

# BRECON CONSERVATION AREA APPRAISAL



**Brecon Beacons National  
Park  
April 2012**



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## 1. Introduction

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to determine from time to time which parts of their area are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and to designate these areas as conservation areas. The central area and historic suburbs of Brecon comprise one of four designated conservation areas in the National Park. The Brecon Conservation Area was designated by the National Park Authority on the 12<sup>th</sup> June 1970.
- 1.2 Planning authorities also have a duty to protect these areas from development which would harm their special historic or architectural character and this is reflected in the policies contained in the National Park's Unitary Development Plan.
- 1.3 The purpose of this appraisal is to define the qualities of the area that make it worthy of conservation area status. A clear, comprehensive appraisal of its character provides a sound basis for development control decisions and for developing initiatives to improve the area. It will also enable the development of a robust policy framework for the future management of the area, on which planning applications and other proposals for change can be considered. The Brecon appraisal also includes a review of the existing conservation area boundary; a consideration of the need for any special controls additional to existing planning powers; the possibility of enhancements to guide applications for grant aid and development proposals; and the provision of design guidance for local residents and inward investors.
- 1.4 The appraisal report follows a format originally contained within advice produced by English Heritage on appraisals and management of conservation areas. It also takes account of current work being developed by Cadw on 'local distinctiveness characterisation'. This draft report will be the subject of intensive and extensive consultation with interest groups, specialist organisations and local residents and a revised document will be considered by the National Park Authority for formal adoption.

## 2. The Planning Policy Context

- 2.1 There are several relevant planning documents that relate to Brecon and its built environment:
  - **The Brecon Town Expansion Plan, 1974** by Percy Thomas Partnership is a very interesting holistic study of the town that includes a 'Central Area and Conservation Study' which looks in some detail at the historic core in terms of four sub-areas. Each is examined in terms of townscape and architectural character and proposals include candidates for listing; facelift schemes, landscaping and areas for change. It is a good, early example of a positive approach to conservation management and contains ideas that are still relevant to the current appraisal;
  - **The Brecon Town Centre Study Final Report, 1989**, by Transportation Planning Associates for Powys County Council and **the Brecon Highway Infrastructure Strategy** by Gordon Lewis Associates and W S Atkins for the

County Council looked at the various transportation, road improvement, parking and environmental options and provided the context for subsequent highway schemes and the relocation of the livestock market;

- **Wales Spatial Plan 2008 Update**, Brecon is identified as a Key Settlement within a geographical cluster, including Talgarth and Hay-on-Wye; there is an emphasis on collaboration between communities to support their own needs and on flexibility, entrepreneurship and community involvement in the determination of future growth;
- **Brecon Beacons National Park Unitary Development Plan, March 2007**, relevant policies are **Policy G6 Design**, specifying that applications for development will be expected to meet the Welsh Assembly Government's key design objectives and respond to the local context, also the policy sets out the detailed evidence required when proposals are submitted; **Policy Q17 Development affecting Conservation Areas**, new development and alterations to existing buildings within or affecting the setting of a Conservation Area will only be permitted where [they] preserve or enhance the character of the area and where the design, all building materials, proportions and detailing are appropriate; **Policy Q18 Demolition in Conservation Areas**, demolition of unlisted buildings or structures will only be permitted where there is the strongest justification and redevelopment proposals will be finalized and committed to before any consents are given; **Policy Q19 Shop Front design in Conservation Areas**, new shop fronts or alterations to existing shop fronts in Conservation Areas will only be permitted if the architectural character and design, building materials, scale, proportions and detailing are in keeping with the Conservation Area. **The Proposals Map West** shows detailed proposals for Brecon and includes a large number of **Areas of Archaeological Evaluation**, including Scheduled Ancient Monument sites such as the Castle, Christ College and Cathedral and the line of the town defences and other sites within the area of the medieval borough.
- **Brecon Beacons National Park- Shop Front Guidance May 2010**

2.2 The conservation area benefited from financial and technical support for building repairs and improvements through a **Town Scheme**, jointly funded by Cadw, the National Park Authority and private owners, which terminated in 2006.

### 3. Location and Context

3.1 Brecon is situated in Powys, about 12 miles WNW of Crickhowell; 21 miles east of Llandovery; and 18 miles north of Merthyr Tydfil. It lies on an important junction of two major routes, the A470 (T) running more or less north-south through Wales, and the east-west A40. Both roads bypass the town to the south and east. The B4520 runs from the town centre north to Builth Wells. The settlement thus has good links to both the South Wales Valleys, to the English border, and to central Wales.

3.2 The town lies near the northern boundary of the Brecon Beacons National Park, almost surrounded by dramatic mountainous landscapes, with the highest peaks to the south (Pen y Fan rising to 886m, Corn Du to 873m and Craig Gwaun-taf to 824m, with the nearby Cribin almost reaching 800m). To the east are the Black Mountains, rising to over 800m at Waun Fach and to the NW are the Cambrian



Mountains (Mynydd Epynt). The three mountain massifs are separated by the wide river valleys of the Usk and the Tywi, with a tributary of the Usk, the Honddu, forming a confluence in Brecon town centre, thus underlining Brecon's historical importance as a route centre and a bridging point.

3.3 The town itself is sited on a fairly level, broad river valley, at about 130m AOD at river level, with variations in topography provided by a marked slope down to the river confluence from the north and a pronounced bluff or ridge upon which the castle and cathedral are positioned (at about 150m AOD).

3.4 The area west of the Usk Bridge is a separate but historically connected parish, Llanfaes.



*The cathedral on its ridge*

## 4. General Character and Plan Form

4.1 The town centre is formed and influenced by the layout of the C13 borough and the line of the walls is evidenced by physical remains and the alignment of extra-mural streets such as Danygaer and Free Street, the latter's name indicating an area where trading might occur free of tolls and taxes. The position of the five gates presumably is seen in entry streets such as Bulwark, The Struet, Ship Street (the link to the bridge), Watergate and Lion Street. Over the River Honddu, the Castle was very much part of the defensive system (the town centre could, in fact, be regarded as the *bailey* of the main Castle buildings), with its own walls and a link to the Priory/Cathedral via the tellingly named Postern. The overall shape of the walled area is an approximate rectangle set NW-SE within the shape created by the confluence of the two rivers.

To summarise the walled borough appears to be a planned, later 12<sup>th</sup> or 13<sup>th</sup> century creation. It probably supersedes an earlier nucleus in the vicinity of the castle and cathedral, echoing the situation at many other Norman foundations in Wales and the Marches. An article in Brycheiniog details the likely extent of this area, including parts of a possible defensive ditch of indeterminate date. Extra-mural suburbs also require consideration, especially ribbon development beyond the main gates.

4.2 The **town plan** is nucleated, with an obvious commercial focal point in the town centre, in and around High Street Inferior and Superior, with a probable historic market place in the triangular space at the east end of St Mary's Church and, at the junction of Bulwark and St Mary Street, High Street has a marked change in alignment, from SE-NW to roughly north, at the junction with a small island block of development, either side of which High Street widens into funnel-shaped spaces. The plan therefore is a rough grid set within a triangle south of High Street Inferior and a long hypotenuse to the north formed by the latter street and the parallel Lion Street. Within the southern triangle there are a number of roughly parallel streets, such as St Mary and Glamorgan Streets and Church Lane. Wheat Street and smaller lanes run at right angles to the main NW-SE run of routes and Ship and Castle Streets run off High Street towards the rivers, the former being the main route to the medieval and later bridging point. The plan seems to have some order and planning, determined by factors such as the need for defence, the courses of the two rivers, the bridging point and the alignment of the routes from Builth, South Wales and the area to the east.

4.3 The nucleated form is complicated by the presence of two other historic focal points in the Cathedral and Castle, both on the north bank of the Honddu and linked by two smaller bridges to the commercial core. The two uses originally required their own exclusive precincts, the one monastic, seeking some degree of separation from noise and intrusion, the other defensive and the home of nobility and also requiring relative isolation. The two sites probably predated any wider settlement but have become more integrated with the rest of the town, related to wider church and community uses for the Cathedral and commercial use for the Castle. As suggested above, the Castle had a major influence on the planning of the medieval borough, but the Priory/Cathedral seems to have been more separated from the town, both in physical terms and related to the needs for seclusion and order.



4.4 The nucleated plan form may thus be described as ***polyfocal***, with one major element in the commercial core (with additional public uses in the form of churches and chapels, the county museum, local government and National Park offices, a large barracks and regimental museum) and smaller features in the form of the Cathedral and its precinct, and the Castle in its hotel form.



***The Castle at the confluence of the Honddu and Usk***

4.5 There are a number of historic linear suburbs to the core: along The Struet to the north; Watton to the SE; and over the main bridge into Llanfaes, along Bridge and

Orchard Streets. All these adjuncts have long frontages of terraced housing, both organic and planned, usually set near or on the back edge of pavements, with the exception of occasional other uses requiring larger precincts set in inward looking squares (The Barracks in Watton and Christ College in Llanfaes, its layout influenced by the original monastic plan and adapted to school use, with a collegiate character set in green space). Watton also has large modern commercial uses on its south side, towards the Monmouthshire and Brecon Canal, set in areas of car parking or service yards.

4.4 Plot shapes and sizes are varied with some interesting variations depending upon location and land uses. The commercial core is characterised by markedly regular rectangular plots (medieval planning?) largely taken up entirely by development, with few rear yards or gardens. This is particularly evident either side of Bulwark and High Street Inferior. There may have been expansion of buildings over time to the rear of plots but the pattern seems to be consistent, suggesting that the plots have been occupied by buildings for a considerable time. More certain is the creation of double width plots from the amalgamation of two original properties, seen on the north side of High Street Inferior. There are one or two larger public buildings, such as the Market Hall and chapels that have required larger plots, that of the Market Hall extending from High Street Superior to Market Street, near the Honddu. Bethel Square, off Lion Street, is a large modern precinct faced by the former Bethel Calvinistic Methodist Chapel and is sited on the extensive yard and stabling facilities of the Golden Lion Inn. The Brecknock Museum, formerly the Shire Hall, is another example of a large building in an extensive plot. Residential streets, such as The Struet and Bridge Street have fairly regular rectangular plots with rear gardens (except on the west side of The Struet where some houses back directly onto the Honddu). Watton has markedly regular house plots on both sides, the result of early-mid C19 planning and development. Some of the southern plots run down to the Canal but there are also short streets of terraced houses at right angles to the main road and the Canal.

4.5 Lion and Glamorgan Streets have some large plots extending to the line of the town walls and these formed the gardens of detached gentry houses, many of which survive but with changed uses. The Cathedral is surrounded by extensive grounds and various buildings that relate to the monastic past or post-Reformation adaptation. There is a substantial run of defensive walling to the east of the church.

4.6 Evidence from **historical** maps is of great importance, the John Speed map of 1610 showing the medieval defences and gates but not necessarily showing their true condition. Meredith Jones's plan of 1744 (surely based upon Speed) shows the three major routes converging upon High Street with ribbon development outside the north, east and west gates. The street pattern within the walls seems to accord closely with the existing plan. Jones shows more development on the west bank of the Honddu, adjacent to the Castle and Priory and a long development ribbon in Llanfaes. John Wood's plan of 1834 highlights further infill at Priory Hill, Postern and Pendre, also at Llanfaes and Watton. Later C19 maps show the impact of the railways and the process of development on Alexandra and Camden Roads.

The town walls partly survive as standing remains, their line being fossilised by later structures and boundaries elsewhere. The banks on which they stand and any open



ground immediately outside them has high potential to retain important buried archaeology in the form of defensive earthworks.

## **5 Landscape Setting**

- 5.1 Brecon's solid geology is from the Lower Old Red Sandstone Group, specifically the St Maughans Formation, dating from about 400 million years. These sedimentary rocks are stained red with ferric oxide but are interbedded with green and grey sandstones. The distinctive anvil-shaped peaks of the Beacons are the results of greater resistance to erosion by harder quartzitic layers.
- 5.2 The splendid high peaks of the Beacons are not so close as to dominate the town and gentler slopes and woodland form a more immediate context. The historic core has developed markedly to the north and NE, with late C19-early C20 and later residential areas on slopes and ridges up to Cerrig Cochion Lane to the east and St John's Mount to the north. To the south, at Watton, beyond the line of the Canal, verdant countryside is evident, with low hills and the higher slopes of the Beacons as a superb backdrop. Similarly, on the south side of Llanfaes, behind the thin ribbon of development, countryside, hills and mountains are visible through the gaps in building and from the Usk Bridge.
- 5.3 The rivers are both attractive features of the central area, both set within rocky channels and bounded by green space, trees and, along the Usk, riverside promenades. The Honddu is deeply incised in an attractive wooded valley that descends from Furnace Gate to The Struet. Extensive woodland at Priory Groves is accessible on foot and provides a pleasant gateway on the Hay Road. Near the confluence of the two rivers, there are fine views of the Castle and the Cathedral, both set up on higher ground, from Castle and Priory Bridges. The Cathedral is viewed through trees and a particularly pleasant green space in the Bishop Williamson Garden, adjoining the Honddu and The Struet. The Cathedral has verdant grounds, with large trees and a garden to the south, adjacent to the visitor centre and restaurant. Christ College also has a large green surrounded on three sides by buildings.



*The Usk, looking south from Usk Bridge*

5.4 **Trees** are an important element of the landscape character and quality of the town, with notable groups in the Cathedral precinct and the Bishop Williamson Garden; around the adjacent Priory School to the north; in the grounds of Christ College; along the banks of the Usk (with formal avenue planting to the north of the Usk Bridge, along The Promenade); on the SE 'gateway' approaching Watton; along the Canal; and on Watton itself, in the form of pollarded limes, supposedly commemorating the 24<sup>th</sup> Foot's heroics in the Zulu Wars. The Struet has tree groups behind its terraces, on higher ground. There are areas of green space such as the garden on the junction of Watton and Danygaer; trees and grass along Captain's Walk; and the graveyard of St Mary's. Individual trees make telling visual contributions in locations like the south end of Bulwark (the monkey puzzle outside The Puzzle Tree) and on Glamorgan Street. There is only one Tree Preservation Order (TPO) within the boundaries of the conservation area on the north side of Watton.



