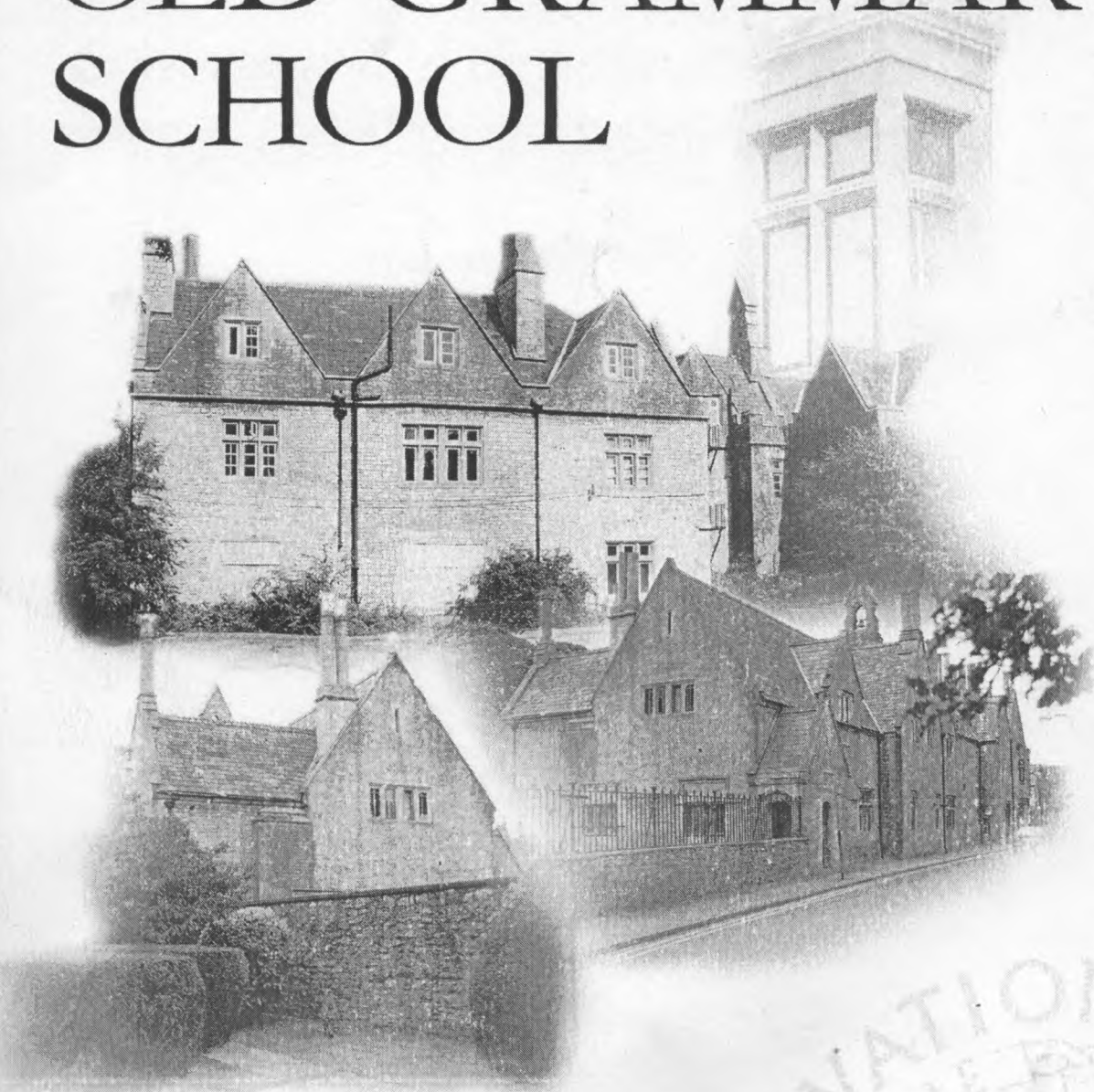
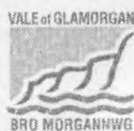




# *Cowbridge* OLD GRAMMAR SCHOOL



*Development Brief*



The Vale of Glamorgan Council,  
Directorate of Environmental & Economic Regeneration





# *Cowbridge Old Grammar School*

## *Development Brief*

February 2002



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## INTRODUCTION

1. This Development Brief has been prepared as a basis for the Council to evaluate any proposals which may emerge from the disposal of Cowbridge Old Grammar School and the Council Depot and Yard in Church Street. It sets out principles which the Council as Local Planning Authority seeks to achieve in the development and reuse of the land.
2. It should be noted that the land and buildings subject of the Brief are vested in the Council (as custodian trustee of the Cowbridge Comprehensive School Trust). The tennis court and associated land are vested in the Sir Thomas Mansel Franklen Trust in respect of which the governing body of Cowbridge Comprehensive School is managing trustee. The buildings and land are no longer required for educational purposes and have been vacant for some time. Further details with regard to the ownership of the land are provided in paragraphs 17 and 18. Cowbridge Old Grammar School, the "Boot House" and Town Walls are listed buildings.

## SITE CONTEXT

3. The Old Grammar School dominates the southern end of Church Street, which runs approximately 200 metres southwards from High Street, the town's main street, to the South Gate. South Gate is the only surviving gate of Cowbridge's mediaeval town wall.
4. The Old Grammar School, adjacent sites and the area between the mediaeval town wall and High Street are included within the Cowbridge Conservation Area. This part of Cowbridge is historically and architecturally of great significance. It also presents an exceptionally attractive local environment, through a combination of local open spaces including Old Hall Gardens, the Holy Cross Churchyard and the courtyard garden to the Old School itself.
5. In addition to being a short walk from the town's commercial centre, the School is immediately adjacent to the Parish Church (Holy Cross) and is within a short distance from the health centre and library.

## HISTORY OF COWBRIDGE OLD GRAMMAR SCHOOL

6. Established in 1608, the School was moved to its present site in 1617. Following a period of uncertainty, it was re-founded in 1685 by Sir Leoline Jenkins, an eminent civil lawyer and former principal of Jesus College, Oxford, which took over government of the School. It flourished during the early to mid 18th century, when the 17th century building was extensively repaired. In the 1730's a new extension was erected which now survives as the "Boot House", a reference to a former use as a games changing room.



7. The School acquired the current buildings between 1849 and 1852 at cost from Jesus College. These now form the main architectural components of the site. The buildings were designed by John Pritchard, the Llandaff diocesan architect, in a picturesque and gothic style. His intention was to harmonise the school building with the Church on one side and the ancient town gate on the other.
8. In 1919, the School was taken over by the former Glamorgan County Council. Following the 1974 local government reorganisation it was passed to South Glamorgan County Council as local education authority, who declared the building redundant for educational needs in 1986. It was occupied for some years as the town's youth centre until finally becoming vacant in 1994.
9. Following local government reorganisation in 1996, the buildings and land were transferred to the Vale of Glamorgan Council as custodian trustee. The buildings have remained unoccupied to the present day.

