

Brecon Beacons National Park Authority

Talgarth Conservation Area Appraisal



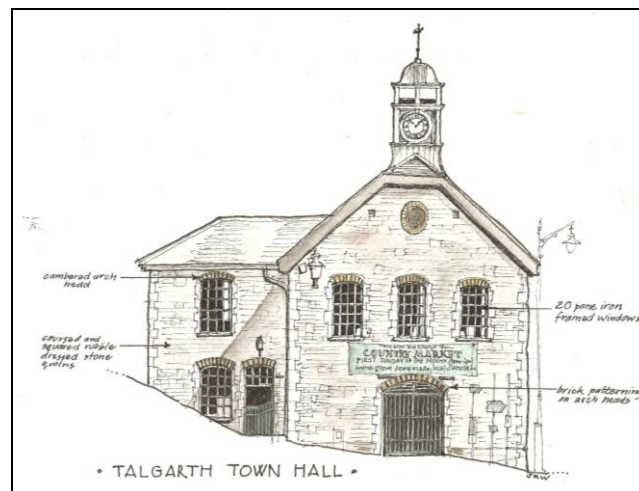
Draft Report
May 2016

TALGARTH CONSERVATION AREA APPRAISAL

TALGARTH CONSERVATION AREA DRAFT APPRAISAL

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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 older core of Talgarth is one of four designated conservation areas in the National Park.
- 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 Talgarth Appraisal also includes a review of the existing conservation area boundary; an investigation of the need for any special controls additional to existing planning powers; the definition of a scheme of enhancement 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'. The draft report will be subject of intensive and extensive consultation with interest groups, specialist organizations and local residents.



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2. The Planning Policy Context

2.1 There are several relevant planning documents that relate to Talgarth and its built environment:

- Wales Spatial Plan 2008 Update, Talgarth is identified as a Key Settlement within a geographical cluster, including Brecon 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;

Since the last appraisal the Brecon Beacons National Park Authority has adopted the Local Development Framework in December 2013. The policies that relate to conservation areas and local list building are Policy 19 and Policy 18.

Policy 19

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 it will preserve or enhance the character or appearance of the area and where the design, all building materials, proportions and detailing are appropriate to the Conservation Area. The demolition or substantial demolition of any unlisted building or structure within a Conservation Area that is subject to Conservation Area consent will only be permitted where there is the strongest justification. Where such a building is to be replaced, a contract of redevelopment will be required to be finalised and entered into prior to the granting of conservation area consent.

Policy 18

Protection of Buildings of Local Importance: Development affecting buildings which make an important contribution to the character and interest of the local area as set out on the local list will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.

The former mid Wales hospital site has been allocated as a mixed development site for residential and employment uses within the Approved Brecon Beacons National Park Local Development Framework (December 2013).

There is a Talgarth and District Local Action Plan for the town, produced by the Talgarth and District Regeneration Group: an active consortium of local authority, business and voluntary interests, with the help of the local community. Amongst other priorities, the Action Plan highlighted the need to refurbish and use empty shops; improve the appearance of the town; provide comprehensive planning advice; and develop specific plans for key “gateway” sites.

Since the previous conservation area review a local list has been approved for the community of Talgarth this is set out in Table 1 (Pg 66)

Some head way has been made but there is still considerable amount left to achieve.

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The Talgarth Development Brief, December 2008, has been superseded by the Local Development Framework and the owner of the former Mid Wales Hospital site working up new proposals.

Talgarth Town Council has asked the Brecon Beacons National Park Authority to consult on the introduction of Article 4(2) Directions within the conservation area boundary. The proposed buildings that might be covered and what permitted development rights might be removed and why is set out in table 2 on page 67.

3. Location and Context

3.1 Talgarth is situated in Powys, about 10 miles (15 kms) ENE of Brecon and 8 miles (12kms) SSW of Hay-On-Wye, which is sited on the Welsh-English border. It has a number of small settlements to the west of the town centre, Trefecca to the SW; Bronllys to the NW; and Three Cocks/Aberllynfi to the north. The town is a route centre, with the A479 Crickhowell road to the south; the A470 Brecon road to the north; and the A4078 and B4560 running NE-SW through part of the settlement. Recently, the town has been bypassed to the north, on part of the A479, which links to the A470 and also provides Bronllys with a southern bypass.