***Important trees in Watton***

5.5 The proximity of dramatic scenery and higher ridges mean that there a series of important **views** within, looking out and looking into the historic core:

- The highest peaks of the Beacons from many places in the town centre, notably the area around the Castle and the Alexandra Road higher ground;
- Views of the Canal from the SE approach into Watton and from the bridges over;
- Up and down the Usk, from Usk Bridge, with riverside trees and wider countryside beyond and a fine view of the town centre dominated by the tower of St Mary's;
- The Castle from Castle Bridge and from Watergate;
- The Cathedral from the foot of Priory Hill and Priory Bridge;
- The Cathedral from the eastern end of Postern, with a frame of high stone boundary walls, the imposing bulk of The Deanery and mature trees;
- Into the Cathedral precinct in front of the lych gate at St John's;
- Up and down Watton, with a long perspective of development punctuated by the vertical elements of the Barracks and the spire of the Presbyterian Church.

## **6 Historic Development and Archaeology**

6.1 There is evidence for some sort of prehistoric occupation on the site of the much later castle, on a bluff formed by the confluence of the Usk and Honddu. Crug Hill, on the Builth Road, is a good example of an Iron Age fort. About two miles to the west of Brecon is Brecon Gaer, possibly *Cicucium*, a Roman fort. Roman roads ran along the river valleys, notably SE to *Gobannivum*, the modern Abergavenny.

- 6.2 The area was part of the Welsh Brycheiniog, and in 1093, after gaining the territory, the Norman Bernard de Neufmarche built a castle, which became the *caput* of the lordship of Brecon. Originally a motte and bailey, the site was developed with a shell keep and small tower on the motte in the late C12 under William de Breos and in the late C13 under Humphrey de Bohun. The bailey ran down to the river and was enclosed by a stone curtain wall, towers and a gatehouse. Part of the great hall (c.1280) survives. The other buildings and structures were largely ruined before the Civil War.
- 6.3 Also in 1093, Neufmarche founded a Benedictine priory of St John the Evangelist Without the Walls, as a dependency of Battle Abbey in Sussex. The church was largely rebuilt and extended in the C13 and C14 and had the expected conventual buildings to the south of the church and a battlemented curtain wall. The monastic use ceased with the Dissolution of 1537 and the church became parochial, being repaired and restored in the C19 and early C20 and, in 1923, becoming the cathedral church of a new diocese of Swansea and Brecon.
- 6.4 Christ College, on the south bank of the Usk, was founded as the Dominican Priory of St Nicholas. The choir dates from about 1240 and there are considerable remnants of C14 conventual buildings. The buildings went through a variety of uses and became a clergy college in the early C19 and a public school in 1853. The church has become the college chapel, several other medieval buildings are incorporated in the school and there are extensive Gothic Revival buildings of 1861-4 and more modern additions.
- 6.5 Brecon (Aberhonddu) grew adjacent to the original priory and castle sites. There were periodic burnings by the Welsh and it is possible that a planned Borough was created after one of these incursions in 1233. The medieval borough had stone walls with ten towers and Speed's early C17 map shows five gates. St Mary's Church was a chapel of ease to the Priory and has C12-mid C14 architectural elements as well as a prominent west tower (1510-20). The walls and gates were largely demolished by 1640-50 but one tower and stretches of wall survive by Captain's Walk and behind Watton Mount. There were four stone bridges across the two rivers, linking town to Priory and Castle. The Act of Union in 1536/43 established Brecon as the county town of Brecknockshire and as a venue for the Assize Courts. A Borough charter of 1556 created a closed corporation, monopolized by local families and it was not until the 1835 Municipal Corporations Act that a wider based, elected corporation came into being.
- 6.6 The post-medieval period was one of economic decline and then consolidation, with evidence of a number of early C17 town houses and the Town Hall, originally of 1624. The town became the cultural and economic focus of a large rural area, evidenced by substantial houses, the market, the development of a cloth trade and, later in the C18, the presence of the military (the Barracks in Watton was established in 1805). The seven arched bridge across the Usk dates from 1563, with later enlargements and rebuilding. The town produced several nationally important figures, notably Hugh Price, the founder of Jesus College in Oxford; the sculptor J E Thomas, a pupil of Chantrey and the creator and donor of the Wellington statue in Bulwark; and Sarah Siddons, the acclaimed actress.



6.7 The town was a centre for Nonconformist activity, with the Plough United Reformed Church, off Lion Street, originating in 1699. The area was noted for Calvinistic Methodism, with The Countess of Huntingdon founding a chapel at The Struet in 1771. This was superseded by the Bethel Chapel, off Lion Street, built in 1853. The Wesley brothers were involved with the building of a Methodist chapel on the junction of Free and Little Free Streets about 1750. The Watergate Baptist Chapel dates from 1806 and Kensington Baptist Chapel from 1823, created by the English speaking congregation splitting from the Welsh speakers of Watergate. On Watton, the Presbyterian Church is of 1872, with Gothic rather than Classical or Italianate architecture. St Michael's R C church was built on Wheat Street in 1851.



***Watergate Baptist Chapel***

6.8 There were Napoleonic prisoners enlivening the social scene in the early C19. A theatre has been present since at least 1699 and improved premises were created in 1784, behind The Puzzle Tree at Watton. The Castle Hotel was founded in 1809. The C19 saw expansion of the town beyond the medieval core, with planned terraces at Watton, the expansion of the Barracks, the creation of Christ College and a Congregational Methodist College in 1869 on Camden Road and the provision of several private schools and National Schools at the Postern and Pendre, near the later Cathedral and behind Watton Mount. A gaol was built in 1842 and a cemetery on Cradoc Road in 1858. The Town Hall was rebuilt in 1770 and again in 1888. The Market Hall was built in 1857. A severe outbreak of cholera in 1854 produced 57 deaths and stimulated the construction of a new sewerage system in 1865.

6.9 The town had an important function as county town for Breconshire and the major monument was the building of a new Shire Hall in 1839-43, in a suitably august Grecian Classical style. The local government uses later moved to newer buildings

and the Shire Hall became the Brecknock Museum, further underlining the county town character and functions. Tourism became increasingly important in the late C19 and, in 1894, an eisteddfod was organized to raise funds to set out The Promenade walk along the Usk.



***Former Shire Hall***

6.10 Industrial activity was important, with an early iron industry in the area (a works being established at Priory Groves in 1723) and the construction of the Brecon and Monmouth Canal from 1797-1812, the engineer being Thomas Dadford. Several tramways were created to nearby industrial sites and the Hay Tramway was opened in 1812. The Brecon and Merthyr Railway arrived in 1863, after prodigious feats of engineering and connections were established to the wider railway network, to Hay and Hereford, Builth Wells and Neath. There were three railway stations, at Watton, Mount Street and Free Street and the northern part of the town centre was dominated by a large stone viaduct. The Honddu had a flannel mill and several corn mills. Brecon's market function became consolidated by reasonable access to the developing industries and communities of the coalfield valleys.



**Canal basin**

- 6.11 The C20 century saw residential expansion to the NW and NE, the building of a large new hospital and schools and physical changes in the historic core, with an 'in keeping' shopping precinct in Bethel Yard and highway improvements to the north (Heol Gouesnou) and west (Market Street). The railways had all been rationalized to extinction by 1964, the alignment of Heol Gouesnou marking the track bed of the former Neath and Brecon Railway. Tourism has continued to be a major source of employment and income, underlining Brecon's position within the Brecon Beacons National Park. The town's market days (Thursday and Saturday) and farmers' markets provide real 'atmosphere' in the town centre, with increased trade and the full use of the Market Hall.
- 6.12 The town has experienced slow but fairly constant population growth, from about 2000 in the mid C16; 2900 in the 1801 Census; a rapid increase to 5800 by 1851; 8000 by 2001 and nearer 10000 to date.
- 6.13 The **archaeological potential** of the town is significant, particularly in relation to the detailed form of the medieval borough, individual plots, the defences and evidence for earlier structures in the Cathedral and Castle precincts. The great density and continuity of listed buildings, however, places limits on demolition and alteration and will thus constrain archaeological investigation. There is scope for further research on building history and development, from close examination of standing structures. Works such as the construction of extensions, laying cables and pipes, as well as highway schemes could all potentially uncover remains and care will be needed to protect this features as and when they appear.



## 7 Spatial Analysis

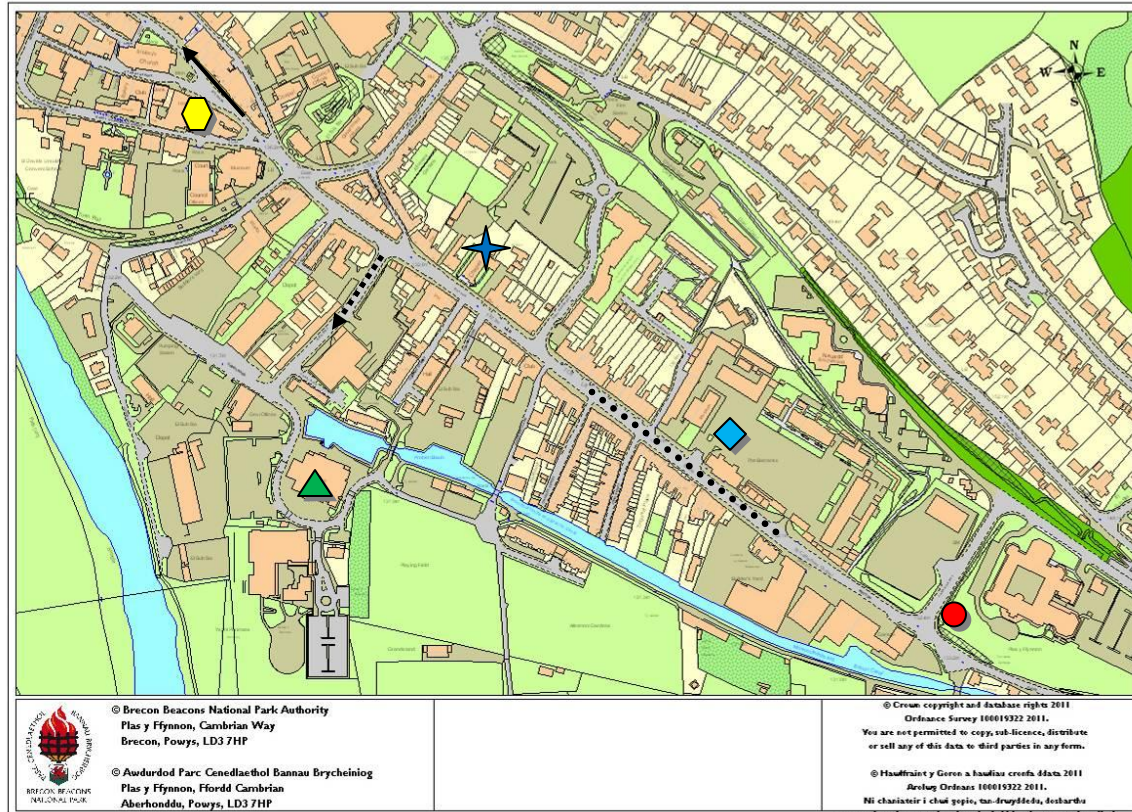
7.1 Each settlement differs in its relationships between buildings, public space, gardens and open countryside. Within conservation areas (usually the historic core of a town or village) there are unique progressions of spaces with varying degrees of physical and psychological enclosure and exposure. These perceptions depend upon the height and density of buildings, their position relative to the highway, the character of boundaries and the contribution of trees, hedges and large shrubs. Views out to the surrounding countryside or into the settlement are also important, as are the effects of topography – the rise and fall and alignment of roads and paths.

7.2 These factors are all facets of **townscape**, a description of the mixture of buildings, public and private spaces that make up the town's environment, using three elements:

- The sequence of views and events experienced in passing through the area;
- The feelings of relative exposure and enclosure;
- The important components of an historic settlement such as landmark features, colour, texture, scale, style and personality, and the myriad of smaller but important details that contribute to the local distinctiveness of the area.

7.3 Townscape can be described by means of a description of an actual route or routes through a settlement and by drawings and annotated maps. This is attempted below and, in order to give this analysis a more rigorous framework, there will also be a summary of the **types** of space discussed.





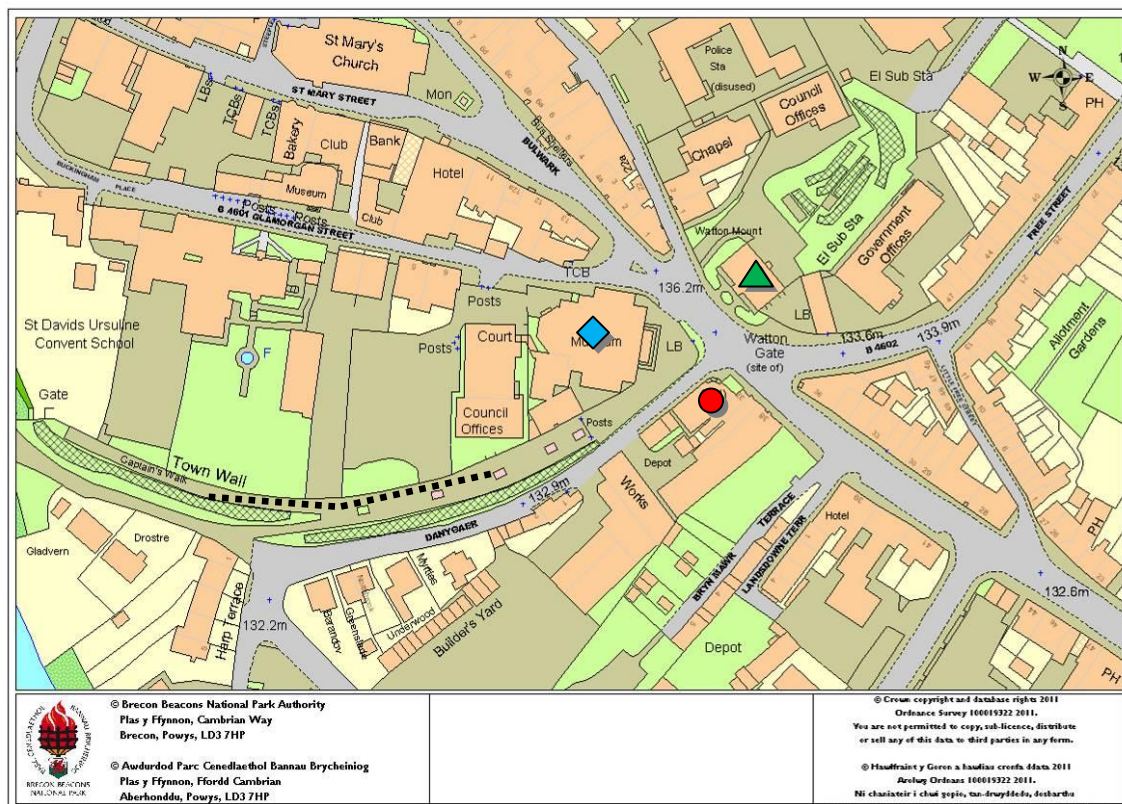
- Cambrian Way junction
- ◆ The Barracks
- ★ Presbyterian Church
- ⬡ St Mary's Church
- ▲ Theatre
- ..... The Watton
- ← Bulwark
- ←... Rich Way

7.4 **A section across the conservation area:** any direction and route would be equally instructive but the entry from the SE, along Watton, is chosen on the basis of the order of the survey of the conservation area. **Watton** is a wide, regular street, almost straight from its junction with Cambrian Way to Bulwark. Building lines are very regular on the north side, with two and three storey terraces and the long boundary wall and keep of the Barracks lining up and the southern side wavers in the middle section but is also reasonably ordered. The Barracks and the spire of the Presbyterian Church are the only real landmarks that add flavour to this overall sense of order. A group of big trees forms a gateway at the Cambrian Way junction. Others frame the Barracks entrance and a line of street trees (pollarded but still providing greenery) dominates the central section of the street. There is a termination to the long view to the west in St Mary's tower.