#### DESCRIPTION OF THE LAND/BUILDINGS TO BE MADE AVAILABLE FOR DISPOSAL

10. The land available includes the Old Grammar School, its enclosed gardens ("the courtyard garden"), the "ball court", the enclosing town walls and the Council depot on the north-western side of Church Street. The site also includes a narrow strip of land located between the south-western line of the town wall and the Council 'Twt'. This links with the tennis court further to the north-west. (See Plan 2.)
11. The **Old Grammar School Site** is almost square, with the exception of the Ball Court, which extends the site to the north along Church Street. The site boundaries are formed by the old town walls to the south-east and south-west. South Gate is located at the south-western corner of the site at the bottom of Church Street. The Old Grammar School buildings form the other two boundaries. To the north-west their elevations face Church Street and to the north-east, the long 1894 range forms the boundary between the School and the Churchyard.
12. The Old Grammar School **buildings** consist of four main elements:
  - the Grammar School (circa 1847-58) comprising the Headmaster's House and School House
  - the Boot House (circa 1745)
  - the 1894 Classroom Extension
  - the Town Walls and Ball Court, which form ancillary, enclosing structures.

The buildings provide the following schedules of floor space:

(Metres sq.)	Basement	Ground Floor	First Floor	Second Floor	Total
Headmaster's House	161	240	240	222	863
School House	-	174	168	-	342
1894 Extension	-	351	-	-	351
Boot House	-	68	68	-	136
Total gross internal floor area	161	833	476	222	1692

13. The buildings and town wall enclose a mature **courtyard garden** which faces south. The garden is flat except against the town wall, where it has been built up to form a terrace against the wall. The terrace extends into the remains of the south tower and gives an elevated prospect across Twt park and the school grounds. There are a number of fine, mature trees including a copper beech that has grown within the south tower. The enclosure provided by the town walls and treescape creates an area of great ambience and privacy. The area of incidental open space between the town wall and 'the Twt' is enclosed by a fence on its south-western boundary which incorporates treescape and shrubbery. A public footpath runs along its edge. The extreme edge southern end of the 1894 classroom range and a boiler house/chimney project into this space.

The tennis court is a small, open area enclosed on its boundaries by stone walling.

14. The **Ball Court** is enclosed on three sides by 4.5 metre high stone walls.
15. The **Church Street Depot** comprises a flat site of approximately 0.4 acres (0.16 hectares) with a frontage onto Church Street. It is enclosed on its north side by the boundary walls of the properties fronting onto High Street, and to the south by the high stone wall to the Walled Garden. Along Church Street is a low wall with its original railings removed and with a pair of central Victorian cast iron gate posts and recently installed steel gates. The front part of the site currently provides car parking used in conjunction with the Cowbridge Comprehensive School (Lower School site).
16. The **Depot Buildings** which are set at the rear of the site are simple, late 19<sup>th</sup>/early 20<sup>th</sup> Century light structures, including an open cart shed supported on cast iron columns. There is an existing depot use which will require relocation as part of the overall development strategy for the site.

## LEGAL RESTRICTIONS ON TITLE TO THE LAND

17. The freehold title to the land is held by The Vale of Glamorgan Council, as Custodian Trustee to the Cowbridge Comprehensive School Trust. A varied scheme of administration took effect on 17th August 2001 to enable the Council to dispose of the land described in the Brief to the benefit of the Trust.
18. The tennis court is included in the land subject of the Brief on the instruction of the governing body of Cowbridge Comprehensive School, acting as managing trustee to the Sir Thomas Mansel Franklen Trust.

## THE TOWN PLANNING CONTEXT

19. The statutory plans for the area are the South Glamorgan Structure Plan, Alteration No. 1 (1989) and the Cowbridge Local Plan (1986). Any applications for development would be assessed in relation to the policies contained within these documents. However, it should be noted that the **Vale of Glamorgan Unitary Development Plan Deposit Draft (As Amended), 1998** has been adopted for development control purposes from the 7<sup>th</sup> January 1999. An Inspector's Report into objections made to the UDP was received by the Council in November, 2000. The Council has yet to decide whether to accept or reject these recommendations. Relevant adopted Supplementary Planning Guidance contained in the Draft Unitary Development Plan will also be of relevance.
20. The key issues in policy terms contained in the Unitary Development Plan Deposit Draft (As Amended), 1998 are summarised in Appendix A.
21. The land is contained within the Cowbridge with Llanblethian Conservation Area.
22. There are a number of buildings listed of architectural/historic importance on the site, including the Old Grammar School, Boot House and Town Walls (see paragraph 29).
23. The **Draft Cowbridge with Llanblethian Conservation Area Appraisal** was approved for development control purposes on 26<sup>th</sup> June, 1995. In terms of the environment and balance of activities in the town, the Draft Appraisal confirms the great significance of both the Old Grammar School and Council Depot sites.
24. The **Cowbridge Walled Town Enhancement Study** was commissioned by the Council and prepared by Niall Phillips Architects Ltd. in October 1996. It investigates how the walled core of Cowbridge can be improved and enhanced to secure its economic well being through encouraging visitors, securing its retail base and developing key sites. The report recognises that, apart from the Parish Church and Town Hall, the Old Grammar School is undoubtedly the Walled Town's most important building. Its scale and prominence, proximity to the Parish Church, Old Hall Gardens and the centre of Town provides an opportunity for introducing new activities and a visitor focus to Cowbridge.

25. In September 1995, the former Vale of Glamorgan Borough Council, South Glamorgan County Council and the Vale of Glamorgan Building's Preservation Trust commissioned a **Study into the Reuse of the Old Grammar School and Associated Land** also prepared by Niall Phillips Architects Ltd. The contents of the Study were subject of a public exhibition held in Cowbridge during 3<sup>rd</sup> - 14<sup>th</sup> June, 1996 attended by over 300 people.
26. A further survey report on the **condition of the Town Walls** was commissioned by the Council from S.T. Walker and Partners, Architects, in March 1999. The report suggests that costs in excess of £75K were then necessary to repair both South Gate and the Walls enclosing the Old Grammar School, with a majority of cost apportioned to the latter.

### THE LISTED BUILDINGS

27. The Old Grammar School buildings and Boot House are listed of architectural and historic interest, grade II\* and grade II respectively. South Gate is also listed grade II\* and the Town Walls surrounding the Courtyard Garden grade II.
28. Descriptions of the listings are included as Appendix B.
29. Given the exceptional architectural and historic interest of the site, it is important that prospective purchasers take into consideration the realistic cost of conserving the external fabric and interiors. Commitment is required to full repairs schedules in respect of all architectural elements of the site, including the Town Walls. It is also recommended that developers engage appropriate architectural practices with experience in the repair and conversion of historic buildings. Conservative historic buildings repair technology will form an important issue in consideration of applications for listed building consent and grant aid.
30. The Niall Phillips Study of September, 1995, reviewed the condition of the building and found that the external walls were in good condition with no major structural defects apparent, although the rear wall of the 1894 extension was below the level of the adjacent churchyard and showed signs of damp penetration. In addition, the roof structure was sound, showing only localised distress. Since that date, the building has remained under regular supervision, although localised vandalism has caused damage to some interior fireplaces and joinery. Intermediate repairs were undertaken to the roof in 1997.