3.2 The town lies within the Brecon Beacons National Park on the NW facing slopes of the Black Mountains, which rise dramatically to over 800m, with the distinctively shaped summit of Mynydd Troed being a particular landmark to the SE of the town. The central peaks of the Brecon Beacons lie to the SW of the town and Talgarth is sited on a natural route on lower ground between the two upland areas. The proximity of wild, upland scenery and more pastoral, gentler riverside areas along the broad corridor of the Wye places the town in a marked landscape transitional zone, characterised by low, rounded hills, incised watercourses and woodland. These are assets to local residents and visitors and the town is a good centre for exploration, walking and riding.

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Mynydd Troed

3.3 The former Mid Wales Hospital lies about 500m to the SE of the town centre, a purpose-built complex set in parkland and agricultural land. It is now partially a business park and partly derelict and awaiting suitable new uses.

3.4 The town had a definite peak period of prosperity in the C19 and the loss of local employment, such as jobs at the Hospital, and other social and economic factors have produced signs of physical decline, seen in underused or unused buildings, and the loss of businesses and shops. There have been substantial efforts in the last twenty years to reduce this process of erosion, with the creation of a Regeneration Strategy, a Town Scheme and substantial public sector investment in infrastructure.

3.5 There has been some progress with more shops open but the commercial and economic aspect of the Town is still showing some weakness where shops that becomes empty take some time to re-tenant.

4. General Character and Plan Form

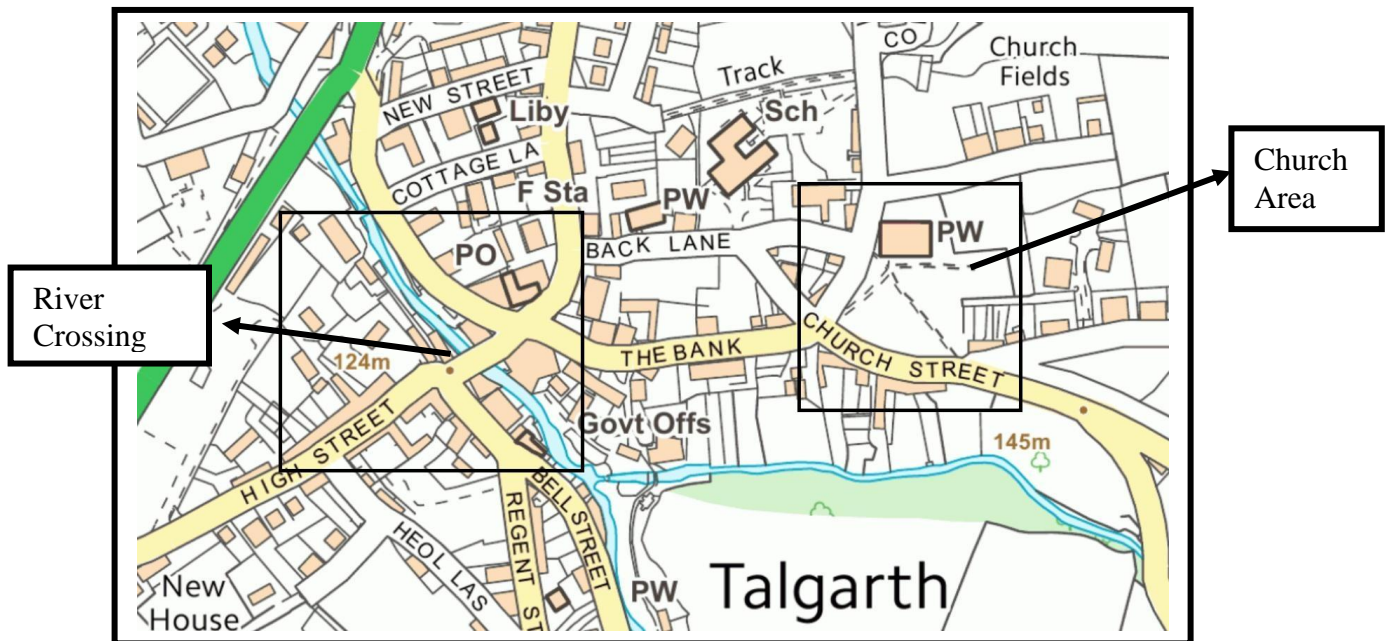
4.1 Talgarth is a compact, small town set within attractive countryside, related to the course of a river and a ridge and higher ground to the east of the town centre. The parish church tower is both a historic and visual landmark and Tower House forms another focal point, marking both the historic river crossing point and the proximity of a central *place* in The Square. The historic core is fairly homogenous in terms of building age, types and layouts but there is a sense of an upper town around the

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parish church and a lower town formed by a series of radial routes feeding into The Square, accompanied by the course of the Ennig.