7.5 The southern side has a few breaks at its eastern end and at its junction with Rich Way, created by modern backland development, all weakening the sense of a long, enclosed space. Also on the south, several small streets of terraced houses run slightly downhill to the Canal. This has lost most of its former commercial and industrial character and is now a verdant corridor with pleasure boats, terraces of C19 and modern housing, an attractive modern theatre and views of wider countryside.

7.6 At the western end of Watton, there is a complex pattern of junctions, with Danygaer to the south, Free and Little Free Streets to the north and Bulwark to the west, the latter as a continuation of Watton. Little Free Street is a very narrow slot and Danygaer begins in a very urbane manner with the stylish Classicism of The Puzzle Tree but then becomes more cottagey. On its northern side, Captain's Walk and a stone promenade beside the Museum dominate the street, with side views of the mighty Museum portico and trees and greenery towards the river.

7.7 Free Street is regular and runs NE to the open character of modern roads and parking areas. To compensate for this loss of intimacy, the southern end of the street curves into the junction, towards the town centre and there is a fine view of the whole Museum front, dominating a paved space and roadway. The Museum's grandeur is answered by the size and refined details of Watton Mount opposite.



- ▲ Watton Mount
- ◆ Museum
- Puzzle Tree PH
- ..... Captain's Walk

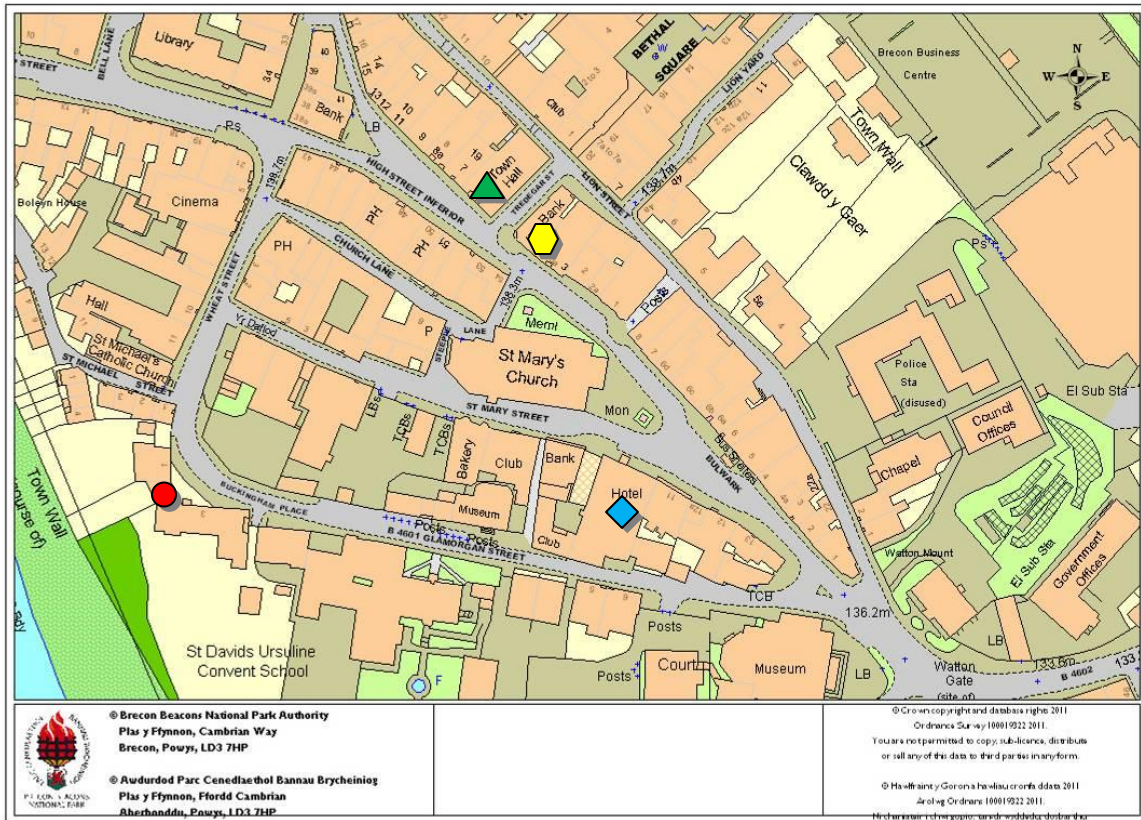


7.8 **Bulwark** begins with a perceptible rise in level and another complex junction. Looking back east, there is a good view along Watton, with a monkey puzzle tree in the foreground; more distant trees; a corridor of buildings; and the two landmarks. Looking the other way, **Glamorgan Street** seems to squeeze past the mighty bulk of the Museum, has buildings close to the roadway on both sides and then performs a sharp right turn into Wheat Street, at Buckingham Place, creating more space in front of one of the progression of fine town houses. On the right of Glamorgan Street, a narrow pedestrian passageway gives a glimpse of the flank of St Mary's Church.



***Bulwark & the Wellington Monument***

7.9 There are two rounded corners to the building blocks between Lion Street, Bulwark and Glamorgan Street. Bulwark seems to be the most important and obvious route, with a good view of the church in the centre, continuous rows of shops, offices and hotels and an opening out of street space in a long funnel shape to a 'square' in front of St Mary's dominated by the church, the porched façade of the Wellington Hotel and the Wellington statue. From Here, **St Mary's Street** curves one side of the island created by the church and **High Street Inferior** curves round the eastern side, with a triangular green churchyard facing the beginning of the main shopping area. There is a small area of narrow lanes to the west of the church tower, opening into Church Lane and High Street Inferior. Two more lanes run of the north side to Lion Street, both terminated by buildings but the corner of the northern lane, Tredgear Street, is effectively marked by the columned and domed complexity of the HSBC bank. The Town Hall's larger size and weathervane provide another punctuation mark further up the street.



◆ Wellington Hotel  
 ◆ HSBC Bank

● Buckingham Place

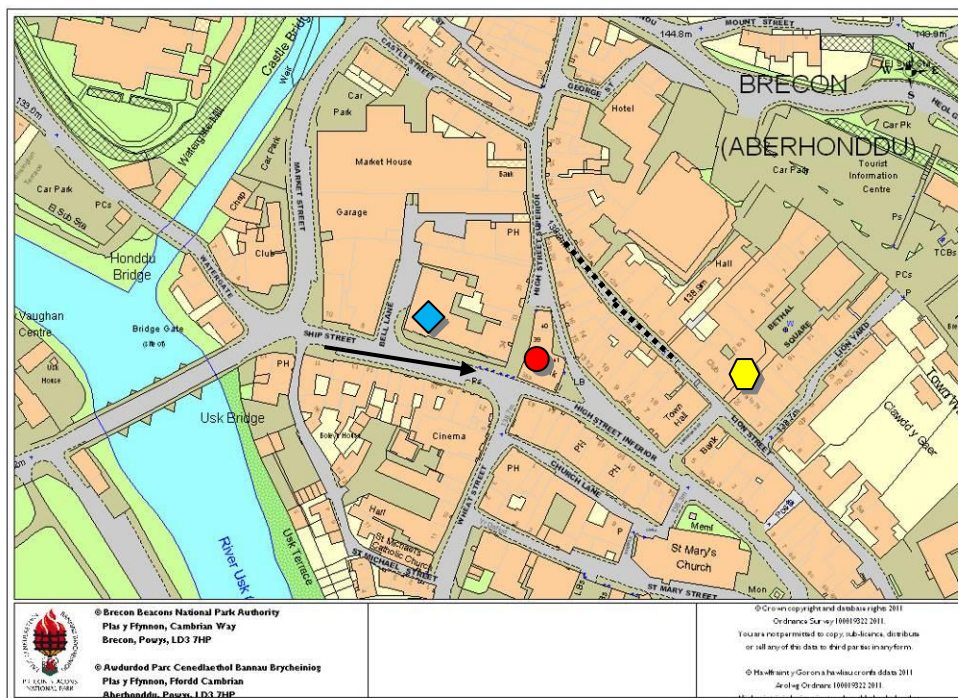
▲ Town Hall



7.10 High Street Inferior then performs a sharp right turn into **High Street Superior**, the transition achieved by a curve in the building line on the eastern side and a small block of development around Lloyds Bank, with the narrow Butter Street to the west, and with the Bank's white painted façade showing up well in views from the SE. **Ship Street** more or less carries on the line of High Street Inferior and drops down to the river and Usk Bridge. One timbered façade is very prominent on the higher end and the modern Library uncoils itself in the middle part. Bell Lane runs off below the Library, turns a right angle and runs back up to High Street Superior through an archway.

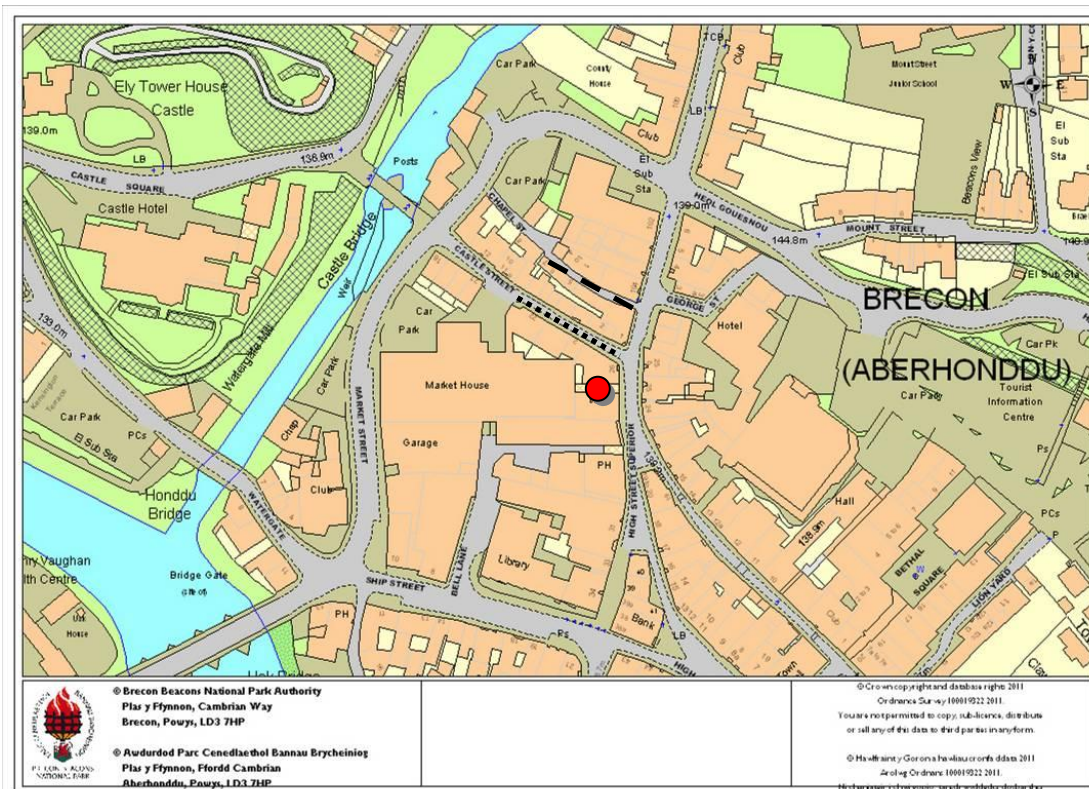


**High Street Inferior and the landmark Lloyds Bank building**



- Lloyds Bank
- ◆ Library
- ⬡ Bethel Square
- ..... Lion Street
- ➔ View up Ship Street

7.12 On the west side of High Street Superior, **Castle Street** falls down to the river, with stuccoed buildings and a glimpse of the trees around the Castle. The stone Market Hall entrance and curved, pilastered corner buildings are suitably strong visual markers. To the north, Chapel Street is another very narrow route to Market Street and the river. On the east side, there is an entry into a small space in front of the George, unfortunately marked by two weak modern buildings. The intimacy of the High Street is further damaged by the wide, uncomfortable junction with the modern or widened Heol Gouesnou and **Market Street**, the latter curving back downhill to the river but bounded by a series of small car parks that lessen the impact of recent tree planting and boundary walls.



