to the policy criteria of the UDP is expected to meet in terms of layout and design (Development Design Guides, Conservation Area Design Guides and Site Development Briefs).

2.3 The relationship of supporting documents and strategies to the UDP is shown below.



2.4 The Unitary Development Plan and all its supporting documents and strategies, are underpinned by the following 'Guiding Principles':

- Good Design;
- Sustaining the Integrity and Viability of Settlements; and
- Sustainability.

The Conservation Area Design Guides provide detailed guidance on how elements of these principles can be achieved in all new development in the individual Conservation Areas.

3 PUBLICITY AND CONSULTATION

3.1 The purpose of consultation on the Draft versions of the Conservation Area Design Guides is to ensure that the interests of local people, and interested parties are taken fully into account. The consultation process allows representations to be made, suggesting ways in which the contents of the guidance can be positively improved to protect and enhance the character of the Conservation Areas. The Draft versions of the Conservation Area Design Guides will be the subject of a 4 week consultation exercise.

3.2 The comments made in respect of the 'Draft' Conservation Area Design Guides will be reported to the Council's Planning (Policy) Committee which will decide on their final contents. The final version of the guidance will be adopted as council policy and become a material consideration in determining planning applications.

1. INTRODUCTION

Status of this document.

- 1.1 This Design Guide is intended as Supplementary Planning Guidance to the Unitary Development Plan - the Council's main land use planning policy document.
- 1.2 Conservation Areas are identified and protected by the U.D.P. in broad policy terms. In particular, Policy HE4 of the U.D.P. states:-
- HE 4 DEVELOPMENT, CHANGE OF USE, OR DEMOLITION WILL ONLY BE PERMITTED IN THE FOLLOWING CONSERVATION AREAS WHERE IT PRESERVES OR ENHANCES THE CHARACTER AND APPEARANCE OF THE AREA:
2 DRAETHEN.
- 1.3 This Design Guide analyses the qualities and features which give Draethen Conservation Area its special character and provides specific guidelines and local policies designed to ensure that this character is retained.
- 1.4 At a later date the Design Guide will be complemented by a Conservation Area Enhancement Plan, which analyses the village and puts forward proposals for the area's enhancement.

Purpose of the Draethen Design Guide

- 1.5 The Draethen Design Guide sets out in detail the standards which development conforming to the policy criteria of the Unitary Development Plan (U.D.P.) is expected to meet within the Conservation Area, principally in terms of layout and design.
- 1.6 It contains the local design policies, additional to those contained in the U.D.P. and gives a clear indication of appropriate elements of urban and architectural design, and in particular on preferred building materials, colours and styles which should be considered when restoring existing buildings as well as when proposing new development.

National policy context.

- 1.7 Conservation Areas were first introduced by the Civic Amenities Act 1967. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities *"to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*
Draethen was declared a Conservation Area under the terms of the Act on 30th March 1973.

Development plan context

- 1.8 The following policies in the Approved Rhymney Valley District Plan and the Pre-Deposit Draft of the Councils' Unitary Development Plan 1996 - 2011 (dated 1998) are particularly relevant in the protection of the built heritage of Draethen Conservation Area. However, policies relating to more general matters in Draethen can be found in other chapters of both of the above documents.

RHYMNEY VALLEY DISTRICT LOCAL PLAN 1991 - 2006 Approved 1996

Conservation Areas

- BE6 DEVELOPMENT PROPOSALS IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER AND ARCHITECTURAL MERIT OF THE AREA.

Other Policies

- Ce634 -Disused Limestone Quarry South West of Machen - Draethen
- Be626 -Protected Open Space - Draethen.
- H602 - Committed Housing Site, The Saw Mill, Draethen
- Ce604 -Special Landscape Area South of Rudry and Machen
- L3 - Protected Cyclepath or Footpath Route

**CAERPHILLY COUNTY BOROUGH
COUNCIL UNITARY DEVELOPMENT
PLAN 1996-2011** (currently the Pre-Deposit
Draft dated June 1998)

Historic Environment

HE1 DEVELOPMENT AND PROPOSALS TO PRESERVE AND ENHANCE THE QUALITY AND CHARACTER OF THE HISTORIC ENVIRONMENT WILL NORMALLY BE PERMITTED.

HE3 DEMOLITION OF BUILDINGS WHICH ARE LISTED OR MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS THE BUILDING IS STRUCTURALLY UNSAFE AND CANNOT BE MADE SOUND FOR TECHNICAL OR ECONOMIC REASONS. SUCH APPROVAL WILL BE SUBJECT TO A CONDITION THAT, BEFORE DEMOLITION BEGINS, PLANNING PERMISSION IS OBTAINED AND A CONTRACT LET FOR APPROPRIATE REPLACEMENT OR REDEVELOPMENT.

HE4 DEVELOPMENT, CHANGE OF USE, OR DEMOLITION WILL ONLY BE PERMITTED IN THE FOLLOWING CONSERVATION AREAS WHERE IT PRESERVES OR ENHANCES THE CHARACTER AND APPEARANCE OF THE AREA:

2. DRAETHEN.

HE5 DEVELOPMENT WITHIN CONSERVATION AREAS WHICH INCLUDE THE PROVISION OR REPLACEMENT OF ROAD OR FOOTPATH SURFACES, OR NEW STREET FURNITURE INCLUDING ADVERTISEMENTS, SHOULD BE SYMPATHETIC TO THEIR SETTING AND CONTRIBUTE TO THE PRESERVATION OF THE CHARACTER OR APPEARANCE OF THE AREA.