### VEHICLE ACCESS AND CAR PARKING

31. Vehicle access to the Old Grammar School is severely restricted. The only access to the school is through a pair of double gates off Church Street between the Headmaster's House and the Boot House. These gates give access to a yard area separated from the courtyard area by a high wall and sufficient to park only two or three vehicles. No other access into the Old Grammar School site is feasible.



32. The Church Street depot has an existing access via a pair of gates set centrally in the front wall.
33. Development of the Old Grammar School site will require dedicated parking to be provided on the Council Depot site. The Council is also interested in proposals which use land currently associated with the ballcourt for future venicular purposes (parking and servicing) in association with the whole Old Grammar School development. In this context, prospective developers should also refer to paragraph 39.

## DEVELOPMENT POTENTIAL

34. The Brief evaluates the land in terms of its two main components, the Old Grammar School site and the Council Depot.
35. **The Old Grammar School Site:** Under no circumstances will demolition of the school buildings be considered. Re-use of the buildings is also constrained by historic building requirements. Any changes proposed to the external appearance of the Grammar School other than the most minor are unlikely to be approved.
36. Principal internal spaces, including the assembly room, the headmaster's rooms and main staircase are to remain unchanged. All surviving architectural detailing such as doors, panelling, shutters, bookcases and fireplaces are to be conserved and retained. The renovation/repair of vandalised internal details such as fireplaces, shuttering and panelling is required.
37. The Council will take a more flexible approach to the re-use of the 1894 extension and Boot House. More extensive internal alterations such as the careful insertion of mezzanine floors in the double height classroom spaces will be permissible. Minor modifications to the 1894 extension roof and external appearance may be acceptable provided they do not impact on the adjacent church, churchyard and garden spaces.
38. The Council will consider appropriate small, single storey extensions to the main building, Boot House and 1894 extension provided that these do not impact on the courtyard garden. This is to be retained as a unified landscaped space within proposals for the site. The existing trees within the site are to be protected and retained in any new proposal.
39. As part of proposals to reuse the Old Grammar School, the Council will encourage the removal of the ball court walls and the use of the associated land to enhance the setting of the Church within Church Street. As part of such proposals, it is anticipated that enhanced provision for dedicated picking up and setting down will be made available for church use.
40. The Council recognises that a variety of uses could be appropriate to secure the future of the building. These could include residential, office, hotel/restaurant/bar, private nursing home, museum/art gallery, arts and crafts and community uses, or a combination of such uses.

41. The Niall Phillips Study identified two strategies for reuse. A **single use strategy** would involve a use of sufficient substance to justify the conversion of the building to provide a single new facility. The size of the building group suggests that this might be of regional or national significance. A **multiple use strategy** would promote the conversion and subdivision of the Old Grammar School into two or three compatible new uses with predominantly local orientation and community benefit.

42. The Council is anxious not to restrict interest by anticipating proposals at this stage. Nevertheless, of the two strategies it prefers the multiple use approach for the following reasons:

- the constraints identified concerning the nature of the internal layout of the building, and the difficulties of adapting internal spaces.
- the significance of the building within the town and its history, which may favour its reuse through local orientation and community benefit.
- the problems of vehicular access, parking and servicing implied by major commercial uses.

43. **The Church Street Site:** The only available opportunity for car parking is provided on this site. The land can accommodate between 25-50 spaces, depending upon the landscape treatment and overall site strategy developed with the Old Grammar School buildings.

44. Dependent upon the demand for car parking, a limited amount of residential development (between 2-4 units) not exceeding two storeys in height and fronting Church Street will be permissible. Attention is drawn to policies contained in the Draft Unitary Development Plan and Conservation Area Appraisal concerning sensitive appropriate new design in the Conservation Area.

45. It is also required that a new footpath linking Old Hall Gardens and Church Street is provided on the Depot site.

46. **The Tennis Court and Associated Open Space:**

**The Tennis Court:** The alternative use of the tennis court is heavily constrained by the absence of recognised, safe vehicular access. The Council considers that the only possible uses, under these circumstances for the land will involve:

- the provision of amenity space and use as a private tennis court, possibly in connection with the reuse of the Old Grammar School, or alternatively
- its incorporation as amenity space/garden land associated with adjacent residential uses.

**Associated Open Space:** reference is made to the area of land located between the town wall and 'the Twr'. This land is currently occupied as enclosed and unmanaged open space containing treescape and shrubbery. This land is to be retained as incidental open space which provide an important setting for the wall and Old School buildings. Consideration is to be given to the improvement of boundary fencing which encloses the land adjacent to the footpath. A traditional form of enclosure (e.g. spike and spear steel railings) is preferred.

## STATUTORY CONSENTS

46. As a previous school and youth club, the existing use of the Old Grammar School is considered to be D1 (Non-residential Institution). All other new uses and proposals for new development will require planning permission.
47. With regard to the listed status of the buildings, internal and external alterations which materially affect their character and appearance, together with demolition of the ball court walls, will require Listed Building Consent. In Wales, proposals for Listed Building Consent are submitted to and considered by the Council as Local Planning Authority. If it wishes to grant consent for a proposal, it must first notify Cadw, Welsh Historic Monuments as agents for the Welsh Assembly. The First Secretary of the Assembly may direct that the application is "called in" for its determination.
48. The Council will require a planning permission to be subject of an appropriate legal agreement. This will be designed to secure the conservation/repair of the listed buildings and town walls in association with potential development, car parking and servicing on the Council Depot site. Similarly, the Council will seek to provide enhancements to the frontage of Holy Cross Church (as described in paragraph 38).
50. Changes of use, structural alterations and alterations to means of escape will require Building Regulations Approval.

## GRANT AID

51. Grant aid may be available upon application to the Historic Buildings Council for Wales, the Heritage Lottery Fund and other sources. Enquiries and applications for historic buildings' grant aid should be made through:

Cadw, Welsh Historic Monuments,  
Cathays Park,  
Cardiff. CF10 3NQ

Applications for Heritage Lottery Funding in Wales are made through:

The Heritage Lottery Fund,  
Companies House,  
Crown Way,  
Cardiff. CF4 3UZ

## ENQUIRY CONTACTS

In the first instance, enquiries can be made through:

Nick Lloyd,  
Planning & Transportation Policy Group,  
Directorate of Environmental & Economic Regeneration,  
Dock Office,  
Barry Docks,  
Barry.  
CF63 4RT  
Tel. No. (01446) 704626  
Fax. No. (01446) 704846

E-mail: [NGLloyd@valeofglamorgan.gov.uk](mailto:NGLloyd@valeofglamorgan.gov.uk)

APPENDICES



## APPENDICES

Primary Unitary Development Plan  
and Supplementary Planning Guidance  
Policies

## APPENDIX A

### Relevant Draft Unitary Development Plan and Supplementary Planning Guidance Policies

The following provide a selection of key policies which may be of relevance in consideration of planning applications or applications for listed building consent as contained in the Unitary Development Plan Deposit Draft 1998 (as amended). However prospective developers are also strongly advised to acquaint themselves with the contents of the Unitary Development Plan Document.