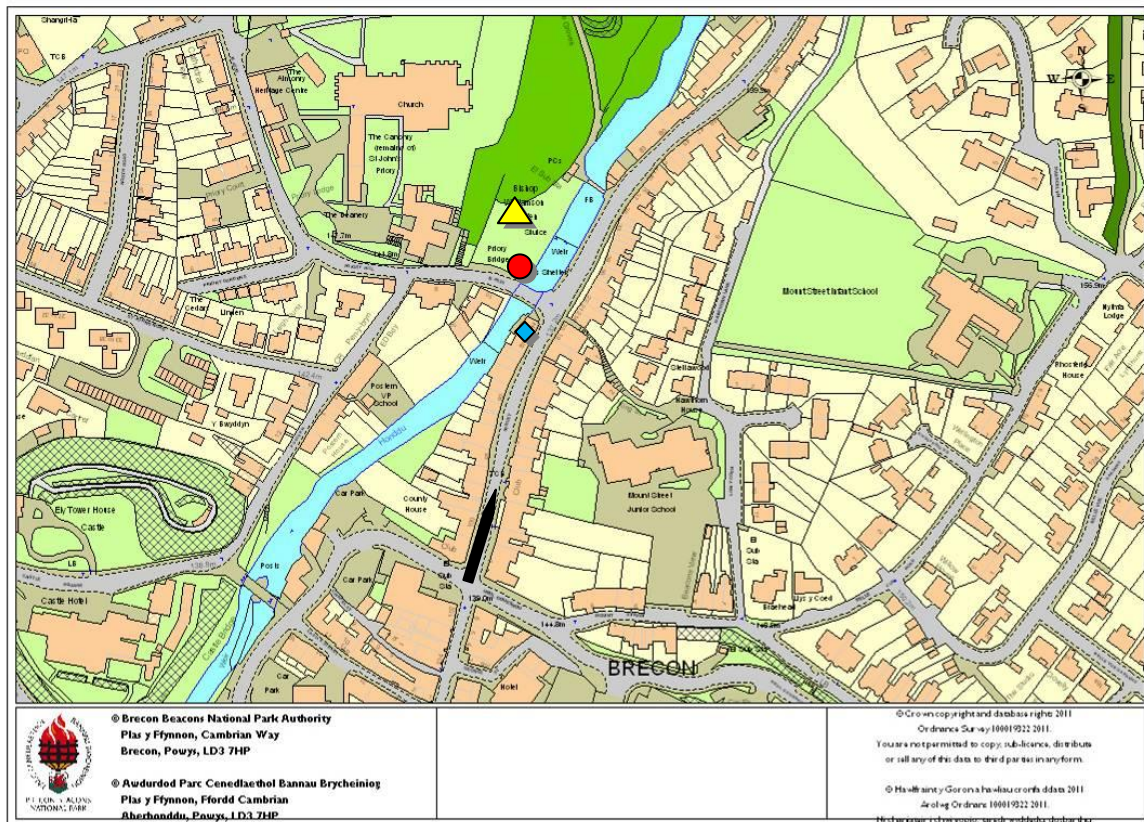
Chapel Street





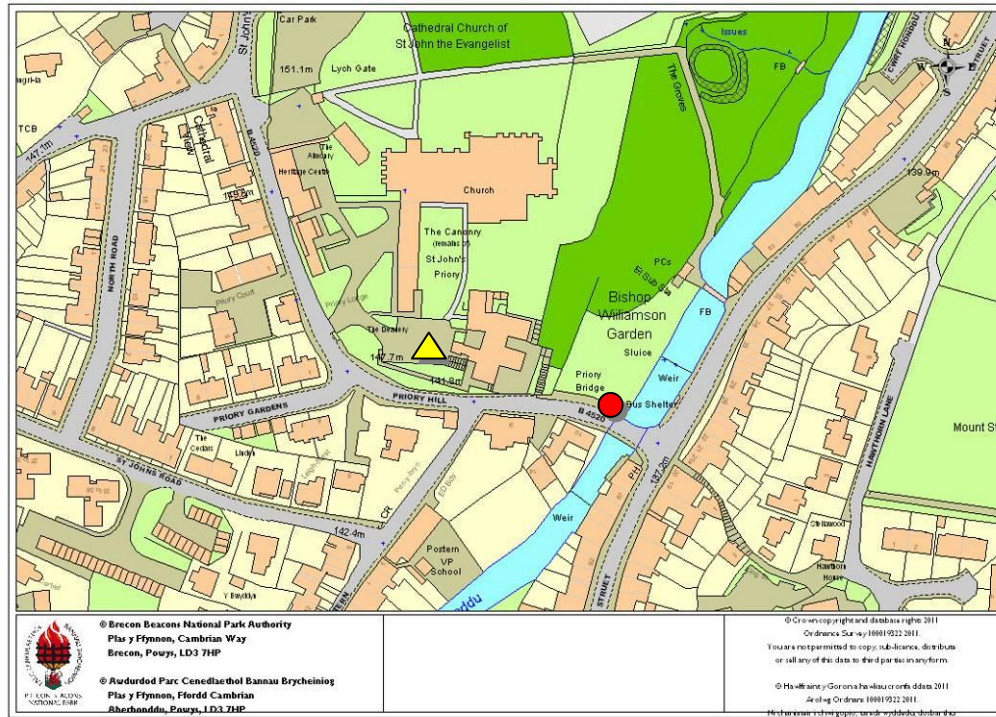
***Castle Street***

7.13 To the north of the town centre, **The Struet** forms an attractive corridor of historical development, with some fine town houses and terraces. The river then dominates the western side and the Priory Bridge and an iron footbridge both provide access to the Cathedral area. Looking back south towards High Street, the façade of the Bull's Head effectively marks the end of the commercial part of The Struet and a large pink rendered façade on the other side of the street is another landmark. The green slopes and trees of the Bishop Williamson Garden lead the eye to the Cathedral on its small hill. The Struet continues to the north with long rows of two and three storey houses and terraces, constantly curving in its alignment and backed by large trees and climbing gradually uphill.





7.14 This description has so far focused on the town centre. Brecon has other important spaces that are essential components of its character. Crossing Priory Bridge, **Priory Hill** curves and rises sharply, bounded by green space, Classical houses and high stone retaining walls. On the eastern, Cathedral side, the attractive Neo-Tudor bulk of The Deanery rises above high walls and then the long side of the Barn leads to a widening out of space in front of the Cathedral, marked by big trees, a lych gate and an entry through an arched, crenellated gate to the more intimate public and private space west and south of the church, which is glimpsed behind buildings and trees.



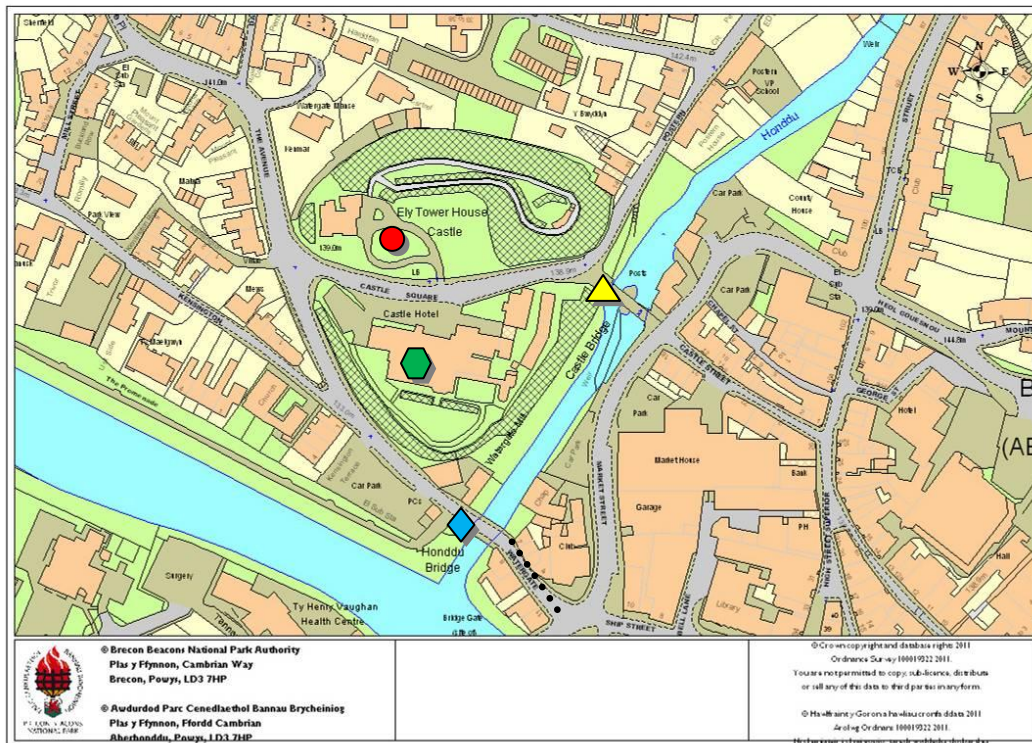
▲ The Deanery

● Priory Bridge



**Cathedral precinct**

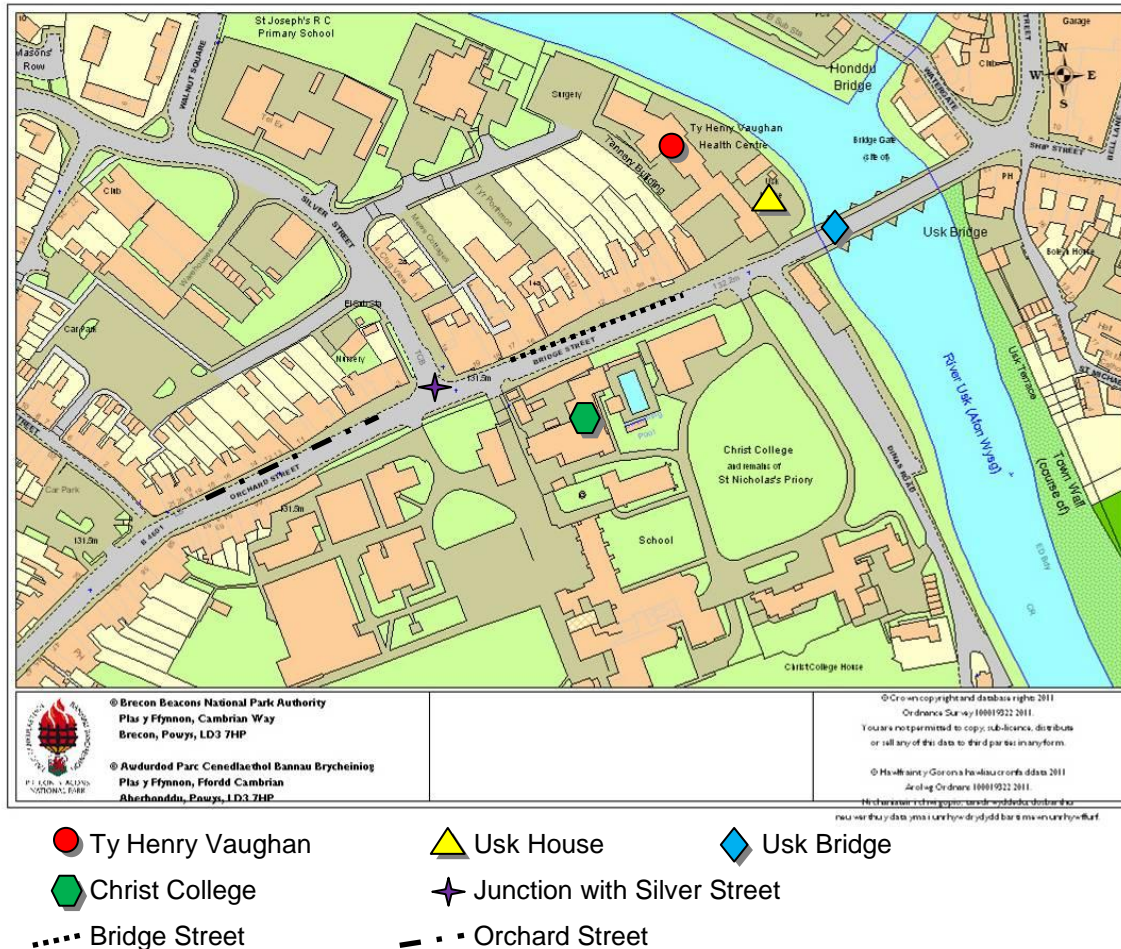
7.15 Heading back down Priory Hill, **Postern** falls in a fairly straight alignment towards the Castle and Castle Bridge. The latter gives splendid views of the Castle remains, the Honddu, trees and wider countryside. The Castle itself is set in a quieter precinct, in **Castle Square** in front of the Castle Hotel, with parked cars, stone boundary walls and modern hotel buildings. There is a return back to the town centre via The Avenue, the Honddu Bridge and the narrow, traffic-ridden slot of Watergate, back to the foot of Ship Street.



- Castle
- ▲ Castle Bridge
- ⬡ Castle Hotel
- ◆ Honddu Bridge
- ⋯⋯⋯ Watergate



7.16 Finally, there is a route over Usk Bridge (with excellent views of riverside walks, trees and countryside either way) into **Bridge Street** and the historic suburb of Llanfaes. Usk House and Ty Henry Vaughan are strong visual markers of the north side, which then has a continuous, wavering frontage of C18 and C19 houses, up to the junction with Silver Street. Orchard Street continues as a corridor of development to the west. On the southern side of Bridge Street, Christ College has a different scale and spatial form, formed round two green spaces, with some large trees and an overall collegiate character. (see the two townscape analysis maps and drawings)







***Christ College's collegiate character***

7.17 From the above description, it is apparent that the historic core could be broken down into several **character areas**, each of which has its own spatial development patterns and townscape:

- **Watton** is a distinctive linear space, with elements of regularity and formality and an overall early C19 architectural character; trees are an important complement to the buildings;
- **the Central Core** (Bulwark, Glamorgan Street, Wheat Street, both parts of High Street, Lion Street, Ship and Castle Streets) with a very tight grain of development and several organic spaces created by changes in building lines, notably the area in front of the Wellington statue and the smaller spaces at the southern end of High Street Superior; roads are narrow and defined by more or less continuous building; C18-early C19 building styles but with an earlier underpinning of C16 and C17 buildings;
- **the Riverside** (including Bridge Street and the area around the Castle) with a preponderance of green space and the visual and sensory impacts of water, trees and wider countryside views; Bridge Street has a contrast between its continually developed northern side and the looser grain of development around Christ College;
- **The Struet, Postern and Priory Hill** up to and including the Cathedral precinct, either side of the Honddu, and linked by pedestrian and road bridges; The Struet has the character of a long corridor of smaller houses and cottages set in a verdant valley floor, with occasional glimpses of water and groups of trees; the Priory Hill side has the character of a rather exclusive suburb climbing above the main town, with high stone walls and trees and only occasional glimpses of the Cathedral.