Other Policies

C10(185) - Site of Importance for Nature Conservation at the disused Draethen Quarry

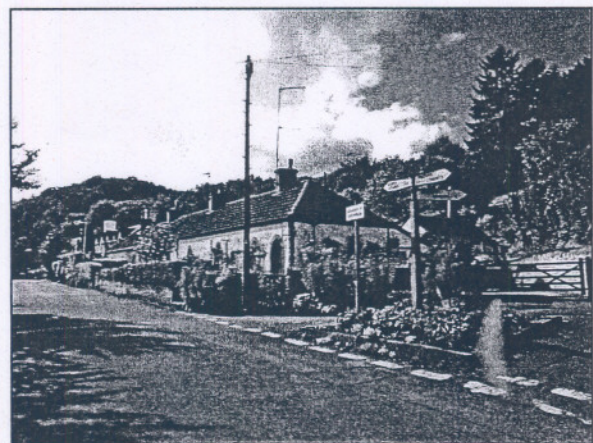
C11(17) - Special Landscape Area to the South of Rudry and Machen.

Background

1.9 Draethen village, in the community of Rudry, is located about six miles east of Caerphilly Town Centre and lies within the valley of the Nant-y-Draethen stream, at its confluence with the River Rhymney.

1.10 The early development of the village centred around the old watermill, Melin Draethen, (see Map 1), now disused and obscured by a storage building. The present day village containing 38 dwellings (November 1998), is strung out along the Rudry road, with a scattering of dwellings along the roads out of the village towards Michaelston-y-Fedw to the south and Machen to the north.

1.11 The village used to support a number of commercial activities i.e. a saw mill, quarry, trout farm, garden centre and dog kennels, although, these uses have now ceased.



1). *Draethen, illustrating the main approach into the conservation area.*

1.12 Today, Draethen is therefore primarily residential. The only commercial activity within the conservation area is the "Hollybush Inn" Public House.

2. CHARACTER ANALYSIS OF THE CONSERVATION AREA

Positive features

- 2.1 The setting of Draethen, nestling between steep wooded slopes, is an essential element in the village's overall rural character. Mature trees are still very much in evidence within the village, which is enclosed by Forestry Commission woodland on the upper slopes. An inner belt of sloping agricultural land, comprising small fields divided by hedgerows, lies between the village and the woodland, being mainly arable with some pasture.
- 2.2 Within the village attention focuses on the attractive cottages within the central core. A detailed description of key buildings and their materials is given in Appendix 1.
- 2.3 At the junction of the Rudry and Michaelston-y-Fedw roads, the Square has a traditional style red telephone box, post box and finger post, which all contribute to the rural village atmosphere.
- 2.4 The Hollybush Inn has replaced the watermill as the main non-residential building in the village. This and the stone bridge across the Nant-y- Draethen, contribute to the pleasant village atmosphere of the Square.



- 2. The Hollybush Inn and the old stone bridge - key features in The Square
- 2.5 Despite the widespread renovations and improvements that have been carried out on individual properties, much of the original character remains in the historic

village area in the form of the local rural, 'gabled' style of architecture, with a few cottages also retaining their stone-tiled roofs.

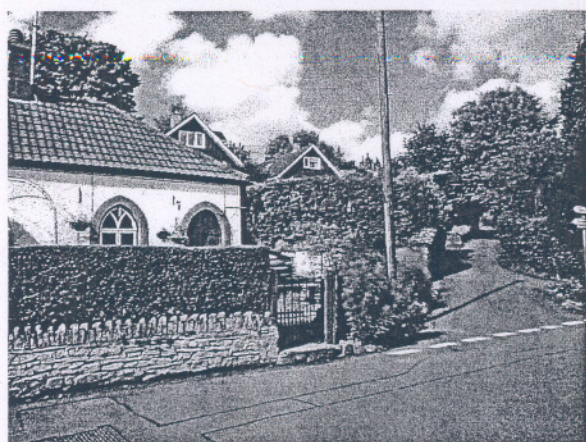
- 2.6 The mature hedgerows, stone boundary walling and mature trees throughout the village are significant linking elements in the overall character of the village.
- 2.7 The roads leading into Draethen are narrow and flanked by mature hedging, providing attractive and appropriate approaches into the village, while the absence of a suburban pavement network, adds to the historic ambience of the area. The feasibility of providing a footpath network through the village is to be investigated within the Enhancement Plan.

Negative features

- 2.8 Several new 'infill developments' have been built in Draethen that, whilst not unattractive in themselves, do not complement traditional patterns of design and detract from the overall historical character of the village.
- 2.9 Improvements have been made to many older properties in the village using inappropriate materials.
- 2.10 All houses built in the past two decades have been detached, altering the balance of house types in the conservation area.



- 3). Draethen derives its traditional house styles from the surrounding rural area. These cottages are typical of dwellings on the outskirts of the village. (Note the front dormer gables with windows breaking through the eaves line - perhaps the most distinctive feature of the local residential architecture).



- 4). *The doors and windows of the four cottages in The Row are of an arched style unique to the village. Note also the fine wrought iron gate.*

3. BUILDING GUIDELINES

Local Policy

DLP1 NO NEW OR INFILL DEVELOPMENT WILL BE PERMITTED UNLESS THE SCALE, BUILT FORM, MATERIALS AND DETAILING RESPECTS THE CHARACTERISTICS OF THE TRADITIONAL BUILDINGS WITHIN THE CONSERVATION AREA

- 3.1 Map 2 defines a central "historic village area" within the Conservation Area. This area has been derived from the Ordnance Survey map of the village of Draethen, in 1919. (See Map 1). It is from within this historic village area that the buildings we identified express the form, style and materials, which make up the traditional architectural and historic character of Draethen.
- 3.2 Further development within this historic village area would be very difficult to accommodate without detracting from the village's traditional character and therefore new developments in this part of the village are unlikely to be permitted.
- 3.3 A scattering of modern, detached dwellings has been created on the outskirts of the village in recent decades, which undermines the traditional architectural and historic character of the village. Although they detract from the village's traditional character, it is important that these buildings and their

curtilages are included in the Conservation Area, so that further changes can be controlled to provide a context for the historic village area. Appropriate materials are shown in Table 1.