#### **POLICY ENV 15 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT**

THE ENVIRONMENTAL QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT WILL BE PROTECTED. DEVELOPMENT WHICH HAS A DETRIMENTAL EFFECT ON THE SPECIAL CHARACTER, APPEARANCE OR SETTING OF:

- (i) A BUILDING OR GROUP OF BUILDINGS, STRUCTURE OR SITE OF ARCHITECTURAL OR HISTORIC INTEREST, INCLUDING LISTED BUILDINGS AND CONSERVATION AREAS;
- (ii) SCHEDULED ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL AND/OR HISTORIC INTEREST;
- (iii) DESIGNED LANDSCAPES, PARK OR GARDENS OF HISTORIC, CULTURAL OR AESTHETIC IMPORTANCE

WILL NOT BE PERMITTED.

#### **POLICY ENV 16 - ARCHAEOLOGICAL FIELD EVALUATION**

WHERE DEVELOPMENT IS LIKELY TO AFFECT A KNOWN OR SUSPECTED SITE OF ARCHAEOLOGICAL SIGNIFICANCE, AN ARCHAEOLOGICAL FIELD EVALUATION SHOULD BE CARRIED OUT AT THE EARLIEST OPPORTUNITY AND MAY BE REQUIRED BEFORE THE PROPOSAL IS DETERMINED. DETAILED PLANS WOULD NEED TO REFLECT THE CONCLUSIONS OF THE EVALUATION.

#### **POLICY ENV 17 - PRESERVATION OF ARCHAEOLOGICAL REMAINS**

WHERE DEVELOPMENT IS PERMITTED WHICH AFFECTS A SITE OF ARCHAEOLOGICAL IMPORTANCE, ARCHAEOLOGICAL MITIGATION MEASURES WILL BE REQUIRED TO ENSURE PRESERVATION ON SITE OR ADEQUATE RECORDING PRIOR TO DISTURBANCE.

## **POLICY ENV 18 - DEVELOPMENT IN CONSERVATION AREAS**

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (ii) THE PATTERNS OF USE WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (iii) IMPORTANT OPEN SPACE WITHIN AND ADJOINING CONSERVATION AREAS;
- (iv) IMPORTANT TREES AND HEDGEROWS; AND
- (v) PONDS AND STREAMS

## **POLICY ENV 19 - DEMOLITION IN CONSERVATION AREAS**

THE DEMOLITION OF BUILDING IN CONSERVATION AREAS WILL BE STRICTLY CONTROLLED, INCLUDING BOUNDARY WALLS, FENCES, RAILINGS AND GATES WHERE THEY MAKE AN IMPORTANT VISUAL CONTRIBUTION TO THE QUALITY OF THE STREET SCENE. IN PARTICULAR;

- (i) LISTED BUILDING CONSENT FOR THE DEMOLITION OF A LISTED BUILDING OR BUILDING/STRUCTURE WITHIN ITS CURTILAGE WILL ONLY BE GIVEN IN EXCEPTIONAL CIRCUMSTANCES;
- (ii) THE DEMOLITION OF AN UNLISTED BUILDING OR STRUCTURE WITHIN A CONSERVATION AREA WILL BE PERMITTED WHERE FULL PLANNING PERMISSION HAS BEEN GRANTED FOR THE PROPOSED NEW USE OR DEVELOPMENT.



## **POLICY ENV 25 - DESIGN OF NEW DEVELOPMENTS**

PROPOSALS FOR NEW DEVELOPMENT MUST BE OF A HIGH STANDARD OF DESIGN, AND HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC, PRIVATE AND SEMI PRIVATE SPACES AND OTHER MEASURES TO REDUCE THE RISK AND FEAR OF CRIME;
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.

## **POLICY ENV 26 - ACCESS FOR DISABLED PEOPLE**

ALL NEW DEVELOPMENT (AND WHERE PREDICTABLE, THE CHANGE OF USE OR ALTERATIONS TO BUILDINGS) OPEN TO THE PUBLIC AND BUILDINGS USED FOR EMPLOYMENT AND EDUCATION PURPOSES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS FOR CUSTOMERS, VISITORS OR EMPLOYEES WITH MOBILITY DIFFICULTIES.

Reference should also be made to relevant Supplementary Planning Guidance e.g. "Trees and Development", "Amenity Standards".