7.18 **Types of space within the conservation area:** from the above walk through the town, it is possible to define the following types of space:

- **Tightly defined linear corridors** such as both parts of High Street, Bulwark, St Mary Street, Lion Street, Castle Street, parts of The Struet, the eastern end of Glamorgan Street and Wheat Street; most of Watton may also be included although the degree of 'tightness' is moderated by the width of the highway plus generous pavements and the lessening of visual tension created by various modern entries and yards on the southern side;
- **Loosely defined corridors**, notably the river banks, sometimes closely bounded by buildings and elsewhere with development set back behind gardens or public space; there are also some streets that are less enclosed than the first category because of varying building lines, spaces created by modern planning and highway decisions and the presence of large buildings and groups set in their own precinct that are less constrained by their neighbouring buildings; examples are Bridge Street (with the Christ College precinct on the southern side); Market Street (bounded by a mixture of building groups and car parks); Postern, Priory Hill and St John's (all characterised by varying building lines, differing scales of buildings and the inclusion of areas of green space);
- **Back lanes** which may be tight corridors but have a smaller scale and a lesser commercial importance than main shopping or residential streets, exemplified by Little Free Street, Church, Steeple and Bell Lanes and Chapel Street;
- **Formal spaces** with obviously considered relationships between buildings, contained or enclosed space and greenery or street furniture are confined to the 'squares' within Christ College and the Barracks; the paved space in front of the Brecknock Museum and the space SE of St Mary's Church around the Wellington statue, where the road pattern, paving and seating give a degree of civic dignity; Bethel Square is a modern example of a created space that makes good use of an historic building and respects historic street patterns and building scale;
- **Larger informal spaces** are rare because of the density of historic development but the Bishop Williamson Garden, the garden at Danygaer, Captain's Walk, Castle Square and the precinct around the Cathedral all have degrees of public access and amenity value; the churchyard around St Mary's also provides amenity space on the northern flank of the church, facing the commercial core;
- **Incidental smaller spaces** occur within the town centre where the historic street pattern creates a slight opening out of the building lines, exemplified by two areas north of Lloyds Bank and the junction between High Street Superior and Lion Street and the sharp bend from Glamorgan Street into Wheat Street.

7.19 **Landmarks** are important in the conservation area and the most obvious ones are the tower of St Mary's, the bell cote of the RC Church (seen across the river from the Usk Bridge); the Barracks, Presbyterian Church (both on Watton); the Brecknock Museum; Watton Mount (both heralding the entry into Bulwark and the commercial core); the Lloyds Bank block at the junction on High Street Inferior and Superior; the Castle Hotel; the Deanery on Priory Hill; and the Cathedral tower from Priory Hill and Priory Bridge.

## 8. Character Analysis

### 8.1 Local Building patterns:

- **Building types** vary according to the age and structural history of buildings. **Public buildings** include the Cathedral, which largely retains the plan form of its early medieval Benedictine priory (nave, transepts with eastern chapels and a short chancel) and a number of buildings on the southern side that are survivors of the conventual buildings or are later rebuilds that reflect the form and position of earlier buildings. Christ College also retains a rare survival of the chancel and part of the nave of the medieval Dominican friary (in common with many similar buildings, there were no transepts, with a passage between nave and choir) and several medieval buildings that were part of the monastic function. Both churches have gained later additions, the Cathedral clergy houses, church offices and visitor facilities and Christ College the teaching facilities, communal buildings and residential blocks of a public school. St Mary's Church is an example of a large medieval town church (although, originally only a chapel of ease) with a nave and aisles, no division between the nave and chancel and a high, 90', tower. The latter shows Somerset influences, a result of noble patronage. St Michael's RC Church is a typical mid-C19 Gothic Revival nave and chancel. Nonconformist chapels tend to conform to local types, ranging from simple preaching boxes with entries from the gable end facing the street, usually debased Classical or Italianate in style, to the elaborate Gothic Revival of the Watton Presbyterian Church, dating from the 1870s. The Castle was originally a motte and bailey earthwork, given a stone shell keep and walls, towers and gatehouse and, later, a high status aisled hall and undercroft. The Brecknock Museum was built as the Shire Hall and contained offices, records and a courtroom, in a sober Greek Revival style. Other public buildings include the Town Hall (of various dates and with a ground floor Mayor's Parlour and, originally, a Magistrate's Court and an upper floor theatre and Assembly Room); the Market Hall (of various dates and with a large public space flanked by lock-up units); and the former gaol at Postern, which retains features like former cells. The Barracks at Watton is an important survival of an early C19 purpose-built group with later C19 additions, including officers' housing, a hospital, cavalry barracks, offices and an armoury (now the Borderers' Museum). At Pendre, the former National (Church) School for Girls and adjoining School House have become a community centre.
- **Houses** vary greatly in type and size with evidence of cellars and accommodation behind or above a shop unit and storage. Brecon has a large number of C17-early C19 town houses, either detached and up to five bays wide and three storeys high or attached to other development. There are good examples of high status buildings in Glamorgan and Lion Streets with good plasterwork and joinery-there is a particularly fine assemblage of staircases. The larger houses tended to be symmetrically planned with a central entrance hall and staircase but domestic offices like kitchens or business rooms were sometimes placed in an attached wing. Most town houses have changed use and become offices or have had a shop unit placed in the ground floor. Brecon has many examples of C18-mid C19 houses of middling status, usually built in organic or planned terraces, with, typically, a three bay front or two bays with a door and window (doors are often paired). The Struet and Bridge Street have long runs of this type of housing. Planned terraces, up to eight units, are evident in Castle Street and Watton, where two early C19 rows were built for army



officers. Smaller terraced houses are seen in Watton, Free and Little Free Streets and St Michael's Street. Houses were two or one storey with half dormers but some have been demolished in C20 clearance schemes.



**Former town houses, Glamorgan Street (top) and early C19 terrace, Watton (above)**

- **Commercial and industrial buildings** include large, stone former warehouses in St Mary Street (Fryer's Yard, with four three storey wings around a central courtyard, now converted to housing) and in Church Lane, where there is evidence of a medieval building; the Brecon and Abergavenny Canal's channel, bridges and a former Weights and Measures Office (outside but adjacent to the conservation area boundary); a mid C19 former railway station in Mount Street; the former Brecon Brewery's premises at The Struet; a converted four storey mill at Danygaer; and a former watermill at Watergate. The town centre has many shop units that have been formed from the ground floor of former houses and a number of C19 and early C20 examples of purpose-built premises that incorporate storage and living accommodation over. Banks have been either reused (The Puzzle Tree was originally the 'West Midlands Saving Bank, Salop') or continue in their original use. Brecon's coaching inns and smaller public houses continue in use as hotels, bars and restaurants or have disappeared, marked by names such as Lion Yard.



***The Puzzle Tree, a former bank***

- **Building layouts** vary according to age, structural changes and functions. Most buildings are set at the road edge or behind small front spaces, railed and paved in the case of former high status houses. Front gardens are rare because of the density of development in the historic core. The blocks between High and Lion Streets and Bulwark/High Street Inferior and Church Lane and St Mary Street are completely developed over. Rear yards, related to former inns or places of worship, are accessed through narrow side or central passages from the street. Church House, in Lion Street, is a good, publicly accessible passage and yard, deep and narrow in shape, with a jettied wing at right angles to the street frontage block. Bulwark, High Street and Ship Street have retained many of their



burgage plots but commercial uses have occasionally combined two neighbouring plots. Most of the core has organic groupings of buildings, combined in long terraces and it is only in Watton and Castle Street that planned terraces with identical plot sizes are seen. Castle Street has an attractive example of formal planning in its two rounded and pilastered corners at the High Street Superior junction and the rounded or splayed corner is a notable local feature, particularly on early-mid C19 development in areas like Castle Street and Watton.



*Rear yard to Church House, Lion Street*



- **Building materials** reflect those available in the immediate area and, later in the C19 and C20, those that were brought in by tramway, railway and road. The medieval and C16 town probably had many timber frame buildings (there is one obvious survivor at No. 20 Ship Street but there is substantial evidence for others in Ship Street, Nos. 5-7 Bridge Street, No. 11 Lion Street Church House, and No. 21 The Struet) or timber with a stone ground floor, seen at the Tithe Barn at the Cathedral. The locally available building stone was Old Red Sandstone sedimentary rock, a fairly intractable material, usually unsuited for ashlar or other fine work but workable to roughly squared blocks, usually spilt and laid to approximate courses but also seen in random rubble form. No. 41 Watton has stones of such thin section to suggest brick coursing. Lintels are often composed of massive blocks (E side of Free Street). Usk House, in Bridge Street, is a good example of a chunky, massive texture produced by large lintels and quoining. The later C19 saw the introduction of Pennant Sandstone from sources like Cefncoedycwmmmer. The sandstones have an attractive range of colours, from mid grey (Cathedral, Watton Barracks), dark orange brown (Castle), purple and green. St Mary's tower has combinations of purple and grey stones. The Barracks has dressed blocks with ashlar trim, as has the High Street entrance to the Market Hall, and Bath Stone ashlar is a high quality and expensive introduction on the former Shire Hall. Ashlared stone, imported, also is seen on later C19-early C20 commercial buildings such as the HSBC Bank in High Street Inferior. Later C19 buildings may have a rock-faced or snecked finish to stonework.



*Two principal materials, stone and smooth render, Lion Street*

There are examples of colour washed or painted stone rubble but many of the C18-C19 buildings are faced with smooth lime render or stucco, with details like door and window surrounds, pilasters and plat bands built up from the material. There are occasional refinements like finely drawn false jointing to simulate ashlar, wider false 'rusticated' jointing and classical capitals created from stucco. Good examples of the effects obtainable from stucco are Nos. 33-39 Watton. The later C19 Camden Road terrace (outside the conservation area but of importance to its setting) has particularly impressive Classical and Italianate detailing such as long-and-short quoins and moulded door and window surrounds. Pebble dash is also seen, possibly as a later replacement for smooth render. Brick is rare, apart from No. 4 Lion Street and parts of The Barracks. It is unfortunately painted on County House in The Struet and on the corner building between High Street Inferior and Steeple Lane. It appears in later C19 houses, sometimes with patterning provided by contrasting brick colours or it is seen as window and door lintels and wall quoins in combination with stone rubble (Danygaer Mill). The County Library, in Ship Street, is constructed with a concrete framework and has panels of grey brick.

- **Windows and doors** are important architectural details. **Windows:** there are examples of late medieval and C16 stone mullions and C17 mullion and transom windows with lead glazing came but the most obvious type is the multi-paned wooden vertical sash, with details like the depth of window reveals and the thickness of glazing bars varying according to building age (broadly, windows are deeper set and have thinner bars as the C18 progressed). After 1840, the horizontal meeting rail on the top unit had horns to provide additional strength. Three storey houses may have combinations of window size and sophistication, with Venetian or tripartite windows on ground or first floor and smaller sashes to the second floor, numbers of panes varying from 3/3, 4/4, 6/6 or 8/8, always correctly proportioned according to Classical rules; there are refinements like the pedimented architraves to the tripartite sashes on The Puzzle Tree and Venetian windows with an arched central unit, seen on grander buildings like County House, The Struet and No. 5 St Mary Street. On the upper floors of higher status houses and on more humble buildings the 'Brecon Hopper' is seen, an apparent sash but with an inward opening top part. Window surrounds may be plain, flush with the main wall face or projecting and moulded or with raised 'long and short' quoins and stepped keystones above. Shallow bows, inset into pilasters, are seen on Watton. Round headed windows, either as part of Venetian types or individual ones in chapels like the Watergate Baptist Church have top glazing bars reflecting the shape and radial or spoked bars (the former Bethel Chapel has 'Gothick' round arched windows with intersecting Y tracery). In later C19 buildings, wooden canted bay windows are seen, usually with bigger areas of glass and less subdivision by glazing bars or with 'marginal glazing'. A few mid-C19 buildings with Tudor Revival details have stone drip moulds over windows and mullions with arched heads. Oriels are seen at the Barracks (rectangular) and on the corner of Steeple Lane and High Street Inferior (curved).

**Doorways and doorcases** are a visual pleasure in Brecon, with a great variety and richness of, in particular, Classical detailing. There are many examples of pilastered and corniced (with supporting brackets) rectangular openings; and closed and open triangular pediments, with semi-circular fanlights breaking into the open types. There are enrichments like the elaborate Corinthian capitals and

fluting on Young's in St Mary Street; the triple pilastered doorcases in Nos. 93-4 The Struet and the pair of Ionic surrounds next door at Nos. 91-2. Semi-circular fanlights may have simple radial glazing bars or more elaborate curvilinear patterns. Rectangular fanlights may be enlivened by straight sided geometrical shapes. The mouldings of stucco or timber surrounds may have delicate adornments like dentils or Adamesque roundels. Later C19 buildings may have stucco or brick quoining around doors. There are a few examples of large projecting porches, Classical or Italianate in style, such as on Watton Mount and No. 9 The Struet. The Puzzle Tree has a handsome curved Ionic door surround on the corner of Watton and Danygaer. C18-mid C19 doors are usually of six panels, but later C19-early C20 examples may have combinations of large and small panels. **(see drawing sheet on door surrounds)**

- **Staircases** are a particular asset in many of the late C17-mid C18 former town houses along Lion Street (Nos. 4, 5 and 11), Bulwark (Wellington Hotel, Nos. 11 and 12-12a), Glamorgan Street (Harvard and Morgannwg Houses) and St Mary Street (No. 5). Earlier types are of oak with carved and moulded newel posts and turned balusters and, into the C19, iron was used, sometimes in a curved plan within an apsed projection or cantilevered from one wall.
- **Shop fronts** are a particular asset to the town, with some bowed and multi-paned C18 examples in the southern part of The Struet; many mid-late C19 wooden types, often with inset doors and canted or curved display windows, richly detailed side pilasters and console brackets, corniced fascia boards and delicate glazing bars, seen along the length of High Street, The Bulwark and Ship Street and the southern portion of The Struet, with some good modern repairs and replicas. Glazing bars may have flat arched tops and the Ardent Gallery on The Bulwark has full round arched surrounds to the display windows. Entrances are often central between a pair of display windows but offset doors are also seen, sometimes with one moulded architrave over door and display window. No. 90 The Struet is a particularly interesting example of double display windows with a central doorway and long architrave over all three elements, the left hand window with later C19 arched lights and the right hand unit with an earlier C19 twelve pane window. The junction of High Street Superior and Inferior, around Lloyds Bank, has a rich assembly of shop fronts, with curved double windows and central door, round columns and dentilled cornice to No. 41 High Street Superior and Corinthian columns and side pilasters, semi-circular headed windows and an enriched dentillated entablature overall; simple but delicate shop fronts to East's Butcher and more decorated late-C19 windows and doors to the side elevations of the bank, enriched with cartouches, rich mouldings and ironwork railings to the windows. There are a number of good modern reproductions of C19 shop fronts, notably the Brecon Pharmacy at No. 7 Bulwark. **(see drawing sheet on shop fronts)**
- **Roofs** are of Welsh slate or clay plain tiles, with occasional decorative ridge tiles. Stone tiles are only seen on some of the Cathedral ancillary buildings. Dormer windows may be gabled, with a hipped roof or of a distinctive curved outline; chimneys are of stone rubble, brick or rendered and pots are cylindrical or of tapered square section. Eaves vary between simple moulded wall tops to bracketed, panelled soffits, and a very rich combination of modillions, egg and dart detailing on ovolo moulding (No. 11 Lion Street).