Local Policy

DLP2 RESIDENTIAL DEVELOPMENT PROPOSALS FOR SITES CAPABLE OF ACCOMMODATING TWO OR MORE DWELLINGS WILL BE REQUIRED TO CONTAIN NO MORE THAN 50% DETACHED DWELLINGS

- 3.4 There are currently 38 dwellings in Draethen. Of the 21 within the historic village area (see map 2), 11 are detached, 6 are semi-detached and 4 are terraced houses. Although only four houses are terraced, (The Row), the semi-detached houses are often very close together, giving the appearance of a terrace. The Old Brew House, although detached, also has the appearance of a terrace of cottages.

- 3.5 In future developments it is important to maintain the balance of these house types in Draethen as well as style and materials. Therefore in any development of two or more dwellings, no more than 50% of the proposed units should be detached. The remainder should be terraced or semi-detached to complement the balance of house types in the village as a whole.

- 3.6 The Authority is aware that landowners may split up a site into single plots in an attempt to avoid this policy. Therefore, applications for single plots will not be approved if they could be included in a larger site. As outlined above, Draethen is a mixture of detached, semi-detached and terraced dwellings.

Built form

- 3.7 The traditional built form in Draethen is of a simple rectangular two storey block. Extensions and lean-to's are generally absent and features such as bay windows, projecting upper storey bays and extensions to the front of buildings are alien to the Conservation Area.

- 3.8 Roof pitches are steep with detail **provided by chimneys and plain** bargeboards.
- 3.9 Small dormer windows set in gables breaking through the eaves line are perhaps the most distinctive local feature of the built form.
- 3.10 Where an extension is proposed, special regard should be paid not only to the size of the proposed extension, but also to its impact upon the surrounding spaces and buildings. This is especially true of barn or agricultural building conversions. In these cases, the traditional form of barns should be maintained and locally appropriate materials and finishes used. (see Unitary Development Plan Policy C5 - Conversion and Rehabilitation of Buildings)
- 3.11 Whilst a variety of building styles has emerged throughout the village and variety in new developments is encouraged, they should reflect the character of the village Core Area in their patterns of design, size and proportions. Adopting the 1960's, 1970's and 1980's styles, prevalent outside Draethen's Core Area or introducing inappropriate modern 'mock Tudor styles will not be acceptable.
- 3.12 The layout of new developments is also important. Enclosure of new development by stone walls will not make up for inappropriately designed housing. Privacy and security should be achieved by the careful positioning of building plots and window openings, rather than the use of coniferous hedging or weatherboard fencing.

4. MATERIALS GUIDELINES

Introduction

- 4.1 The table below sets out a list of "predominant" and "less common" features found within the historic village area. Both provide a quick checklist of appropriate materials, fittings and finishes that are acceptable to the Conservation Area as a whole. More specific guidance on each of the features or materials listed, is contained further on within Section 4.

- 4.2 The Table of Building Materials provides a **comprehensive summary of materials** and finishes that are evident within the historic village area or which complement it. Its purpose is to provide a basis for the materials guidance which follows.

Local Policy

- DLP3 ALTERATIONS OR EXTENSIONS TO BUILDINGS WITHIN THE CONSERVATION AREA WILL BE EXPECTED TO CONFORM WITH TRADITIONAL BUILT FORMS AND MATERIALS.

Table 1: Draethen Building Materials

<i>Feature Type</i>	<i>Predominant Features</i>	<i>Less Common Features</i>
Roofs	Small brown tiles, small grey/blue tiles	Dark brown stone tiles laid in diminishing courses and Welsh slates
Guttering	Black painted cast-iron, White painted cast-iron	
Porches	Gabled porches with similar roofing materials as above	
Windows	6 or 8 paned, longitudinal timber framed, casement windows	Longitudinal - some single, but mostly two and three casement windows. Pointed arch-forked glazing bars
Doors	Solid hardwood, ledged and battened with painted, rather than stained finish	Arched with distinctive ledged and battened door with oblong and diamond shaped glazing apertures
Walls	Rendered - painted white/cream	stone - natural stone - whitewashed rendered - painted cream/ primrose yellow
Property Boundaries	Hedge over stone wall, stone walling - 'cock and hen' coping stones	hedgerow - mixed species but mostly beech and holly
Chimney Stacks	Yellow brickwork	rendered - left grey or painted white
Chimney Pots	Tall, slim yellow and short 'stubby' yellow pots	
Gates	Wrought-iron painted 'eau-de-Nil' (pale green), black	wooden picket farmhouse style gate, painted usually black or white
Dormers	Gabled - flush with face of building, breaking through eaves line	
Bargeboards	Plain timber, painted black or white	
Paths & Driveways	Tarmac	
Trees & Hedges	Native deciduous species	

- 4.3 Over time there have been many alterations to the houses in Draethen. However, some recent conversions have not had regard to traditional building materials. Care is needed in adapting old buildings and making sure that new 'improvements', particularly extensions, are in scale with the existing property and that they integrate with the old style by the use of appropriate and sympathetic detailing and surface treatments.

Detailed guidance on materials

Roofs

- 4.4 Roof pitches in Draethen are relatively steep, with low ground-to-eaves height.

- 4.5 Traditional roof patterns can be spoiled by the use of large, modern rooflights. If they are to be used, rooflights should be low-profile, or fitted flush with the roof surface and on the least visible roof elevation, and not on frontages.

- 4.6 Many of the oldest cottages were originally roofed in stone tiles. Old stone tiles are difficult to obtain, particularly when they have to be laid in diminishing courses, as these were originally. Reproduction stone tiles dyed to a similar dark brown/grey colour may be more appropriate than slate or concrete tiles of the wrong colour and texture.

Guttering

- 4.7 Although traditional rainwater goods are cast iron, modern alternatives may be acceptable if coloured black (on white rendered properties) or white (stone properties).