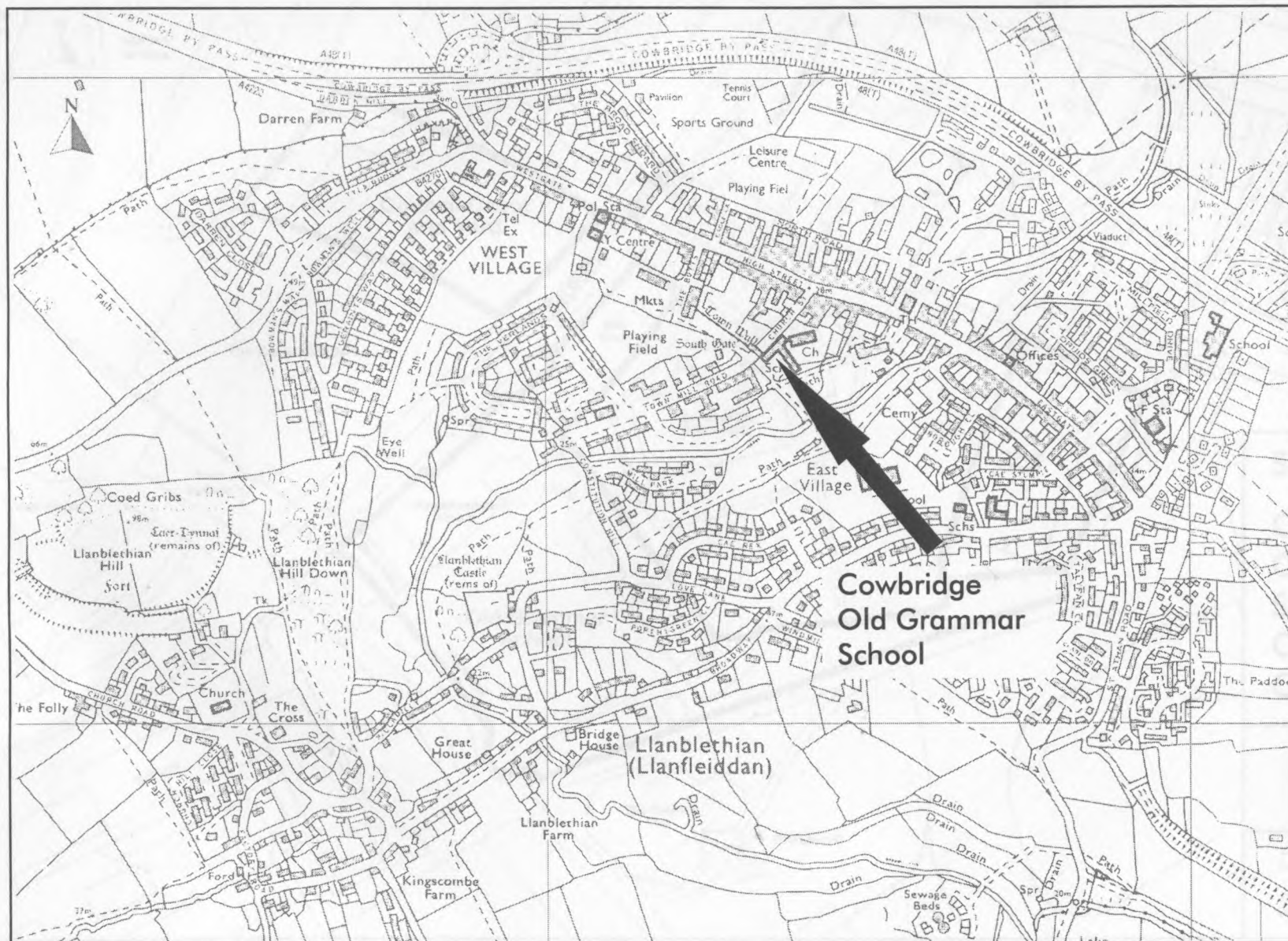
Location Plan

Cowbridge  
Old Grammar  
School,  
Church Street,  
Cowbridge

Plan 1.

## APPENDIX B

Plans, Photographs and  
Description of Listed Buildings.



## Location Plan

### Cowbridge Old Grammar School, Church Street, Cowbridge

### Cowbridge Old Grammar School

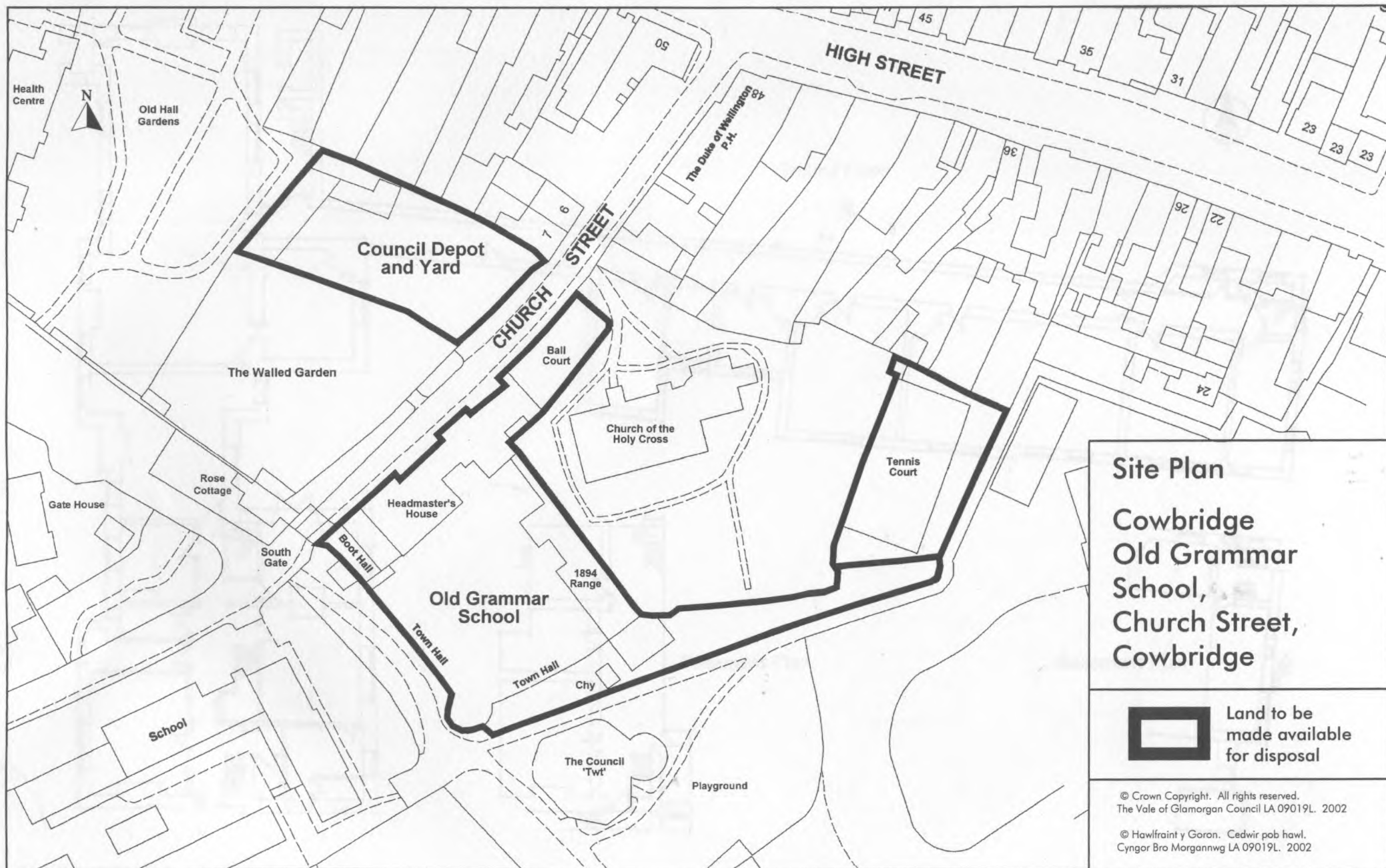
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The Vale of Glamorgan Council LA 09019L. 2002