- **Boundaries** are important in enclosing and defining space and ownership: stone walls are usually of random or roughly coursed rubble, with worked quoins and gate piers; capping varies from simple flat horizontal slabs, canted or rounded profiles, regular stone blocks set vertically or vertical 'cock-and-hen' coping. The crenellated walls around the Cathedral add greatly to the enjoyment of the area and the scale of walling along Priory Hill is particularly impressive. The Barracks also has monumental walls and entrance gates, with examples of wall capping ramping up or down to accommodate changes of level. Smaller stone sleeper walls may support iron railings or railings, gates and gate posts may be set directly into the ground. Gate piers are usually of stone or render with pyramidal caps but more elaborate Gothic Revival details are seen in the entrance to Christ College and at the Presbyterian Church in Watton. Iron piers are components of a rich heritage of elaborate iron gates and lamp overthrows, seen in Glamorgan and Lion Streets.
- **Surfaces** include large areas of Pennant Sandstone paving slabs, seen on Watton, Bulwark and High Street Inferior and stretches of stone setts and cobbles in front of buildings along the pavement edge, often forming part of the public realm, seen on the north side of Orchard Street, adjacent to the conservation area boundary; at the entrance to Christ College; in Glamorgan and Wheat Streets; on the east side of The Struet; and up King Charles Steps (37 steps with cobbled setts and stone edging).



*Pennant sandstone slabs at Watton*



**Setted area, Wheat Street**

- **Other details** add greatly to the enjoyment of the town, such as blue enameled street signs (Free Street, Lion Street, Buckingham Place); a green-painted 1866-79 Penfold hexagonal post box in front of the Brecknock Museum; a number of 1887-pattern Victorian cylindrical and wall post boxes (Watton, The Struet, High Street Inferior/Superior junction, wall box in Free Street); and many examples of high quality wrought and cast iron work in the form of railings, balconies, gates and lamp overthrows and brackets for hanging signs. Notable examples are two terraces in Watton with honeysuckle detailing to balconies (Nos. 69-72 and 75-80), the railings and gates of Harvard and Morgannwg Houses in Glamorgan Street, those of No. 4 Lion Street, the gates of the Market Hall, the Grecian-detailed railings and gates of the former Shire Hall, the Art Nouveau scrolls and finials to the churchyard gates and rails at St Mary's and modern work at the Cathedral and the Regimental Museum at Watton. In Bridge Street, Ty Henry Vaughan has an arched gate with cut-out lettering above. Lesser domestic railings have typical spear-headed, spiked, arrow headed and fleur-de-lis finials and combinations of S and C scrolls and spikes are seen in gates, as well as

circular and spoked patterns. Grange Guest house, in Watton, has long S scrolls to railings and gates. There are some elaborate scrolled brackets for hanging signs and lamp brackets (Warwick House on High Street, at the Town Hall and the Steeple Lane/High Street Inferior corner). Wall lamps either late C19 or modern replicas are seen in a lane between St Mary's and Glamorgan Streets, in Bell Lane and other locations around High Street. Cast iron bollards are also important bits of street furniture, with cannon-shaped examples at the northern end of Glamorgan Street. A weather vane is seen above the Town Hall. J E Knott was a prominent iron founder in Market Street and he may have produced many of the above objects. K6 phone boxes are seen in Watton, The Struet, Glamorgan Street and St Mary's Street (a particularly impressive group of four). The modern circular plaques, provided by Powys County Council, are useful markers of building and area history and associations.

Other important details include sign writing (Camden Arms, Watton, 'Licensed to Let Post Horses' in the passageway from Bell Lane to High Street Superior and W J James & Co. in Wheat Street) and moulded or individually applied lettering, in a variety of Classical, Egyptian and other fancy Victorian type faces, seen at the Castle Hotel, George Hotel, Viaduct House (broken), Warwick House, High Street Superior, New House in Bridge Street and the roundel dated 1852 with gold Egyptian lettering on the former Bethel Chapel.

The Wellington statue in Bulwark is an important mid-C19 work of art as well as a prominent townscape feature. There is a relatively hidden bronze group of Boudicca (by John Thomas of Gloucester) in Glamorgan Street, at the side of the Museum. The area in front of the Museum also has a stone horse trough of 1902. The Town Hall has a prominent projecting clock.

8.2 The conservation area has 460 **Listed Building entries**, of which seven are Grade I and 25 are Grade II\*. **Key Listed Buildings** are the Cathedral Church of St John the Evangelist; the Cathedral Almonry, Tithe Barn, Canonry and Vestries and the Chapter House; the Great Hall of the Castle; the chapel of Christ College (all these are Grade I); St Mary's Church; the Brecknock Museum (both for architectural value and visual impact); Nos. 1, 2 and 3 Buckingham Place; No. 20 Ship Street (both the last two buildings displaying C16-early C17 details); Nos. 12, 13 and 13a Ship Street; Castle Hotel; other medieval and C19 Christ College buildings; important former town houses like Morgannwg and Harvard Houses, Nos. 4, 5 and 11 Lion Street, Nos. 9, 10, 13 and 100 (County House) The Struet and No. 5 St Mary Street. The choice of buildings relates to architectural quality, rarity of building type or prominence in the townscape, in some cases a combination of all three criteria.

8.3 There are four **Scheduled Ancient Monuments** in the conservation area: the Castle; Brecon (Usk) Bridge; and two remnants of the medieval defences at Captain's Walk and behind Watton Mount.

8.4 **Important Local Buildings** that are currently unlisted add much to the character and quality of the town. They include:

- Three late C19 houses on the south side of Watton, Lindens, Lynwood and Maesllan, with canted bays, distinctive half hips to the dormer windows and pleasant details like front doors and iron gates;



- The adjacent B. Jenkins & Sons three storey stone and brick late C19 building, with evidence of former loading doors;
- Houses on the east side of Free Street (Nos. 18-24), terraced, mid-late C19 stone rubble with large stone lintels, of group value;
- The east side of Landsdowne Terrace, Watton, late C19 with canted bays and coherence as a small group;
- 'Elsie's Footbridge' between The Struet and the west bank of the Honddu, simple iron structure with lattice sides, of visual value;
- Nos. 24 and 25 The Struet, rendered with dormers, porch with 'Venetian' window and bracketed door canopies, modernized but of group value;
- Ty Henry Vaughan Health Centre and Usk House in Bridge Street, the former a three storey, eight bay stone and brick former factory, late C19, well converted, the latter a late C19 stone building with a hipped roof and tall chimneys, both a good introduction to Llanfaes;
- The Coliseum Cinema in Wheat Street, 1925, with a large area of glazing in a chevron pattern, typical 1930's detailing;
- A round arch in Castle Street (associated with the Market Hall?).



***Ty Henry Vaughan, Bridge Street***

8.5 The most coherent **groups of buildings** are at Watton (both sides, from the Barracks west to Danygaer and Free Street; the Brecknock Museum and the south side of Glamorgan Street as far as Buckingham Place; Bulwark, High Street Inferior, High Street Superior, Butter Street; Lion Street north side; Ship Street south side; The Struet as far north as No. 46; the Cathedral, its ancillary buildings and enclosing walls; and the north side of Bridge Street. Castle Street also has coherence, in spite of demolitions at its Market Street end.

8.6 **The extent of intrusion or damage** is an important issue, with impacts of modern development in limited areas and erosion of traditional details on a number of unlisted buildings of group value. **Modern buildings** have differing design qualities, with supermarkets like the Co-op being of low architectural quality and newer

development, notably Bethel Square, adding to the qualities of the town. The Morrison's building has been given a sandstone rubble exterior but its large scale and the large areas of parking around it are difficult to assimilate into the townscape. The Aldi building, off Rich Way, is smaller but, again, the impacts of parking, vehicular access and signage have obvious visual impacts. Also on Watton, the car showrooms and the builders' merchants open road frontages (the latter with a low stone wall) dilute the sense of enclosure on the southern side. The Library, in Ship Street, has recently been listed Grade II and is an interesting example of a 1960's building with detailing and materials that are above the general standard of buildings of the period. The Council Offices behind the Brecknock Museum are an obvious attempt at 'architecture', with careful attention to proportion, symmetry and the use of coursed stone but they are also a little out of context. Christ College has some C20 buildings of indifferent quality but redeems itself with a good recent block on the Bridge Street frontage. The Government Offices on the Free Street curve are also of poor quality. There are also two modern buildings either side of the High Street entry into George Street that are of poor quality, with inadequate scale, building line set-backs, alien materials and detailing.



***Modern buildings, High Street Superior***

8.7 Other modern development adds to the town: the Theatre (Theatr Brycheiniog), outside the conservation area but related to the historic canal basin, is a pleasant building and the Priory C in W School, north of the Cathedral, is an excellent building. Housing schemes along Heol Gouesnou and The Struet show some awareness of context and do not detract from the historic core. The new scheme in Lion Street, on the site of the Police Station, is a positive improvement to the historic core.

8.8 **Conversions** of historic buildings are, on the whole, of reasonable quality, evidenced by the former warehouses in St Mary Street, Ty Henry Vaughan in Bridge Street and the various ancillary buildings of the Cathedral. **Alterations** to buildings, both listed and unlisted, are, on the whole, in keeping with the qualities and character of the town, with few obvious replacement uPVC windows and doors that do not relate to historical wooden types. There are a small number of examples of uPVC window that try to mimic sashes and suffer from the usual visual problems of over-thick meeting rails and reflective glazing and a few doors are of the historically incorrect detail with a radial 'fanlight' set into, rather than above, the door. Free Street has a cluster of much altered mid-late C19 houses with a variety of window and door insertions. The use of modern colours to render facades and woodwork may sometimes conflict with the qualities of individual buildings and with neighbours, seen particularly in parts of The Struet. There are a couple of modern shop fronts in High Street Inferior that have particularly obtrusive colours.



*Problems of colours on render, The Struet*

8.9 The only major **alterations to the historic road pattern** occurred when Market Street and Heol Gouesnou were improved or created, with limited demolitions, mitigated on the corner of Market and Castle Streets by a modern Neo-Classical end façade and a replica building on the approach to Castle Bridge.



8.10 Other environmental and visual issues are:

- Intrusive modern development at important entry points to the conservation area, such as the garage and tyre depot and the builder's yard at Watton and the group of single storey garages on the NW side of The Struet (and a nearby car valeting lot on the opposite side of the street, which is a major hole in the urban fabric);
- Underused and poorly maintained sites such as the yard of the Post Office in St Mary Street, which has detrimental visual impacts on Glamorgan Street as well;
- Some untidy rear entries into St Mary Street buildings from Glamorgan Street, with litter and problems with bin storage;
- An unpleasant and threatening pedestrian entry to the Co-op from Lion Street;
- A plastic sheeting and wood first floor extension to the end of Landsdowne Terrace (the conservation area boundary actually cuts it off from the parent building but the structure does affect the whole building group);
- An untidy corner building between Bulwark and Lion Street, with advertising, satellite dish and a wooden balcony;
- The generally bare character of the car park behind Shire Hall, particularly from the Captain's Walk frontage;
- The front space of the Brecknock Museum is rather fragmented and lacks the quality and dignity demanded by the scale and quality of the buildings. Linked to this, Captain's Walk would benefit from the use of stone paving rather than tarmac;
- A bleak paved triangle, with signs, traffic lights, poles and wires at the junction of Watergate and Market Street;
- Underused space on the upper floors of commercial buildings;
- The town centre (particularly Bulwark, High Street Inferior and Superior and Lion Street) has benefited from partial pedestrianisation, traffic calming and management but still seems unduly affected by moving and parked vehicles. There is a long history of alternative schemes and sound reasons for the current system but, for example, the 1974 Town Expansion Plan showed a visually and environmentally attractive paving of Bulwark and High Street Inferior, with vehicles confined to the west side of Bulwark and St Mary Street – is there a case for a future reconsideration of the existing access and flow patterns?
- The modern highway schemes on Market Street and Heol Gouesnou have created areas of open space, either exposing the backs of premises or creating car parks (particularly evident in Market Street, despite the provision of low boundary walls and landscaping) or placing larger car parks and green space adjacent to the supermarkets and Bethel Square development. The whole corridor would benefit from a revision of boundary and landscaping treatments and a 'pulling together' of the various spaces;
- There are intrusive poles and wires in many parts of the town, notably Watton, Bridge Street, Glamorgan Street and The Struet;
- Many buildings, in areas like Watton and Bulwark, are festooned with electricity or telephone wires attached directly to facades;
- Traffic signs can be intrusive, as seen in areas like the entry to Rich Way and the lower end of Ship Street (where miniature stone walls add to the clutter);
- There are over-large lamp standards in Watton and in front of the Brecknock Museum;
- Satellite dishes may be necessary in this part of South Wales but they can be obtrusive on the front elevations of buildings and in narrow streets;

- The 'at risk' condition of a small but important number of buildings is noted below and one very obvious problem is on the NW end of Watton where there is a very poor shop front in a former motor spares premises and obtrusive aluminium windows in the adjoining property; another small site is the untidy yard at the side of the Camden Arms in Watton.



**Gap site, The Struet**

8.11 **Condition of Built Fabric** appears to be, on the whole, good but there are a number of 'Buildings at Risk' in the conservation area (included in the March 2011 draft 'Building at Risk Register and Strategy' produced by the National Park Authority). The Register lists 29 buildings and structures, all listed with three Grade I, notably the scheduled town wall and tower behind Watton Mount and the Ely Tower and Great Hall of the Castle. Other entries include town centre commercial premises, particularly upper floors, houses, boundary walls and pavement setts (The Struet and Orchard Street). The Brecknock Museum is, perhaps, a surprising entry but the size and complexity of the building may provide maintenance problems.