Porches

- 4.8 The roofs and walls of porches should complement those used on the main part of the building. Porches should be modest in scale and vertical in emphasis and not contain windows.



5. *Traditional windows and openings.*

Windows

- 4.9 Windows and window openings are vertical in emphasis. Dormer windows are traditionally flush with the face of the building and pitched, breaking the eaves line but not protruding above the roof ridgeline. Most frequently windows are of casement construction and window frames are traditionally painted not stained. The windows are recessed into the openings with distinct shadow lines and have strong stone cills. The cottages along The Row are an exception to this rule, having pointed arches above windows and doorways, with robust lintel details constructed of beige stonework. Windows have forked glazing bars.



6. *Original, door and gate, The Row.*

Doors

- 4.10 Very few original doors remain in Draethen. Some traditional hardwood doors remain in some of the oldest houses, i.e. along The Row, but the majority have been replaced. Along The Row, some of the traditional and distinctive, arched and ledged and battened doors with brass ironmongery remain, with a painted, rather than stained finish. Their oblong and diamond-shaped glazed apertures, would be appropriate throughout the Conservation Area.

Walls of buildings

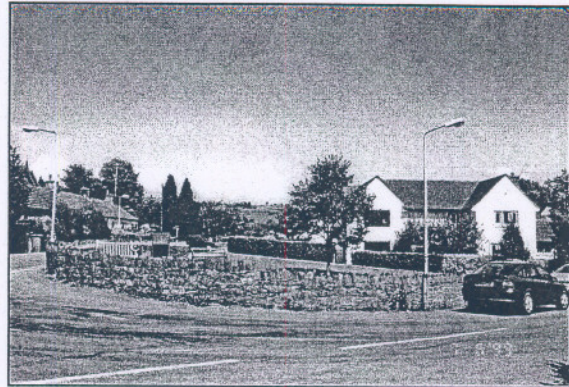
- 4.11 The oldest buildings in the village would have been built of stone from local quarries. These were originally of rubble construction with a smooth rendered finish. The Hollybush Inn's front elevation is partially finished in stone, so too is no. 7 The Row and adjacent barns and stone boundary walls.
- 4.12 Where exposed stonework is a feature of the proposed development, the local stone should be used wherever possible. Where this is not realistic, imported stone or reconstituted stone is only acceptable if it is of a similar colour, tone and texture to local stone.

Salvaged material from the locality could be a source of appropriate materials.

- 4.13 Brickwork extensions should be avoided. However, if concrete block and render extensions are to be added to existing stone buildings, other ways of unifying aspects of the design and finish of the building must be considered. "Pebble dashing" or "spar" coatings are inappropriate in this village. The most common boundary treatments are deciduous hedging, simple post & rail timber fencing and stone walling as evident in the 'square.' Existing renders are generally smooth surfaced with subtle colouring, i.e. white, buffs and creams being most widely used. Darker colours are not seen anywhere in the village and should be avoided.

Boundaries

- 4.14 The approaches to the village are strongly characterised by mature, mixed species hedgerows and traditionally built stone boundary walls with "cock and hen" copings. Front gardens are also defined by low stone walls, often with hedges neatly trimmed behind them and entered by means of a wrought-iron gate. Examples of original wrought-iron gates that have been well maintained over the years, can be found along The Row.
- 4.15 In places where the boundary walls have been removed, the sense of enclosure is lost. Where battened weatherboard fencing has been erected, it looks at odds with the rest of the village. Some stone walls that have been rendered with pebble-dash, also look out of place.
- 4.16 New development should therefore be enclosed by traditional stone walling, hedging or simple post and rail fencing and should respect the character of traditional front garden enclosures, in materials, detailing and scale.



7. *Central Area - The village is strongly characterised by mature hedgerows and traditionally-built boundary walls.*

Chimney stacks

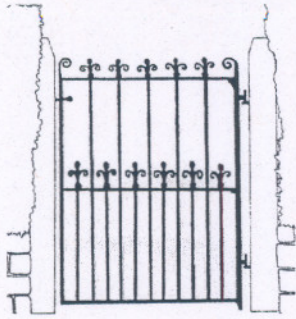
- 4.17 Many properties as well as The Hollybush Inn have retained the distinctive tall, yellow brickwork stack with upper string courses. Some have since been rendered over and left or painted white. The ex-Council houses at Nant-y-Felin have introduced an alternative smaller and simply designed, red brickwork stack which is not traditional within the area and therefore should not be encouraged.

Chimney pots

- 4.18 Appropriate traditional-style chimney pots are tall, slim yellow/buff pots to match the existing yellow brickwork, however, these can vary in height and diameter.

Gates

- 4.19 The most dominant style of gate can be seen along The Row, (see sketch) where the traditional, decorative wrought-iron gate is painted "eau de Nil" (pale green) or black. Towards the centre of the village, wrought-iron gates are more appropriate. On the outskirts of the village, a more rural, picket style gate with a painted finish would be appropriate.



Traditional decorative wrought iron gate

Dormers

- 4.20 These are, and should continue to be, small in scale, gabled, breaking through eaves line with a steep pitch complementing the roof pitch.



Sketch of typical dormer window

Bargeboards

- 4.21 Plain, painted black on rendered buildings and white on stone buildings

Private paths and driveways

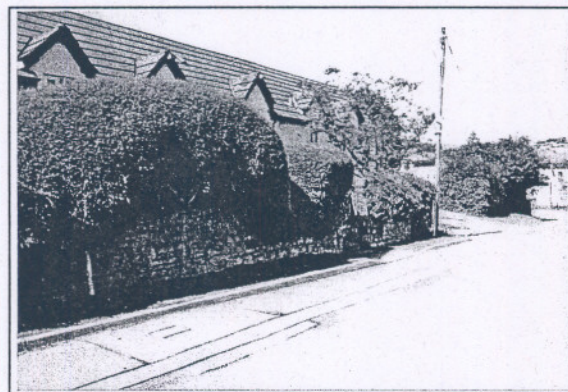
- 4.22 The most common material used for surfacing the roads and other hard surfaced areas is tarmac, and this should be used for driveways etc. in preference to alien modern paviers, blockwork and concrete.