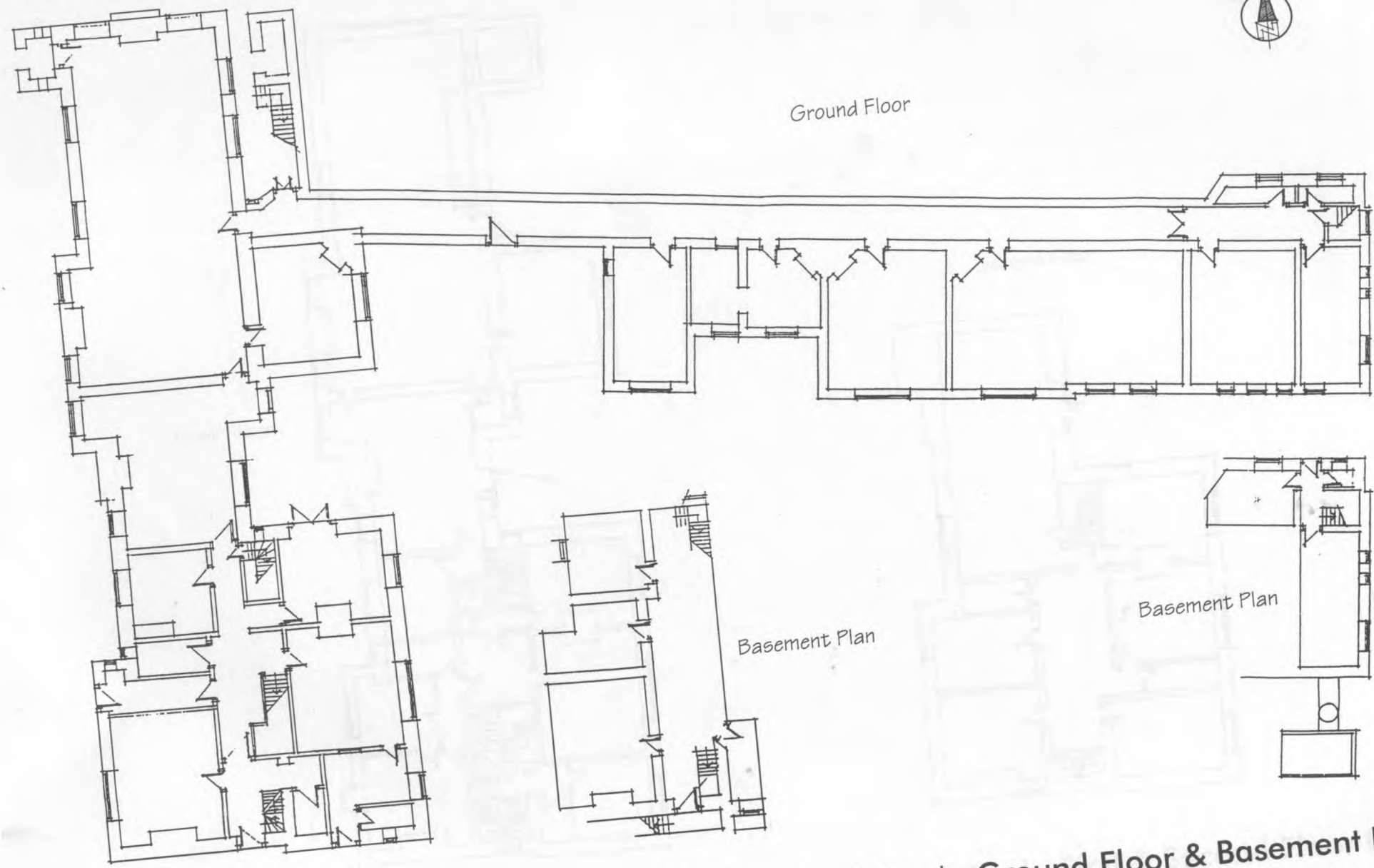
Yn seiliedig a'r map hwn o ddeunydd yr Ordnance Survey gyda chaniatod yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi. © Hawlfraint y Goron. Mae atgynhyrchu heb ganiatod yn torri Hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil.

Cyngor Bro Morgannwg LA 09019L. 2002





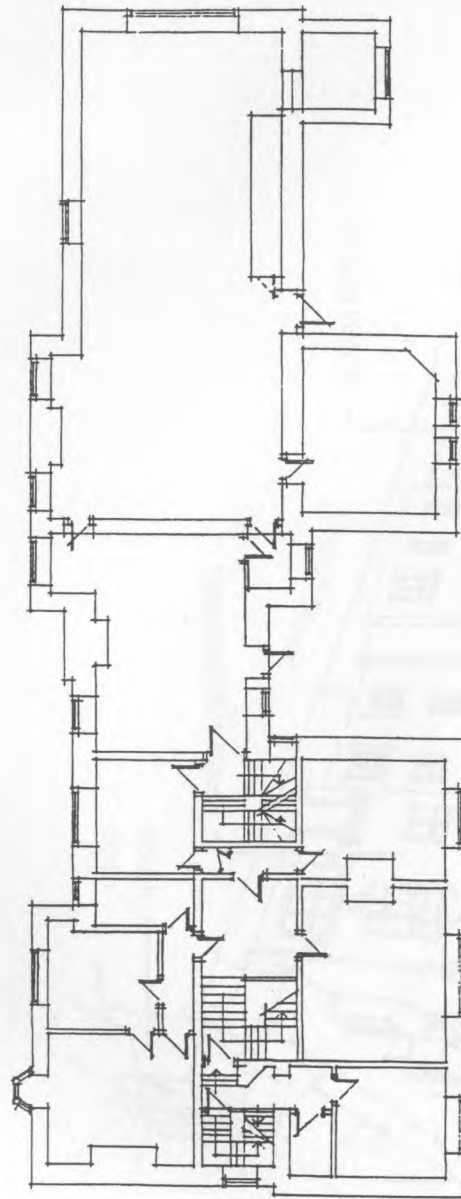




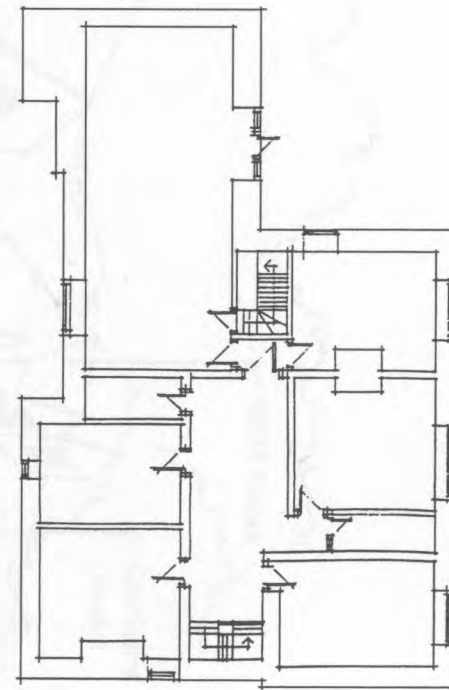
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Plan 3. Old Grammar School - Ground Floor & Basement Plans