The general architectural character seems, on first acquaintance, to be mid and late C19, with public buildings, commercial premises and terraced and detached houses all displaying typical details such as Classical and Gothic Revival styles, wooden shop fronts and a terraced housing vocabulary that reflects that of the industrial valleys to the south. There is, however, a very strong pre-industrial character throughout the town, most markedly around the church, with a pattern of semi-rural lanes, stone walls, farm buildings and mature trees. The routes to the south of the centre also exhibit a looser, more sporadic pattern of development, with occasional larger farm houses interspersed with later terraces. Even in the central area, there are older buildings, including medieval and C17 houses in High Street and larger C18 and early C19 gentry houses.

4.2 The **town plan** is nucleated, possibly related to the medieval street pattern, with radial routes in Bronllys Road, Hay Road, The Bank and Church Street, High Street and Penbont Road, with an extension along Bell Street, all running to the medieval bridging point. Regent Street also runs into Bell Street from the south but is now a cul-de-sac. The central river crossing point and The Square are an obvious focal point for later development but the second crossing point on Bronllys Road by The Elms. The bridge here was replaced in 1984 but was originally of similar construction to the central, now listed, bridge. High Street seems to have been an important thoroughfare for a considerable period, judging by the survival of several late and post-medieval houses. There are a number of minor lanes between the radials, such as Heol Las and two routes, New Street and Cottage Lane, either side of the Great House Barn, from Bronllys Road to Hay Road and the old lane that runs from Church Fields down to Hay Road (formerly leading to Tower Farm and known as Tower Lane).



Plan form: Byfocal around the Church and river crossing

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4.3 The plan may further be described as byfocal, with another focus around the parish church. Two parallel lanes, Back Lane and The Bank, run up the ridge from The Square, the first directly to the church, via a narrower Mount Pleasant, and the latter to Church Street. There is a small tangential link between the two lanes by Church Villa and the road pattern creates a triangular block of development around the property. This triangular piece of land has been suggested to be where the market was held. Church Street narrows to become School Street and Tower Lane forms a third parallel route down the ridge, to Hay Road. It is possible that this area is an ancient layout, related to the church and may predate the medieval crossing point.



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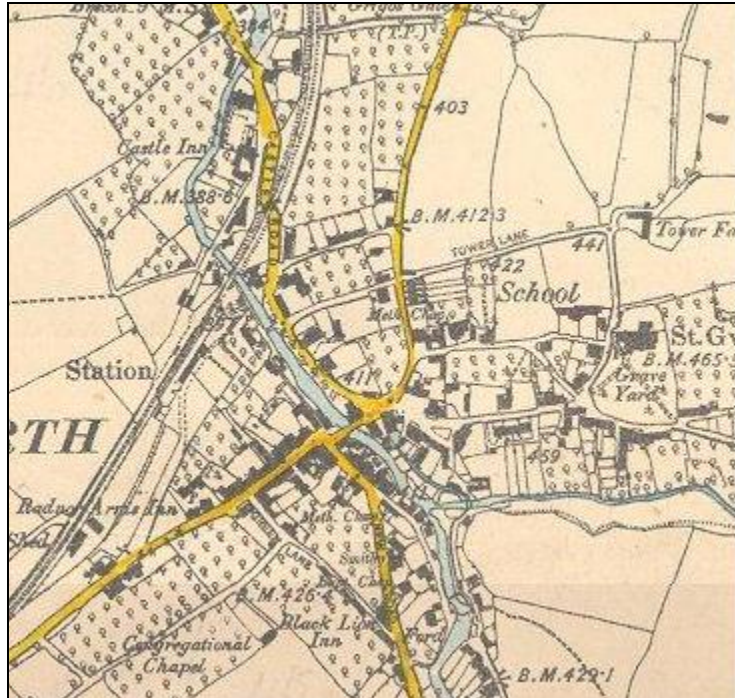


The two focal points: The Square and the area around the Parish Church

4.4 Plot shapes and sizes are varied and there is little evidence of deliberate planning, apart from a run of similar plots on the north side of High Street and regular divisions created by later C19 terraces.