Trees and Hedges

- 4.23 Draethen is an area where mixed species of deciduous trees are common. Hedging is a particular feature throughout the whole of the

village, with several species including beech, typically contained in the same hedgerow. The planting of further hedgerows and trees as a means of enclosure is therefore to be encouraged in both existing and new development. Conifer trees, however, are not native species to the area and are discouraged.

- 4.24 Existing/original deciduous trees are likely to have been of woodland origin. Their ultimate size and scale makes them a feature within the village. Space must be allocated for both the retention and planting of like species within new development. Plenty of gardenesque rowans, birch etc. does little to add to the overall character of the village.



8. *A detached dwelling which resembles a terrace due to the impact of the distinctive gabled dormer windows.*

Satellite dishes

- 4.25 Many homes now have satellite T.V. Within a conservation area, planning permission will be required if:-
- a) the size of the dish exceeds 90cm in any dimension;
 - b) when installed on a roof, the dish will exceed in height the highest part of the roof;
 - c) it is installed on a chimney;
 - d) it is on a building exceeding 15m in height;

- e) it is on a wall or roof slope fronting a highway (including a footway);
- f) it is located so that it is visually obtrusive; or
- g) there is already a dish on the dwellinghouse, or within its curtilage.

Listed Building Consent is required for any satellite dish that is to be attached to a listed building since it will inevitably affect its character and appearance and/or its setting.

Storage Tanks

- 4.26 Planning permission is generally not required for the installation of storage tanks for domestic oil heating or propane gas cylinders within the curtilage of a dwellinghouse, provided that :-

- the capacity of the container is not more than 3,500 litres;
- no part of the container is more than 3 metres above ground level;
- no part of the container is nearer to a highway which bounds the curtilage than:-
 - that part of the original dwelling nearest to that highway, or
 - any point up to 20 metres from that highway, whichever is nearer.

Local planning authorities can however, exercise controls in respect of such proposals if they are considered to be detrimental to the character and appearance of a Conservation Area. This can be done either through planning policies or where there is an Article 4 Direction in place. Such containers should therefore be sensitively sited where they would have least impact, in the interests of the visual amenity of the area.

- 4.27 It is therefore considered that such containers be sited either at the rear of a property, set back from the footpath

or highway or buried. Where these options are not practical, they can be screened by planting to minimise their intrusion.

Local Policy

- DLP4 STORAGE TANKS FOR DOMESTIC OIL HEATING OR PROPANE GAS CYLINDERS SHOULD BE SENSITIVELY SITED WHERE THEY WOULD HAVE LEAST IMPACT, IN THE INTERESTS OF THE VISUAL AMENITY OF THE AREA.

Outline Planning Applications

- 4.28 Some local authorities state as a matter of policy that they will require some or all applications for development in conservation areas to be submitted in detail. This is because the impact of an outline proposal on the character or appearance of a conservation area cannot always be gauged. Caerphilly County Borough Council however, will accept outline applications but because the layout, access and other "reserved matters" can influence and determine significant elements of the design of buildings, and therefore their acceptability in the conservation area, the authority may reserve some matters for subsequent approval when granting outline planning consent.

5. DRAETHEN LOCAL POLICIES

- DLP1 NO NEW OR, INFILL DEVELOPMENT WILL BE PERMITTED UNLESS THE SCALE, BUILT FORM, MATERIALS AND DETAILING RESPECTS THE CHARACTERISTICS OF THE TRADITIONAL BUILDINGS WITHIN THE CONSERVATION AREA.
- DLP2 RESIDENTIAL DEVELOPMENT PROPOSALS FOR SITES CAPABLE OF ACCOMMODATING TWO OR MORE DWELLINGS WILL BE REQUIRED TO CONTAIN NO

MORE THAN 50% DETACHED DWELLINGS

DLP3 ALTERATIONS OR EXTENSIONS TO BUILDINGS WITHIN THE CONSERVATION AREA WILL BE EXPECTED TO CONFORM WITH TRADITIONAL BUILT FORMS AND MATERIALS.

DLP4 STORAGE TANKS FOR DOMESTIC OIL HEATING OR PROPANE GAS CYLINDERS SHOULD BE SENSITIVELY SITED WHERE THEY WOULD HAVE LEAST IMPACT, IN THE INTERESTS OF THE VISUAL AMENITY OF THE AREA.

6. ARTICLE 4 DIRECTION.

The Council has considered making a Direction, under the provisions of Article 4 of the Town & Country (General Permitted Development Order) 1995. In simple terms, the effect of such a direction would be to remove permitted development rights that otherwise allow owners to carry out minor extensions or alteration works to their properties. However, there are no proposals to implement such action in the foreseeable future.