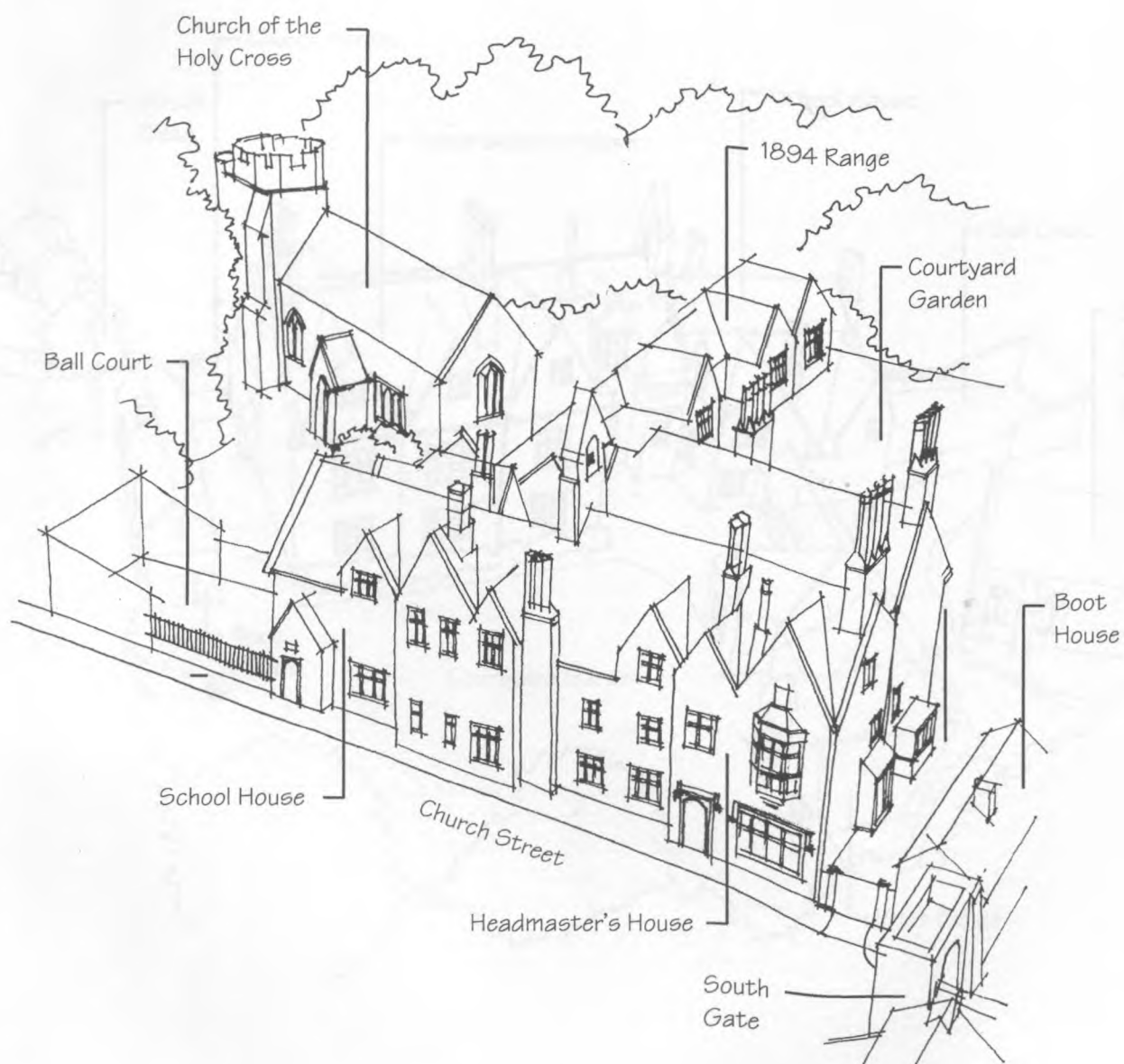
First Floor



Second Floor

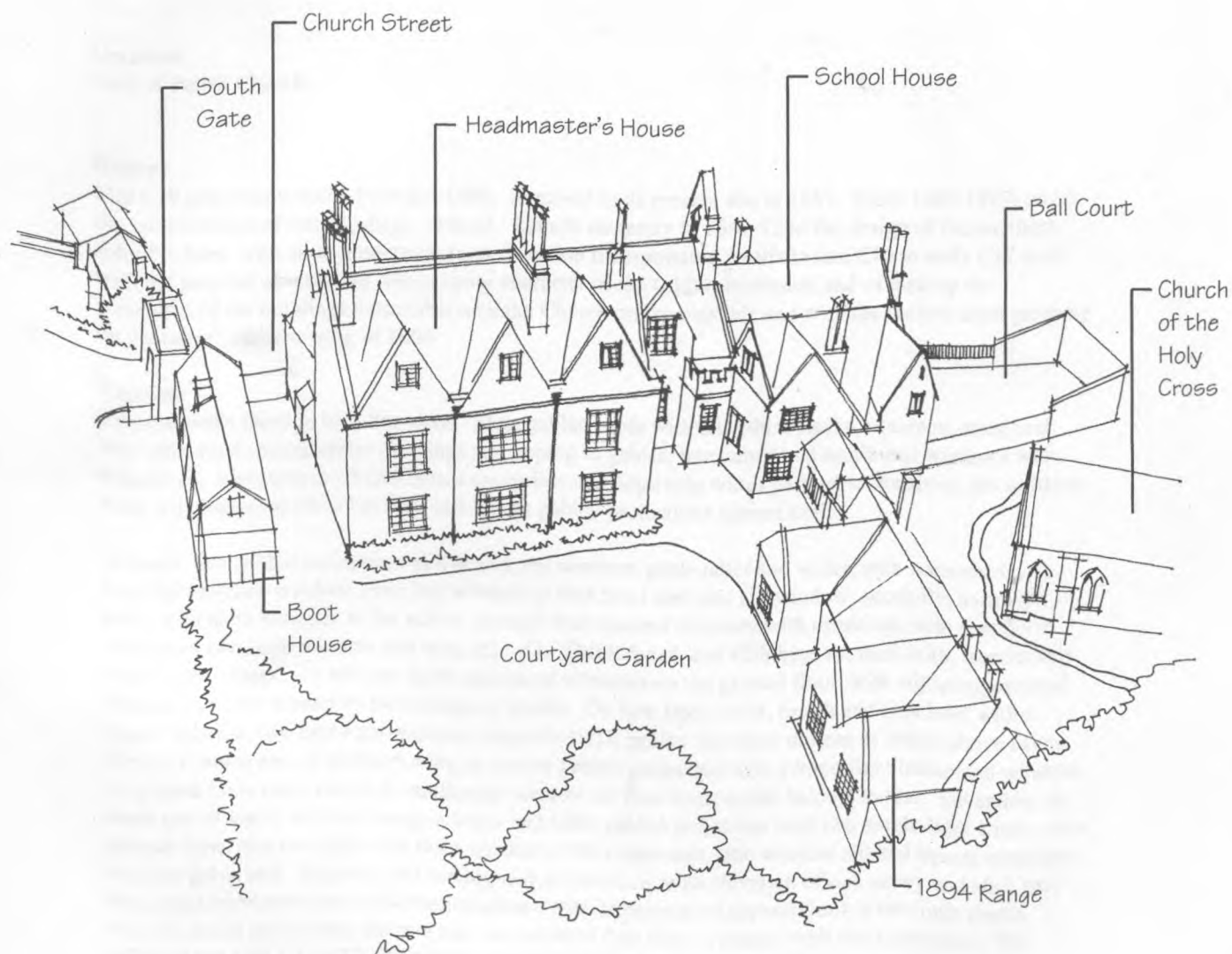


## Perspective Sketch of Cowbridge Old Grammar School from the North West



Cowbridge Old Grammar School  
— Development Brief —

## Perspective Sketch of Cowbridge Old Grammar School from the South East





Authority	Vale of Glamorgan	Grade	II*
Community	Cowbridge with Llanblethian	Date Listed	18/04/1973
		Date Amended	16/09/1999
Locality	Cowbridge	Grid Ref	29935 17457
		Record No	13185
Name	Cowbridge Grammar School		
Street No. Name	Church Street		
Street Side	E		

#### Location

To S of Parish Church.

#### History

Mid C19 grammar school. Founded 1609, it moved to its present site in 1617. From 1685-1919, under the governance of Jesus College, Oxford. Rebuilt elegantly in 1847-52 to the design of the architect John Prichard, with an asymmetrical front elevation incorporating motifs in late C16 to early C17 style with the purpose of retaining "the existing character of the (old) schoolroom and of making the remainder of the buildings harmonise with the Church on the one side and with the ancient town gateway on the other". SE rear wing of 1894.

#### Exterior

External walls faced in blue lias stone. Slate gabled roofs with tall ashlar stacks, square or octagonal with embattled coping ashlar dressings and coping to gables, transomed and mullioned windows with dripstones. Elevation to Church Street comprises two adjoining wings parallel to the street, the southern wing with higher roofline but with full-height gabled projections against both.