4.5 Evidence from **historical** maps is of great importance. The 1841 Tithe Map shows a basic street pattern similar to the present one, with development along Bronllys Road, High Street, The Square, Regent Street, Heol Las and Penbont Road and up The Bank and Back Lane. Development on Hay Road is limited to the southern end only. Three Nonconformist chapels are shown and there is a horse drawn tramway to the west of the town, along the line of the later railway and bypass (this is a portion of the Hay Tramroad, built from 1811-16). The plan develops slowly and incrementally in the C19 and early C20, with the railway forming a major linear element on the western side of the settlement and the radial routes being infilled by terraced housing and extended, notably along Hay Road and Regent Street. An 1887 Ordnance Survey map shows the railway, the school, development on the north side of The Square and two new lanes between Bronllys and Hay Roads. In the C20, a substantial area of modern housing west of the northern part of Bronllys Road, by the New Inn, and linear development along Hay Road are apparent.

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Talgarth in 1887

5. Landscape Setting

5.1 A number of deeply incised valleys, with areas of woodland, run towards the broad valley of the River Wye, which lies about 2 miles (4 kms) to the north of Talgarth. There is a strong contrast between the upland massif and the broad, sinuous course of the river and Talgarth is sited in a transitional area of lower slopes, at a height of about 90-180m above Ordnance Datum, facing NW to the Afon Dulas and Afon Llynfi, which meet with the River Ennig by Bronllys Castle. These rivers decant into the Wye near Three Cocks/Aberllynfi. The solid geology of the area consists of Devonian Old Red Sandstones of the St Maughans Formation, which also include mudstones and siltstones. Soils include deep, permeable silts overlying river alluvium in the broad river valleys to the north of the town and loamy reddish soils over rock to the east and south of the settlement. The wider lowland landscape is of high quality, with features like Llangorse Lake to the SW and a complex pattern of rounded hills rising to over 400m either side of the Wye.

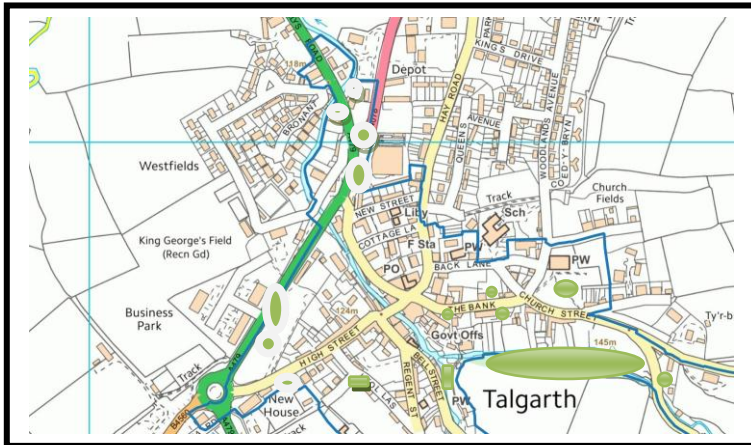
5.2 Talgarth's eastern and southern edges are particularly attractive, with a series of rounded spurs rising from about 150m in the town to over 350m at Mynydd Bychan. There is a particularly attractive wooded hill to the east of the town, Park Wood, and the eastern approach lanes are characterised by deep defiles through woodland or lower routes across watercourses, with views of lush meadows and former orchards. The wooded valleys between the spurs contain small watercourses; a waterfall at Pwll-y-Wrach; and scattered traditional farms. Linear development on Penbont Road, Regent Street and Hospital Road runs into deep-set lanes, bounded by hedge banks, flanked by the course of the Ennig, with distant views of the central peaks of the Black Mountains. The river is attractively set amongst trees and steep banks,

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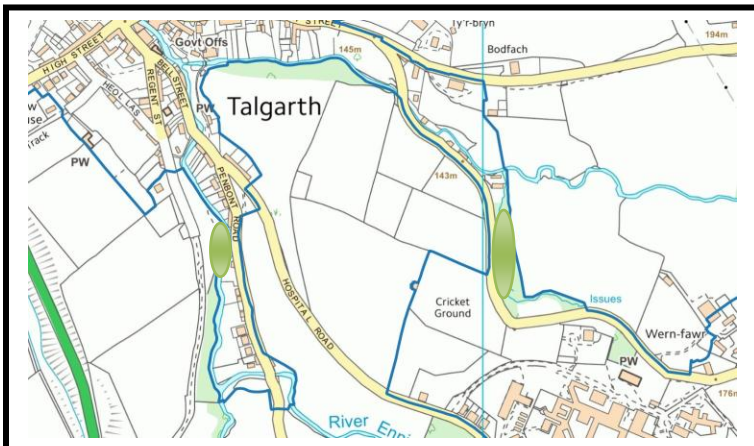
with cascades and other features associated with the former mill. There is a small tributary, the Ellywee, flowing from the NE.