7. GRANT AID FOR IMPROVEMENTS

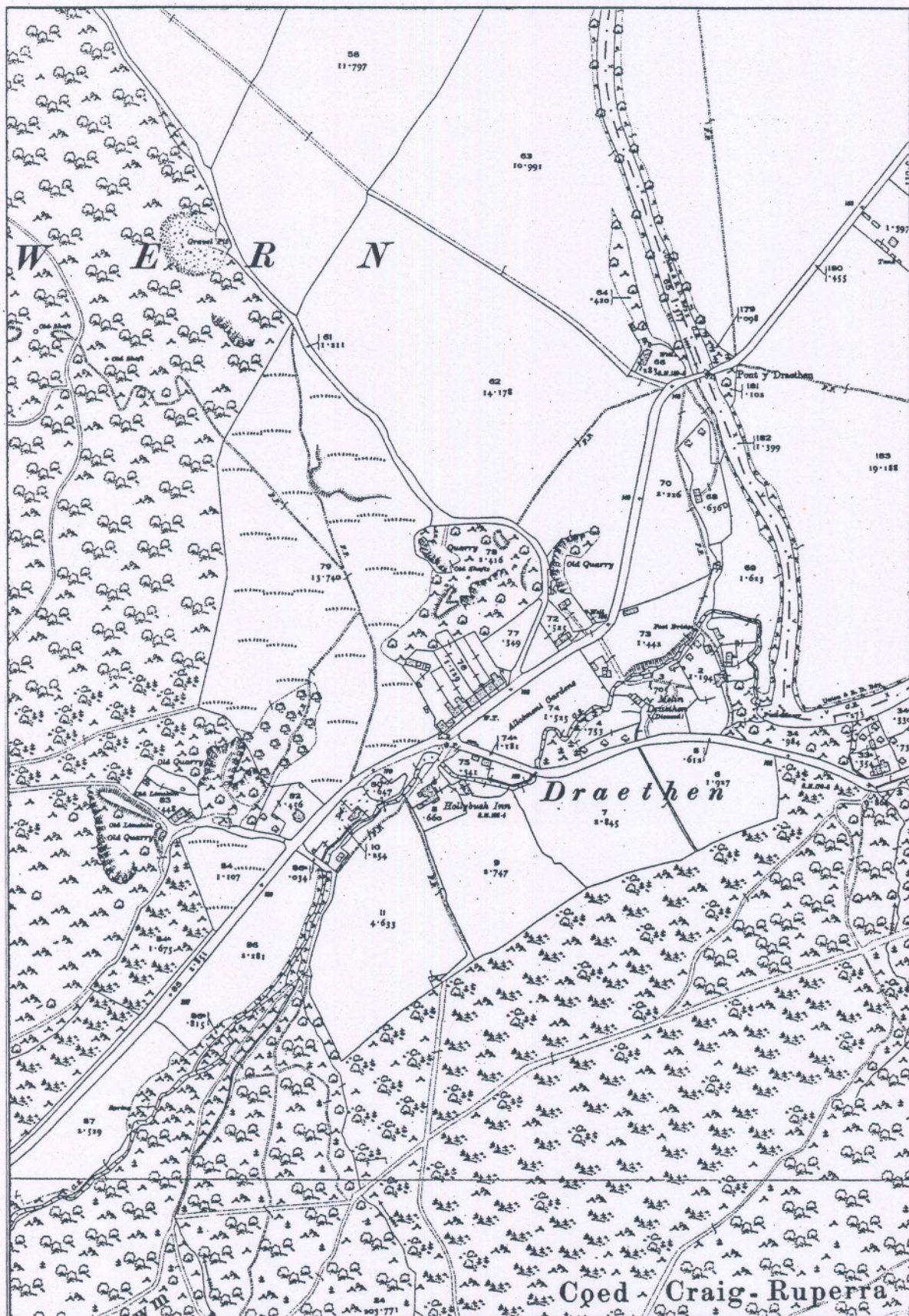
The County Borough has a small budget for grant aiding improvements or repairs to the exteriors of buildings in conservation areas in order to ensure that appropriate materials are used in such improvements.

Persons wishing to apply for such grant aid should contact the Conservation Officer at the address opposite.

8. FURTHER ADVICE

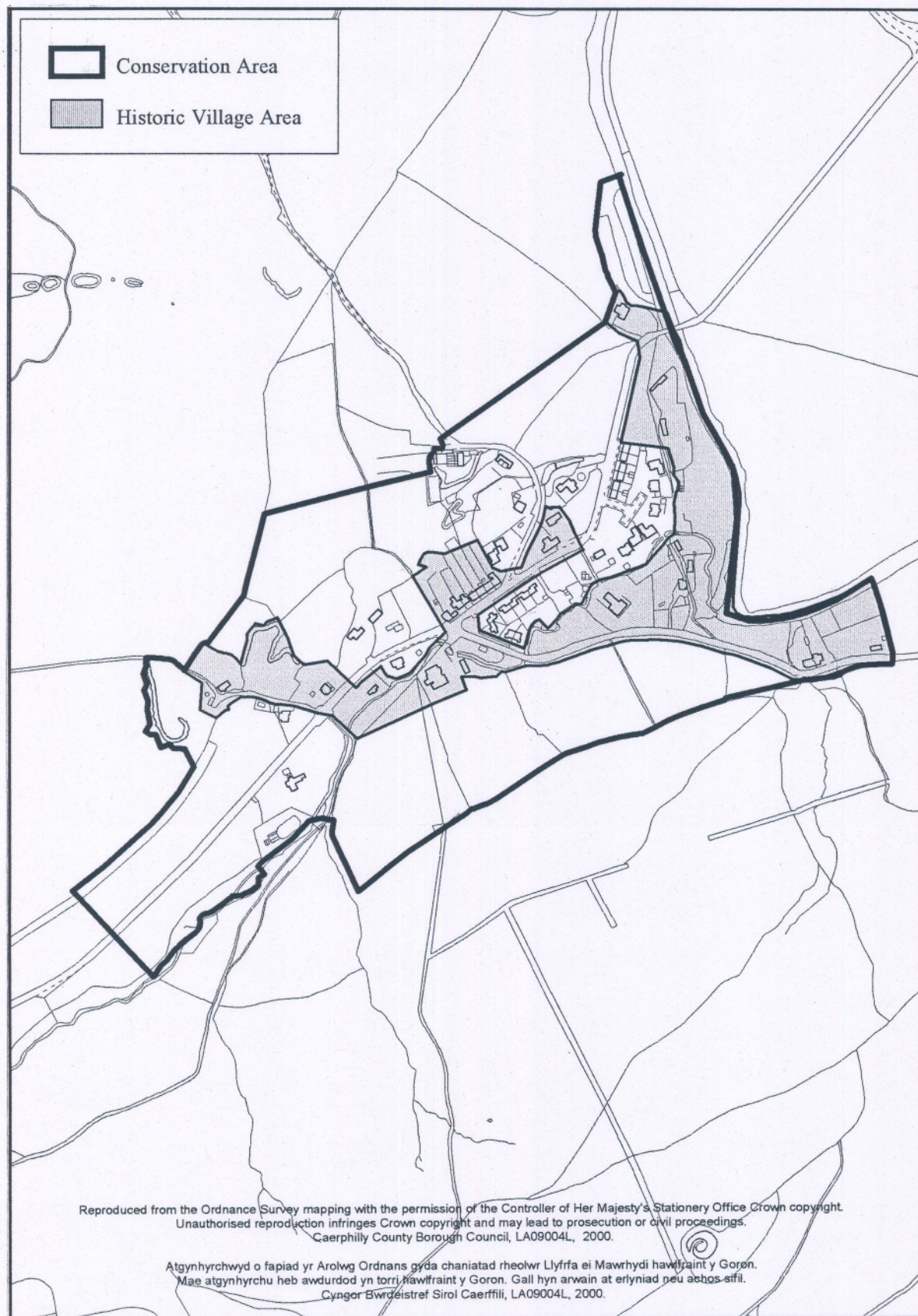
Planning Officers of Caerphilly County Borough Council will also be pleased to discuss any development proposals with you prior to planning applications being submitted. You can write to them at the following address or contact them by telephone or fax :-