## 9 Definition of the Special Interest of the Conservation Area

9.1 Brecon has the following particular assets:

- A high quality setting with the high peaks of the Beacons as a background feature, undulating topography in the immediate surrounds of the town and verdant river valleys along the courses of the Honddu and Usk;
- Contrasts between town and countryside in two 'gateways', from the SE at Watton and from the north along the Hay road to The Struet;
- Important green spaces with public access, along the Usk, the line of the Brecon and Monmouth Canal, and the precinct of the Cathedral;
- Many fine, mature trees, defining topography, complimenting historic buildings, adding to the quality of street spaces and providing visual pleasure in green spaces;
- Changes in topography, adding to townscape variety and giving views across the rivers, to the Castle and Cathedral and from higher ground across the town centre;
- A virtually intact historic town plan, based on a medieval borough and linear suburbs and related to surviving features like the Cathedral, Christ College and Castle sites;
- A rich and diverse townscape, with linear spaces on the approach routes, an intimate and densely developed core and a slightly detached and distinct precinct at the top of Priory Hill around the Cathedral;
- Over 460 Listed Buildings, with seven at Grade I and 25 at Grade II\*, including the churches of two medieval monastic establishments, a medieval town church, a fragmented but substantial castle site, remains of town defences, large and imposing C17 and C18 former town houses, examples of early C19 planned terraces, Nonconformist chapels, C19 commercial premises and some specialised buildings such as the Barracks in Watton, the Market Hall and the former Shire Hall;
- Attractive areas of late C19 and early C20 housing to the north and NE of the designated area and the substantial remains of the Brecon and Monmouth Canal to the SE;
- Distinctive local building materials, such as Old Red Sandstone walling and setted ground surfaces, giving a hard, rocky character to certain areas and buildings, with subtle differences in colour; and a contrasting smooth urbanity in C18 and C19 buildings produced by render or stucco, usually painted in light colours and with a full Classical vocabulary of pilasters, cornices, door and window surrounds;
- A great number of attractive details such as iron railings and gates, brackets and street lamps, street signs, C19 post boxes, sign writing, many crisply detailed shop fronts, door cases and window designs.

## 10 The Conservation Area Boundary

10.1 The existing boundary embraces a large proportion of the Listed Buildings in the town, the most important individual ones and the coherent groups in the commercial core and historic suburbs. There are, however, several areas that might be considered for inclusion in an extended boundary and a number of small anomalies where the existing line cuts through properties or groups of buildings.

10.2 **Potential additions** are:

- part of the channel of the Canal from the Listed Buildings at Tollgate Cottage and the adjacent bridge, west to the Theatre and the listed weights and



measures house at Canal Side, thus including the basin of the Canal. The extension (see map) might include a number of C19 terraces, Canal Bank Gardens, Gasworks House and neighbours and the four streets that run between Watton and the Canal: John, Charles and Conway Streets and Gasworks Lane. Most of the included buildings are late C19 terraced houses, many altered but there is a good terrace in Eyne Oakes and features like stone boundary walling. The extended boundary might also include the modern garage, car showrooms and builders yard sites on the main road frontage as these all form part of the important entry and inclusion may facilitate positive improvements;

- Mount Street (both sides) and Brae Head, Belle Vue Road to the junction with Cerrig Cochion Lane and, possibly, an extension ESE along Alexandra Road and the first part of Camden Road as far as the Camden Crescent junction. This area has a scattering of Listed Buildings, some handsome late C19-early C20 houses, trees and boundary walls.



**Mount Street**

10.3 **Anomalies** are seen in many parts of the boundary but the most obvious ones exist south of Watton where properties in John, Charles and Conway Streets are cut across and also across Bryn Mawr Terrace. The line on the north side of Bridge Street seems to ignore rear property boundaries.

## 11 Summary of Issues

11.1 The Brecon Conservation Area is a large and important designation, with a significant number and density of Listed Buildings, some individual buildings of national importance and an overall coherence and character. It appears to have been well stewarded in the late C20 and early C21 by its local authorities and local inhabitants and its functions as a county town, centre for the National Park and a place to live and work are related closely to its historic character and environmental qualities. Modern development has been confined to certain areas and its impacts

have been limited and, in some cases, positive. There are examples of poor design and layout and the central area road improvements (which have undoubtedly created environmental benefits in some areas) have produced loss of spatial enclosure and have increased the impacts of parked vehicles.

11.2 There has been considerable investment in the repair and conversion of historic buildings and parts of the town centre have benefited from a general 'facelift' through the use of co-coordinated colour schemes, improved lettering, the removal of eyesores and the introduction of paved surfaces and appropriate street furniture. It is interesting to compare current conditions with those described in past planning documents, especially the 1974 Town Expansion Plan. Many of the aspirations relating to infrastructural improvements, facelift and landscaping schemes and listing of buildings have been achieved in the past 35 years.

11.3 From the current appraisal, a number of issues have emerged:

- There is potential to extend the boundaries of the existing designated area south of Watton to the line of the Canal and up Mount Street and Belle Vue Road, with a possible inclusion of Alexandra Road and part of Camden Road;
- The town centre still seems unduly dominated by parked and moving traffic and the concept of further restrictions to access and additional environmental improvements should be considered;
- The impacts of the modern highway improvements on adjacent spaces and boundaries should be re-examined and an overall landscaping strategy drawn up;
- With nearly 30 'buildings at risk', there is a need to address specific problems and prioritise any financial help accordingly;
- There are a small number of poor quality modern buildings and spaces that would benefit from redevelopment or improvement over time, as and when opportunities occur;
- The 'gateways' at Watton, The Struet and St John's should be enhanced by careful attention to street furniture, signs and overhead wires and careful redevelopment (in the case of two sites at The Struet).

## 12 Community Involvement

12.1 The appraisal document has been subject to consultation with other local authorities, local learned and historical societies and Cadw. There also be a wider public consultation process including an exhibition, access on-line to the report and media publicity. This has resulted in changes, additions and improvements to the document before it is considered for formal adoption by the National Park Authority.

## 13 Local Guidance and Management Proposals

### 13.1 Design guidance

- **Layouts** should respect those of neighbouring properties and the wider area, with, normally, buildings set on or close to the edge of the pavement, parallel to the road line or in an L-shape. Any front spaces should be detailed and landscaped to high standards. Vehicular access may be by the use of arched

entrances to rear spaces and any parking areas near the public realm should be enclosed and screened by walling of an appropriate height.

- **Mass, scale, outline** are all important considerations with a normal maximum to four storeys (including the use of dormers or roof lights) and the avoidance of single storey buildings (unless there is a compelling design justification). Details should relate to the overall size of the building and its materials and note should be taken of the proportions of Classical architecture in the town where openings are carefully arranged in vertical hierarchies and to rules of proportion. Outlines should normally be enlivened by pitched roofs, chimneys and features like dormer windows. The use of clock towers or cupolas may be merited on public buildings.
- **Materials** should relate to traditional sandstone or render finishes, the stone laid in either rough courses or more carefully dressed and coursed. Render should be smooth or finely textured and the contrasting use of brick dressings may be considered. Roofs should be of slate.
- **Care of materials** is important on listed and unlisted buildings. Lime mortar is preferable to hard cement mortars on repairs and extensions to historic buildings and pointing of stone and brick, on repairs and new-build, should follow traditional details, with flush, recessed or double struck joints, ensuring that mortar does not extend over the surrounding brick or stonework. Existing lime mortar should always be replaced by the same material and advice on composition or techniques should be sought from the Authority's building conservation officer. Stone and brick should never be painted, unless limewash is used, and advice should be sought on the use of clear protective materials.
- **Windows and doors** should normally be of timber, with glazing bar patterns and the thickness and profiles of frames reflecting traditional types, sashes either multi-paned of two equal units or with a smaller upper light, bars should be of slender sections and pane proportions should follow historic examples. The upper meeting rails should only have a modest horn projection where mid or late C19-early C20 buildings are being repaired or new-build attempts to reflect their details. On historic buildings, double glazing should be restricted to timber sealed units of suitable detail or secondary glazing should be considered. UPVC would normally be discouraged but careful choice of good quality products might be allowable on new build or rear extensions. Doors should be of timber, either vertically planked on vernacular, older buildings, resisting any temptation to use over-decorative hinges or door furniture, a single glazed light would provide interior illumination. Panelled doors would normally be of four or six sunk panels, with moulded surrounds or fielded and raised centres, typically two taller ones above a smaller pair, six panel types may have smaller pairs above and below the centre pair and the upper ones may be glazed; semi-circular or rectangular fanlights are an important asset and should be retained and repaired. Any new buildings should only include ornamental fanlights where there is architectural justification. Typical mass-produced doors with multiple panels and integrated 'Georgian' fanlights should be avoided. All woodwork should be painted and wood stains are unduly dark and unauthentic.
- **Porches and canopies** should reflect local traditions of simplicity and utility, with either flat, bracketed canopies or lean-to roofs on supports. Classical porches should strictly follow the canons of traditional design.



- **Guttering and down pipes** are important details; existing cast iron examples should be repaired where possible and metal products are preferable to plastic ones.
- **Shop fronts** require the highest standards of design and finish. Historic examples should be carefully repaired, using complimentary materials and detailing and new or replacement ones should either attempt to emulate historic examples (with the use of timber, display windows with thin mullions, side pilasters with pilasters, brackets or incised panels, glazed and panelled doors and fascias with moulded surrounds) or, in some cases, a simpler design solution may be considered, without all of the historic detailing, but care should be taken with materials, proportions, colours and signage. The National Park Authority has an approved '**Shop Front Guide**' which is available on-line.
- **Render** it is important to record and replicate and special details such as ashlar scribing and raised stucco bands. Replacement render should always be carried out in a suitable render mix. If the building is of traditional construction then lime render is the most appropriate mix.
- **Colours** are also an important part of the town's overall character. Render should normally be white, off-white or cream and painted timber should be white, off-white or the use of modern 'conservation' colours is acceptable; the use of black, other dark colours or dark stains on windows tend to deaden the effect of sub-divisions such as glazing bars; shop fronts should have more flexibility but the use of bright, discordant colours is discouraged and reflective, shiny surfaces should also be avoided; on shop fronts, sign writing is encouraged and lighting should be in the form of discrete strips or spots above or below the main fascia board. (See NPA's 'Shop Front Guide')
- **Subsidiary units** such as extensions should relate to the parent building in terms of details and materials and lean-tos or gabled roofs, of similar pitch to the main block are acceptable.
- **Boundaries** are particularly important and should be established or recreated in most circumstances, with rubble stone walling from a metre (possibly with iron rails) to two metres or above (for retaining walls). Copings should reflect local styles, with a flat slab finish or vertical slats (of similar size or 'cock and hen'). Brick or rendered walls may be appropriate as long as care is taken in textures and colours.
- **Landscaping** is desirable in most cases, particularly along or adjacent to boundaries and in front spaces. Stone setts, sandstone slabs, brick edging and gravel are all appropriate. Plants and trees should reflect local types and should avoid exotic coniferous species.
- **Highway design standards** are very important determinants of design excellence and sensitivity in historic areas. The Highway Authority is encouraged to continue to work with the NPA and Town Council to maximize the considered use of design standards, to be flexible where appropriate and to use the most appropriate materials and finishes where financial resources permit.

13.2 **Management proposals** aim to set out priorities for action that the local authorities, Town Council, Cadw, utility companies, landowners and individuals may consider. The proposals include recommendations for enhancement and policies for the avoidance of harmful change. Ideas may be constrained by the availability of financial and staff resources but partnership working will be beneficial. The National Park Authority (NPA) has existing planning powers to remedy such matters as the

poor condition of land and buildings, urgent works and repairs notices for listed buildings and unlisted buildings and structures. The Town and Country Planning (General Development Order) 1995 provides permitted development rights for minor building works, with some restrictions in conservation areas. By the use of an Article 4 Direction, permitted development rights may be further restricted. This may be seen as a last resort and the use of awareness raising and positive advice may be the preference.

- 13.3 **Appendix One** sets out a range of proposals in tabular form, with an indication of the lead body in most cases. They include the preservation of historic buildings; the improvement of negative sites and buildings; building maintenance and repair; the control of new development; the loss of architectural detail and minor alterations to historic buildings; public realm issues; the maintenance of the various 'gateways' to the town; the retention of historic floorscape; the protection of green spaces; and tree management and landscape enhancement. Minor and major amendments to the conservation area boundary are also included. From the range of broad ideas, it is hoped that specific improvement projects will be developed.

## 14 Contact Details

- 14.1 The consultant producing the document is John Wykes Conservation & Planning, [johnwykes@virginmedia.com](mailto:johnwykes@virginmedia.com); and the officer contact at the Brecon Beacons National Park Authority is Rosie Burton, Senior Heritage Officer, on 01874 620433 or [rosie.burton@breconbeacons.org](mailto:rosie.burton@breconbeacons.org).

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## 16 Glossary of Architectural Terms

**Adamesque** late C18 Classical style introduced by the Adam brothers and characterised by delicate ornament

**Architrave** part of a Classical *entablature* or the surrounds of a door or a window

**Art Nouveau** artistic & architectural style, 1890-1920, with ornament based on plant forms and curves

**Arts & Crafts/Queen Anne style** late C19 styles based on traditional British building details

**Ashlar** finest quality worked and carved stone

**Bailey** the space between the keep of a castle and its outer walls

**Baluster** small pillar or post

**Barge board** wooden board protecting ends of roof joists, usually following slope of roof

**Bonds (Brick), Flemish, English and stretcher** differing patterns of headers (short ends) and stretchers (long faces), with alternating ones in each course (Flemish); alternating courses of the two types (English) and all long bricks (stretcher)

**Brecon Hopper** a local window type with a side hung casement over a multi-paned sash or fixed window

**Burgage plot** a sub-division of a planned settlement or part thereof, usually drawn to a standard size

**Cambered arch** of very flat curvature

**Canted bay window** ground floor projecting window with splayed sides

**Casement window** a timber or metal window with side hinges

**Classical** related to Greek, Roman and Renaissance details

**Cock-and-hen coping** wall top formed by alternate long and short vertical stones

**Composite** a Classical Order, with combination of Ionic and Corinthian details

**Console ornamented bracket or corbel**



**Cornice** a part of a Classical *entablature*, usually the top

**Coping** wall capping designed to throw off water

**Coursed, laid to courses** stone or brick laid in regular layers, with joints lined up

**Cupola** small dome

**Dentil** a projecting square block under a Classical moulding

**Dormer window** a window placed in the inclined plane of a roof, usually in attic space

**Dressing** window, door or corner detail formed of better quality stone or brick

**Drip mould** projecting weather moulding above a door or window

**Entablature** Classical superstructure above columns or pilasters, comprised of architrave, frieze and cornice

**Fascia panel/board** top horizontal name board of a shop front

**Fielded panel** door or wall panel with a sunk panel with a raised, projecting centre

**Gentry house** larger, higher status house, usually of 'polite' architecture

**Glazing bar** wooden or metal division of a window, supporting individual glass panes

**Gothic Revival** late C18-early C20 use of medieval pointed-arch architecture and details

**Gothick** C18-early C19 style that uses medieval detailing playfully and incorrectly

**Hipped roof** angle created by two sloping sides of a roof

**Ionic** Classical Order with distinctive volutes or ram's horn capitals

**Lintel** beam placed over the top of a door or window

**Loading door** opening on a warehouse or industrial building where goods are taken in or passed out

**Marginal glazing** mid-late Victorian pattern of window or door bars where the outside panes nearest the frame are smaller than the central ones