In detail, two gabled projections at SW end, the southern gable taller and wider, with transomed four-light kitchen window, oriel bay window to first floor and attic slit window; secondly, narrower gable with main entrance to the school through four-centred doorway with dripstone, with first floor transomed two-light window and with attic slit. Third, fourth and fifth bays set back with, respectively single-light, three-light and two-light transomed windows on the ground floor, with adjoining external chimney breast crowned by two octagonal stacks. On first floor, third, fourth and fifth bays with a single-light and two two-light windows respectively; a gabled two-light dormer in centre above eaves. Sixthly at north end of southern wing, a narrow gabled projection with a three-light transomed window on ground floor and a two-light mullioned window on first floor; ashlar belcote to rear. Seventhly, at south end of lower northern wing, a wider and taller gabled projection with two single-light windows on ground floor, two two-light first floor windows with dripstones, attic window slit and square embattled stack on gable end. Eighthly and ninthly and in recession in an elevation of one storey and attic, two three-light transomed and mullioned windows with dripstones on ground floor, a two-light centre window in tall gabled attic dormer and, in centre on first floor, a plaque with this inscription: "IN HONOREM DEI ET ECCLESIAE/HANCCE SCHOLAM/NOVIS AEDIFICIIS AMPLIFICATAM/RESTITUIT/MUNIFICENTIA COLLEGII JESU/OXON. ANNO DOMINI MDCCCLVII". Tenthly, a gabled porch.

SE or garden elevation with headmaster's apartments at south end with three conjoined gables in similar style to St Fagan's Castle or Ty Mawr, Llantwit Major.

Old ball court, possibly of very early origin, to NE. Long rear wing at right angles forms boundary with churchyard.

#### Interior

Internally Old Assembly Hall, at NE on ground floor with ceiling divided into panels by stopped and chamfered beams in the local vernacular manner (cf 37 High Street, Cowbridge); Dining Room with fireplace and similarly deep chamfered beam; other contemporary fittings of good quality including four-centred doorways.

#### Listed

Graded II\* as exceptional school building by important locally-based architect. The building is important both for its quality and setting and also for its place in the town's history. Group value with adjacent listed buildings.

#### Reference

Malcolm Seabourne. Schools in Wales 1500-1900, Denbigh 1992, pp75-76, 154-155.

Iolo Davies. "A Certain School": A History of the Grammar School at Cowbridge, 1967.

Authority	Vale of Glamorgan	Grade	II
Community	Cowbridge with Llanblethian	Date Listed	18/04/1973
		Date Amended	16/09/1999
Locality	Cowbridge	Grid Ref	29933 17457
		Record No	13184
Name	The Boot House at Grammar School		
Street No. Name	Church Street		
Street Side	E		

#### Location

Built against the Town Wall or on line of the Town Wall, adjoining the South Gate which is to W.

#### History

Said to have originated about 1730.

#### Exterior

Two storey outbuilding with walls of stone rubble, colourwashed. Slate gabled roof. Doors and windows covered at time of inspection. On first floor of elevation to yard, (N) three small two-light casements with small panes and a sash window at right hand end. On ground floor, from left hand, two doors, small window; doorway with old double wood doors; door; two-light casement window with small panes.

#### Interior

On ground floor, from left hand, two doors, second door leading into room with fireplace and old copper boiler; small window; doorway with old double wood doors; door; two-light casement window with small panes. Floor of stone cobbles to ground floor chambers. Floor of stone cobbles to ground floor chambers.

#### Listed

C18 building on important site with group value with Grammar School, South Gate and Town Walls.

#### Reference

Malcolm Seabourne. Schools in Wales 1500-1900, Denbigh 1992, p76.

Iolo Davies. "A Certain School": A History of the Grammar School at Cowbridge, 1967.

Authority	Vale of Glamorgan	Grade	II*
Community	Cowbridge with Llanblethian	Date Listed	05/12/1963
		Date Amended	16/09/1999
Locality	Cowbridge	Grid Ref	29932 17457
		Record No	13183
Name	South Gate (Porth y Felin)		
Street No. Name	Church Street		
Street Side	S		

#### Location

At S end of Church Street.

#### History

In 1266 Earl Gilbert de Clare Lord of Glamorgan, is thought to have directed the building of protective walls round the boroughs of Cowbridge, Neath and Cardiff. Present gate possibly dates from early C14; later repairs in. eg, 1805 and 1862. The town walls of Cowbridge originally had 4 gates (to N, S, E, W); the S gate (Porth y Felin) is the only survivor; E and W gates demolished mid C18; position and fate of N gate uncertain. The South Gate was originally vaulted with an upper floor or garderobe reached by a now blocked arch in inner E face of the gate.

#### Exterior

Gate of stone rubble six metres high, roughly 6.2 metres deep and six metres wide. North side has pointed double archways, roughly 3.3 metres wide, with segmental arch on south face, flanked by buttresses which probably date from C19 restorations.

#### Listed

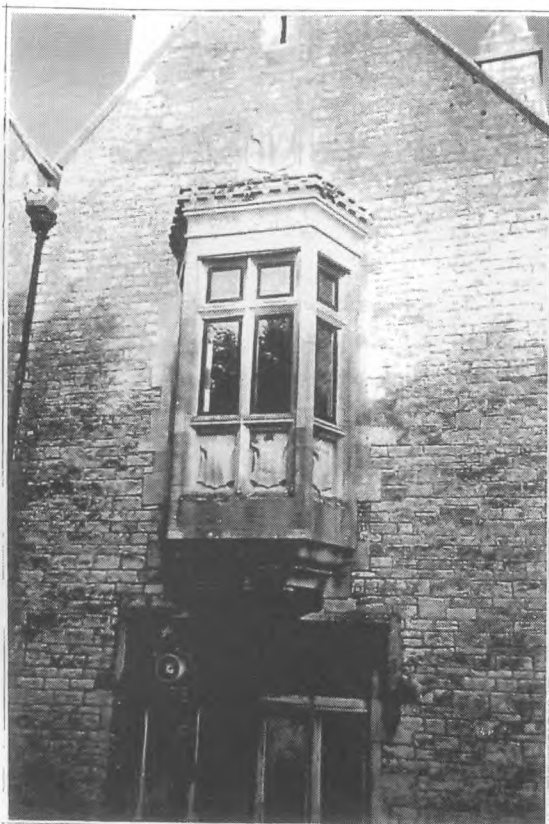
Graded II\* as extremely rare example of Medieval town gate in Glamorgan. Group value with town walls and adjacent listed buildings.

Scheduled Ancient Monument. Cadw No Gm136.

#### Reference

D M Robinson. Cowbridge. Archaeology and Topography, Swansea, 1980, pp 46-47.





Bay window over Church Street



Headmasters entrance on Church Street.



View of Church Street elevation and Southgate.



School entrance



School entrance and Ball Court



Main School House from garden.



Garden elevation of Headmaster's House



1894 Range from garden



1894 Range from churchvard.



Prepared by  
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