5.3 The immediate setting of the town is also an asset, with a pronounced north-south ridge rising to over 150m, marked by the tower of the parish church and a lower, relatively level area either side of the River Ennig, which is flanked by areas of green space and parallel terraces of development. The approach from the north, into Bronllys Road, reveals a watercourse with grassed banks and stone retaining walls, a number of trees.

5.4 **Trees** are an important element of the landscape character and quality of the town, with particularly important specimens or groups by the former railway station, along the banks of the Ennig on Bronllys Road (a silver birch is particularly prominent), to the rear of Great House Farm, on the upper slopes of Back Lane, in front of the new school buildings, and The Bank. The latter and Church Street has an attractively wooded southern edge. The parish churchyard has groups of yews, on its eastern and southern boundaries. On parts of Penbont Road, notably where the river runs close to the road, tree groups act as a foil to groups of cottages. A thicker belt of woodland is seen on the western side of the road, where the river performs a sharp bend. The maps below layout where the significant trees and groups of trees are found. There is a Tree Preservation Order that's covers the former Mid Wales Hospital site.



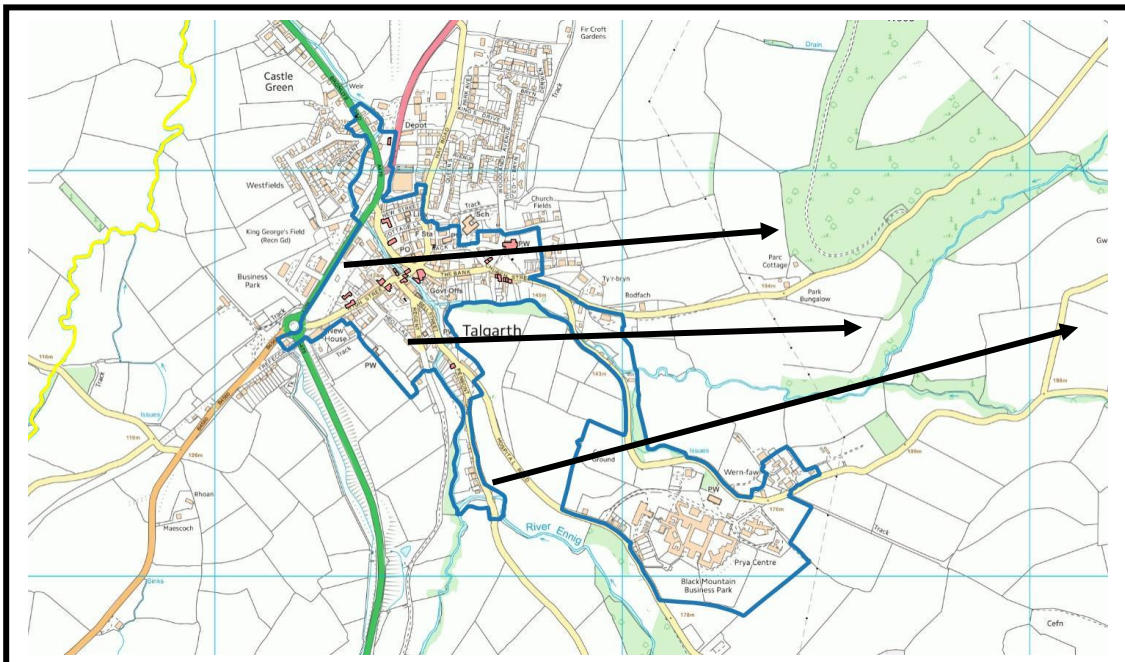
Significant trees & groupings of trees



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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.