Chief Planning Officer,
Directorate of Technical Services,
Caerphilly County Borough Council,
Council Offices,
Pontllanfraith,
Blackwood,
NP12 2YW.
Tel:(01495)226622
Fax:(01495) 235013/235022.



MAP 2

Draethen Conservation Area



APPENDIX 1

DESCRIPTIONS OF BUILDINGS WITHIN THE CONSERVATION AREA'S - 'HISTORIC VILLAGE AREA'.

The Conservation Area, when first designated, was drawn to include the wider setting of the rural village as well as taking in the nucleus of the village. The following buildings which are situated within the 'Historic village area' are described in detail below.

Bridge Cottage.

This was originally a small dwelling with characteristic gables and porch, the windows having small diamond shaped panes. Once known as a cottage, it is now more aptly termed a house, as it has undergone a large rear extension and now boasts a side conservatory. The walls are rendered, painted white and remains quite picturesque from the river bridge (Pont-y-Draethen), the main approach into the village. The original stone roof tiles that were in a poor condition, particularly at the front elevation, have in recent years been replaced with a yellow Hardrow slate.

Mill Cottage.

This old cottage comprises a slate-tiled roof with three dormers and gabled porches. Walls are treated with a brown/beige pebble dash. Stone quoins are a detail at each of the four corners of the property. It has a brick stack.

Nant-y-felin Houses.

These are eight, originally Council owned houses, built in 1959 and designed so as to blend in with the general character of the existing buildings. They comprise four groups of semi-detached dwellings with brown/grey tiled roofs, walls of smooth render, painted white. The windows of the majority of properties,

which have concrete mouldings, (in some cases painted black or have been left unpainted to contrast with the white painted render), have been replaced with brown and white u.p.v.c. double glazed units with diamond leaded lights, by means of a Council House Renovation Grant. The exception is at no. 7, Nant-y-Melin, where the windows are original and at the ground floor comprise two inner fixed casement windows with top opening split panes, and two outer windows with eight panes each, that fully open out; all painted white. The windows are separated by concrete sills and header bands painted black. All chimney stacks are made of red brick, some at the gable end of each block of semis and others through the centre of each dwelling. Again, the stone boundary walls have been retained, mostly in good condition and the mature hedges form an important part of the overall impression of the village.

The Old Brew House.

This property has a smooth white, render finish. There are six gabled dormer windows on the first floor with black painted bargeboards, with grey tiles on main roof and dormers matching. All windows are long and narrow, painted with a white finish, and have the traditional central opening, six panes, i.e. 3 x 3 on the first and ground floors with one small 2 x 2 paned window on the ground floor. The front doorway has a gabled porch with similar tile roofing to the main roof. The boundary wall has been retained and is in part obscured by mature hedging and shrubbery.

The Row.

This row of six cottages to the south of the quarry is probably the most interesting part of the village. Four of The Row were previously listed under the old grading system as grade III properties, which was purely advisory and now obsolete. They date from

1824 and were originally dwellings finished in rough-cast render with hipped slate roofs, two windows per cottage with front doors and windows with pointed arch openings, windows with wooden casements and forked glazing bars. However, they have been renovated and some of the original character and details have been lost. The stone walls have been pebble-dashed in the case of two cottages or in another case, white-washed. The roofs have all been tiled, in either a brown or dark grey/green colour. Chimney stacks have been rendered in a dark grey to match the roof tile. 1, The Row, re-named Willow Cottage has had a one storey extension, which comprises the same roof- tile, rendered walls also painted white that blends in well with the scale, design and materials used on the main part of the dwelling. The wrought-iron gates have been retained at no.s 1, 2 and 4 The Row, together with some of the stone walling (in some cases painted white) in front of these cottages and mature hedging behind. The most visible section of walling, i.e. that at the approach to Draethen from Machen, has been replaced with stained lapped horizontal panelling of 1 m. length between wooden posts and gate to access hardstanding. In one case, the stone boundary wall has been rendered with a pebble-dash finish to match the main frontage of the cottage.

Nos. 5 - 8 The Row, including Corner House (no.8), Horseshoe Cottage (no.6) and Rose Cottage (no.5).

To the west of The Row, there are four dwellings set in two semi-detached blocks, named as indicated below.