**Modillion** projecting console bracket under a moulding

**Motte** a defensive earthen mound

**Mullion** vertical division of a window

**Newel post** principal post at the angles and foot of a stair

**Oriel window** projecting upper floor window

**Ovolo** quarter-round or convex Classical moulding

**Pediment** triangular gable, from classical architecture

**Pent roof** lean-to roof

**Pilaster** shallow rectangular column attached to a wall

**Polyfocal** with two or more centres or focal points

**Quoin** larger corner stone or brick, often raised or decorated

**Radial glazing bar** division of a round-headed window sprung from a common centre

**Ramping** curved slope connecting two different levels

**Random rubble** irregular, uncoursed stonework

**Reveal** the visible thickness of the wall into which a door or window is placed

**Rock-faced** stone carefully faceted, with a textured surface

**Roughcast** textured render

**Sash window** wooden, vertically hung window, with two opening lights, one above the other

**Sedimentary rocks** produced by successive deposits of granular material and silts in ancient seas and rivers

**Segmental arch** part of a semicircular curve

**Snecked** small stones in squared rubble

**Stucco** calcareous cement or plasterwork

**Transom (e)** horizontal glazing bar

**Tudor Revival** C19-early C20 reuse of C16 details, characterised by gables, mullioned windows and debased classical elements

**Venetian window** arched central window flanked by narrower flat topped windows

**Vernacular** local building styles, not influenced by national fashions

## Appendices, Maps and Drawings

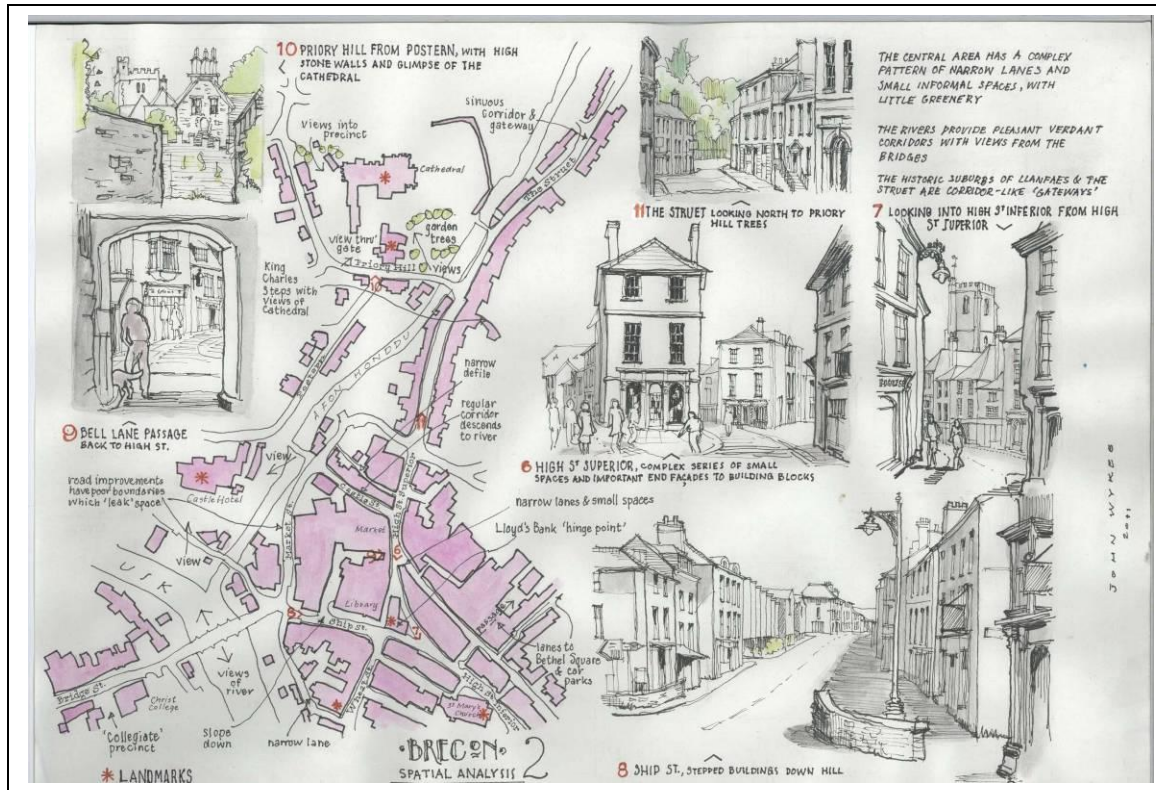
### APPENDIX ONE, MANAGEMENT PROPOSALS

PROPOSAL	COMMENTS/LEAD BODY
<b>1. Preservation of historic buildings</b> <ul style="list-style-type: none"> <li><i>NPA will review list of locally important buildings &amp; consider if any should be forwarded to Cadw for scheduling</i></li> <li><i>Conservation area consent for demolition of a locally important building will only be granted if demolition is justified against the criteria specified in PPG 15, paras. 3.16-3.19</i></li> </ul>	<p>The list in para. 8.3 should be used as a basis for consideration and any other suggestions raised in the consultation exercise should included <i>(NPA/Cadw, Local History Society)</i></p>
<b>2. Negative sites and buildings</b> <ul style="list-style-type: none"> <li><i>The NPA will seek to enhance sites and buildings that are perceived to have a negative effect on the conservation area</i></li> </ul>	
<b>3. Building maintenance and repair</b> <ul style="list-style-type: none"> <li><i>The NPA will seek to monitor the condition of all historic buildings in the conservation area and will take appropriate action to secure their future</i></li> <li><i>The Authority will operate a programme of discretionary grant aid to assist with the repair of historic buildings that appear on the Buildings at Risk Register</i></li> <li><i>Support will be given to suitable area regeneration and enhancement schemes where these are judged to have beneficial effects on the visual and economic aspects of the town centre</i></li> <li><i>The sensitive and appropriate re-use of upper floors to town centre buildings will be encouraged</i></li> </ul>	
<b>4. Control of new development</b> <ul style="list-style-type: none"> <li><i>Development proposals will be assessed on their effect on the conservation area's character and appearance as identified in the Conservation Area Appraisal, together with any other relevant planning policies</i></li> </ul>	<p><i>NPA, Highway Authority</i></p>

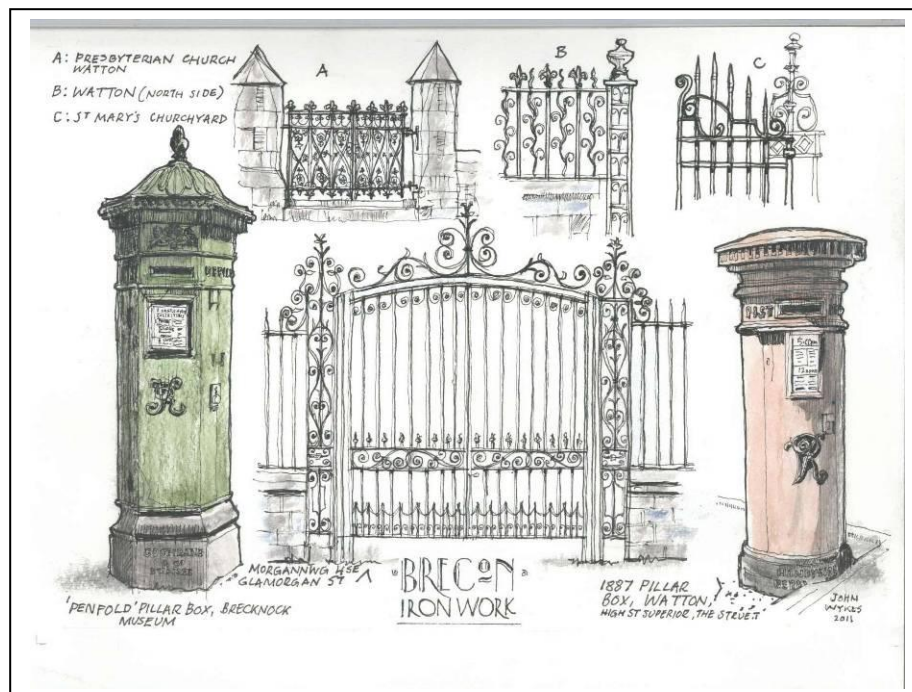


<ul style="list-style-type: none"> <li><i>The NPA will require a Design and Access Statement in the validation of all planning applications in the conservation area</i></li> </ul>	
<p><b>5. Loss of architectural detail and minor alterations to historic buildings</b></p> <ul style="list-style-type: none"> <li><i>The NPA will encourage restoration of authentic architectural features where there is sound evidence of original detailing</i></li> <li><i>The NPA will prepare advisory guidance that would assist the retention and enhancement of the conservation area's historic character and appearance and also raise awareness of the importance of good and sympathetic design</i></li> </ul>	<p>Para. 13.1 and drawings from this report could form the basis of guidance <i>(NPA)</i></p> <p>Possible use of a 'design champion' to promote good practice etc. <i>(NPA, Town Council?)</i></p>
<p><b>6. Public realm issues</b></p> <ul style="list-style-type: none"> <li><i>The NPA will seek to negotiate the undergrounding or rationalization of poles and wires within the conservation area and will encourage boundary and surfacing enhancements where identified</i></li> <li><i>Improvements and additions to pedestrianised areas and traffic calming will be considered</i></li> </ul>	<i>NPA, Highway Authority</i>
<p><b>7. Gateways to the conservation area</b></p> <ul style="list-style-type: none"> <li><i>Improvements to the Watton &amp; The Struet entry points are seen as a priority either through the development process or partnership schemes</i></li> </ul>	<i>NPA</i>
<p><b>8. Historic floorscape</b></p> <ul style="list-style-type: none"> <li><i>Historic paving, kerbs and associated gratings and gulleys should be protected and repaired, if necessary, using traditional techniques and materials</i></li> <li><i>Opportunities should be taken to restore or introduce new areas of paving using materials that are sympathetic to historic examples</i></li> </ul>	
<p><b>9. Green spaces</b></p> <ul style="list-style-type: none"> <li><i>Important green spaces will be</i></li> </ul>	









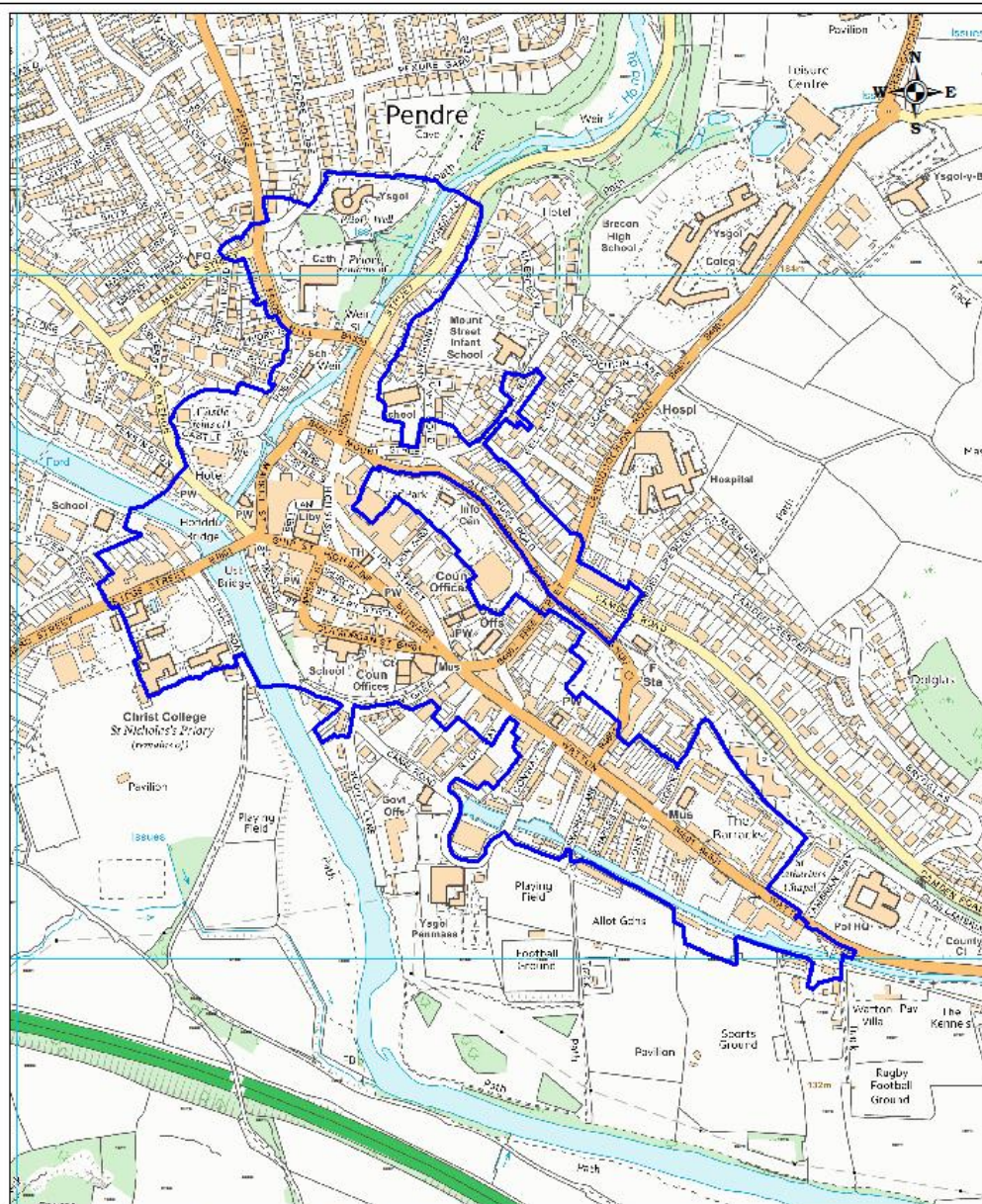


## Present Conservation Area Boundary





## Proposed Conservation Area Boundary



© Brecon Beacons National Park Authority  
Plas y Ffynnon, Cambrian Way  
Brecon, Powys, LD3 7HP

© Awdurdod Parc Cenedlaethol Bannau Brycheiniog  
Plas y Ffynnon, Ffordd Cambrian  
Aberhonddu, Powys, LD3 7HP

Scale: - 1:1250

Date: - 17/04/2012

Centre: - 304675.42, 228481.75

Zoom: - 233.495 (m)

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Arolwg Ordnans 100019322 2012.

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drydydd barti mewn unrhyw ffurf.