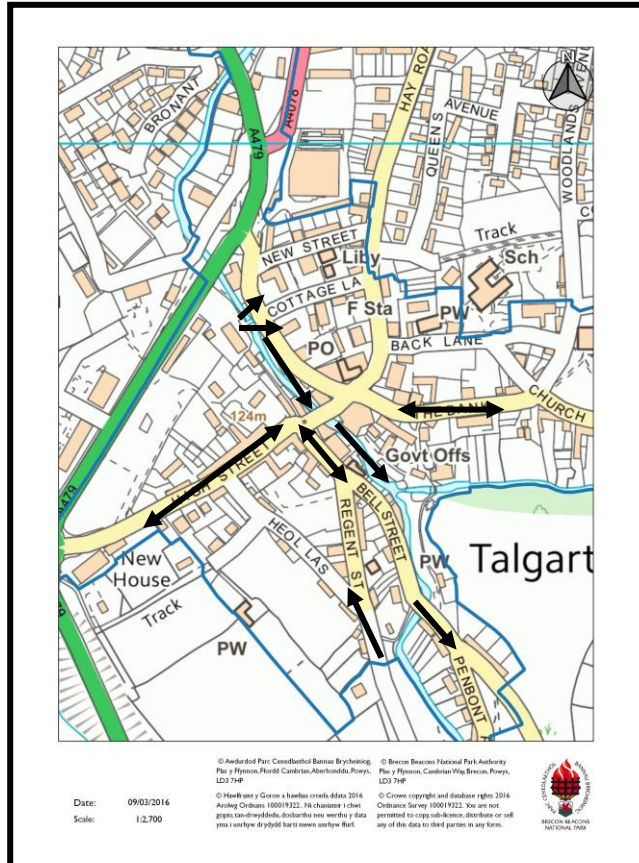
- From the northern end of Bronllys Road towards The Tower House and the bridge;
- From the west bank of the Ennig looking east towards Great House Farm and the Great House Barn;
- From the bridge looking north along the Ennig;
- Across The Square, in several directions, particularly from the NW towards the Town Hall, west past Tower House into High Street;
- East and west along the length of High Street;
- From the main car park, north of High Street, across to the parish church tower, its surrounding ridge and the higher wooded slopes of Park Wood and the western escarpments of the Black Mountains behind;
- From the Bethania URC over the town to Park Wood;
- Up Back Lane towards the parish church tower;
- Down The Bank towards the rear of the Town Hall and over The Square;
- From the churchyard south towards the good group of early C19 houses on Church Street;
- Along the length of School Street south towards Church Street and *vice-versa*, with contained views of the church tower, stone boundary walls and C19 cottages;
- From Church Street SE towards Mynydd Troed and directly south over the river where there is an attractive meadow;
- Up Bell Street to the distinctive landmark of The Strand;
- Both directions along Regent Street;
- A sequence of views along Penbont Road, with rural view and mountains to the south and, in the immediate foreground, varying groupings of cottages, walls and trees.



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View from Bethania URC towards Park Wood



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6. Historic Development and Archaeology

- 6.1 Talgarth has a rich history, both in its wider archaeological landscape and in its associations and physical remains within the settlement itself. The NW part of the Black Mountains has a number of prehistoric earthworks and stone structures, notably cairns (the Penyrwlodd long cairn at Trefecca being a particularly good example of the 'Severn Cotswold' type), long barrows, enclosures and small hill forts, exemplified by an obvious concentration around Three Cocks/Aberllynfi (long cairns at Little Lodge and Pipton and a round cairn beside the river) and on the higher ground to the south and SE of the town, with a roughly rectangular bivallate fort at Pendre.
- 6.2 A major Roman road ran from Abergavenny to Brecon Gaer, approximating to the line of the modern A40, with a fort at Pen-y-Gaer, near Tretower. The routeways around the high massifs of the Black Mountains and the central Beacons and the accessible river valleys meant that the area remained an important gateway to central Wales into the post-Roman and medieval period. Bronllys has the substantial remains of a cylindrical stone keep and there are earthwork mottes at Trefecca (two sites), Aberllynfi, Pipton and Tredustan, all defending crossing points of the Llynfi. Castell Dinas, at Pungenffordd, is another important C12 castle, the highest site in Wales or England, with Iron Age antecedents.
- 6.3 Talgarth and its immediate surrounds seem to have had a particular significance in the post-Roman 'Dark Age' period. The area is locally believed to be the site of the royal residence of Brychan, King of Brycheiniog, in the C5. One of his daughters, Gwendoline, is, according to tradition, buried at the later church site. The churchyard may represent a monastic 'clas' or enclosure. The church seems to be mainly of the C13 and C14 and is a substantial building. It was granted to Brecon Priory by a local land owner at the end of the C11. Talgarth was the administrative capital of the Norman sub-lordship or '*cantref*' of the same name. It grew into a small town with 73 burgages in 1309 and received a borough charter in the early C14. The Tower House, significantly sited by the river crossing, is a slightly enigmatic three storey medieval structure, only one of two examples of the building type in the area. The adjacent bridge is possibly late medieval in date. The Old Radnor Arms, in High Street, is a late medieval hall house, originally timber framed. Great Pothamel, to the NNE of the town, is an important late medieval house with a timber framed C17 barn.
- 6.4 There are also several post-medieval buildings, notably Great House Farm and the Great House Barn (C17 and C18). The Bell Hotel has significant C16 details, The Elms, on Bronllys Road, is of similar date (but may have earlier elements) and the Post Office, in High Street, has a C17 core. The C18 and early C19 are represented by a number of larger gentry and farm houses, such as Ashburnham House in High Street. The town was the focus for the Welsh Methodist Revival Movement in 1735, led by a local man, Howell Harris, who founded a Methodist community called 'The Family' at Trefecca.
- 6.5 There were extensive open fields around Talgarth and Bronllys but, in Talgarth, most of the evidence for an open field system has been lost to C18 enclosure and recent development to the north of the town centre. The majority of the buildings in the town are mid and late C19, reflecting its substantial growth in the Victorian period. Upper