All four properties have gabled dormers and porches with matching roof tiles, with one exception, number 7, which has a stone slate roof and matching dormers. All chimney stacks are similarly rendered.

No.8 The Row, 'Corner House'.

Corner House has retained its original windows, typical to the village i.e. six paned, casement timber-framed windows painted white on both the front and side elevations. The window mouldings on the front are painted white as are the bargeboards on the dormers. The stone boundary wall has been retained and swings around from the corner of the house around to the front curtilage of the dwelling. The gate, however, has been replaced with one of a more modern style. The side elevation has a number of one-storey lean-to extensions 'built-on' with modern windows.

No.7 The Row.

This property has a stone-faced front elevation unlike the other properties, which have a smooth- faced render finish. It has also been subject to a House Renovation grant and has had its windows replaced with white u.p.v.c. over ten years ago. They do not match the original style of the windows on both of the adjacent properties. In addition, the front stone boundary wall has been reduced in height to about two feet and has been used as a rockery, with bedding plants interspersed with stones. The original hedgerow has been lost.

No.6 The Row, 'Horseshoe Cottage'.

This property has smooth rendered walls on the front and side elevations, painted white and has retained a lot of its original character. It has retained the original style, six paned timber-framed windows on both first and ground floors and has an open gabled porch entranceway at the front. The provision of a hardstanding in front of the property has resulted in the loss of a section of the stone wall. The hedgerow has been replaced with bedding plants.

No.5 The Row, 'Rose Cottage'.

The walls and one chimney stack of this property have been finished in a smooth render, and both painted pale yellow. It has gabled dormers similar to the other semi-detached cottages. The bargeboards have in this case, been painted black. The windows have been replaced with a similar style to the original to fit the recesses, although they have been given a stained, rather than painted finish. The porch entrance has been enclosed and 'French-style' doors have been inserted and given a similarly stained finish. The stone boundary walls have been retained together with a mature hedgerow, either side of the gated front entrance. Mature conifers in the front garden partially screens the cottage from the highway.

Primrose Cottage.

This cottage is located a short distance from the road and is inconspicuous. However, it has the traditional gables and porch and three tall, yellow brick chimney stacks. A smooth rendered finish is evident on the front and side elevations, painted white at the front and pebble-dashed on the side. The roof of the main part of the dwelling has been replaced with concrete tiles, although the annexe and porch roof both have slate tiles.

Clan-y-Nant.

This is a large dwelling with three gables, porch and stone roof laid in diminishing courses. The windows are of the traditional style with stone sills. The house is finished in a smooth render, painted cream. It is set in a well landscaped setting, screened from the road. The two chimneys are built of yellow brickwork similar to that found at Primrose Cottage.

Penfro. (formerly Beech House)

This property previously had a stone slated roof that has since been

replaced with slate. In addition, the large, traditional windows have been replaced with modern white, u.p.v.c. The house, which is situated close to the highway is screened by a mature hedgerow and is set in a well landscaped garden.

Spout Cottage (formerly Graig View) and Alltfarian (formerly Brookside).

These are two attached cottages with original stone roofs, gables and front porches. The three chimney stacks are typical of others in the village, being built of yellow brick and retaining some original chimney pots.

Alltfarian Cottage has since been pebble-dashed; the extension has been treated with a smooth, cream render. Spout Cottage has a smooth rendered finish, painted white. The original dry stone front wall that encloses the garden has been retained. Several of the traditional two - six paned, central opening windows, still remain.

Old Mill House.

This cottage comprises a traditional, stone tiled roof with three gables and a front porch. It has retained the original style six-paned, central opening casement windows. The property is rendered with a smooth finish, painted pale yellow.

The Hollybush Inn' Public House.

The building's main frontage is of random stonework, the side elevation having been rendered. The roof comprises the original stone-tiles. There are three chimney stacks, two of which are of yellow brick with upper string courses. All have the original pots, although one stack has three pots, while the remaining pots have two pots each. The windows are original and are similar to those seen in the rest of the village, six-paned long vertical casement windows with central openings. The windows all have a common style hoodmoulding. However, modern additions have been

made, i.e. at the rear where a flat-roofed dining room has been added using a polygonal rubble stone finish inconsistent with the main building; and a wide stone-tiled lean-to porch at the main entrance. The approach to the Inn car park is well landscaped with trees and bushes forming a backdrop to the building, with the stream and two random stone footbridges with semi-circular coping stones in the foreground.

Graig View Cottage.

This detached cottage lies at the easternmost part of the conservation area. At the front, it has three traditional dormer gabled windows and open timber-framed porch above a central doorway. Three matching dormers are also evident at the rear. The roof is stone-tiled with similar ridge tile. It has two chimneys, one centrally placed white brick stack and one rendered stack to the rear of the east side elevation. The external walls have a smooth rendered finish, painted cream, that is typical of cottages within the village. A conservatory is attached to the west side of the property and due to its location and mature hedge screening, it is situated so as to minimise its visual impact

within the conservation area. The front of the house has rustic timber post and rail fencing that is appropriate to the village. All windows are of the traditional style, painted white with stone sills.

Riverside Cottage.

This is a long, two storey block building facing the River Rhymney. Riverside Cottage was previously two Tredegar estate retirement cottages and known as Tredegar Cottages. Riverside Cottage is thought to be the oldest residential building in Draethen and is stone built and probably originally thatched. The stone roof tiles laid in diminishing courses was carried out by the guidance of St. Fagan's Folk Museum (now Museum of Welsh Life) using reclaimed stone to match the existing. During a period of some 200 years, the stone walls have been lime-washed, giving a rendered appearance. It has since been painted in a primrose yellow and the windows replaced with white UPVC. There are two chimney stacks and these have been rendered over. There is a long established hedgerow fronting the cottage (from Draethen Road) and has a traditional, rural style wooden gate at its entrance.