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Enig House, on Bell Street, is an example of a mid-C19 village house and there are groups of terraced houses around the southern edge of the churchyard, on The Bank, along High Street, Bell Street and the southern radial routes. Talgarth benefited considerably from the arrival of the Hay Tramway (the line of which can still be seen behind The Elms on Bronllys Road) in the early C19 and, later, the Hay, Hereford and Brecon Railway in the 1862, which helped to consolidate its function as a market town for the surrounding area. The Baptist Church has a date of 1837; the Town Hall dates from 1877 and the large Bethlehem Presbyterian Church dates from 1850. There was a water mill, initially used for woollen weaving and later for corn grinding, a school and school house (1845), a Police Station and a Magistrates Court. An important development at the end of the century was the building of the Mid Wales Hospital, to the SE of the town, in 1900. The railway closed in the 1960s, as part of the Beeching Review, but the station buildings remain in part and much of the trackbed was reused as a road in 1974 and as part of the Talgarth relief road scheme, in the early C21. There were 55 shops in the town early in the C20 but economic decline has resulted in the loss of many businesses. The town, however, has a range of modern amenities and community uses, such as a hall, modern school, fire station, library, community centre (using the old primary school building), TIRC, shops (mainly in High Street and the northern side of The Square), public houses and hotels and the Great House Barn, now converted to business uses.



The Town Mill

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- 6.6 In terms of **archaeology**, there has been little systematic research or physical investigation but the church and churchyard are the subject of a detailed survey by the Clwyd-Powys Archaeological Trust, as part of its Brecknockshire Churches Survey and the Trust has also included the area in its Historic Landscape Characterisation, where Talgarth is part of the Middle Wye Historic Landscape. This report is a useful summary of known landscape and settlement history. Additional research can be found in the Brycheiniog Journal Volume 32 - 2000 "Excavations in Medieval Talgarth, Powys" written up by Neil Ludlow.
- 6.7 There is an active Talgarth and District Historical Society, which has been collecting material on C19 and C20 elements. This is valuable and may help to build up a comprehensive picture of social history and buildings and artifacts. There is undoubted potential to expand and enrich this information by considering other, relatively unknown topics, notably the early medieval history of the settlement around the church; the town plan and details of known medieval plots and land ownerships; and the details of individual houses. The latter may be achieved through measured survey and recording. There is information in previous publications, such as *'Houses of the Welsh Countryside'* and *'Houses of Breconshire'* (see Bibliography at end of the report) and there may be other information in the County Records Office and, possibly, the County Museum. The lists of buildings of architectural or historic interest, produced by Cadw in 1993, are also useful in that the descriptions are fairly comprehensive and include information on plan forms and internal details.
- 6.8 There may be opportunities for limited investigation and site observation as part of the planning process, in obviously sensitive sites within the conservation area. There are undoubtedly interesting remains of industrial and commercial activities in the form of sheds and other outbuildings and the Tram Road is another topic deserving detailed study.



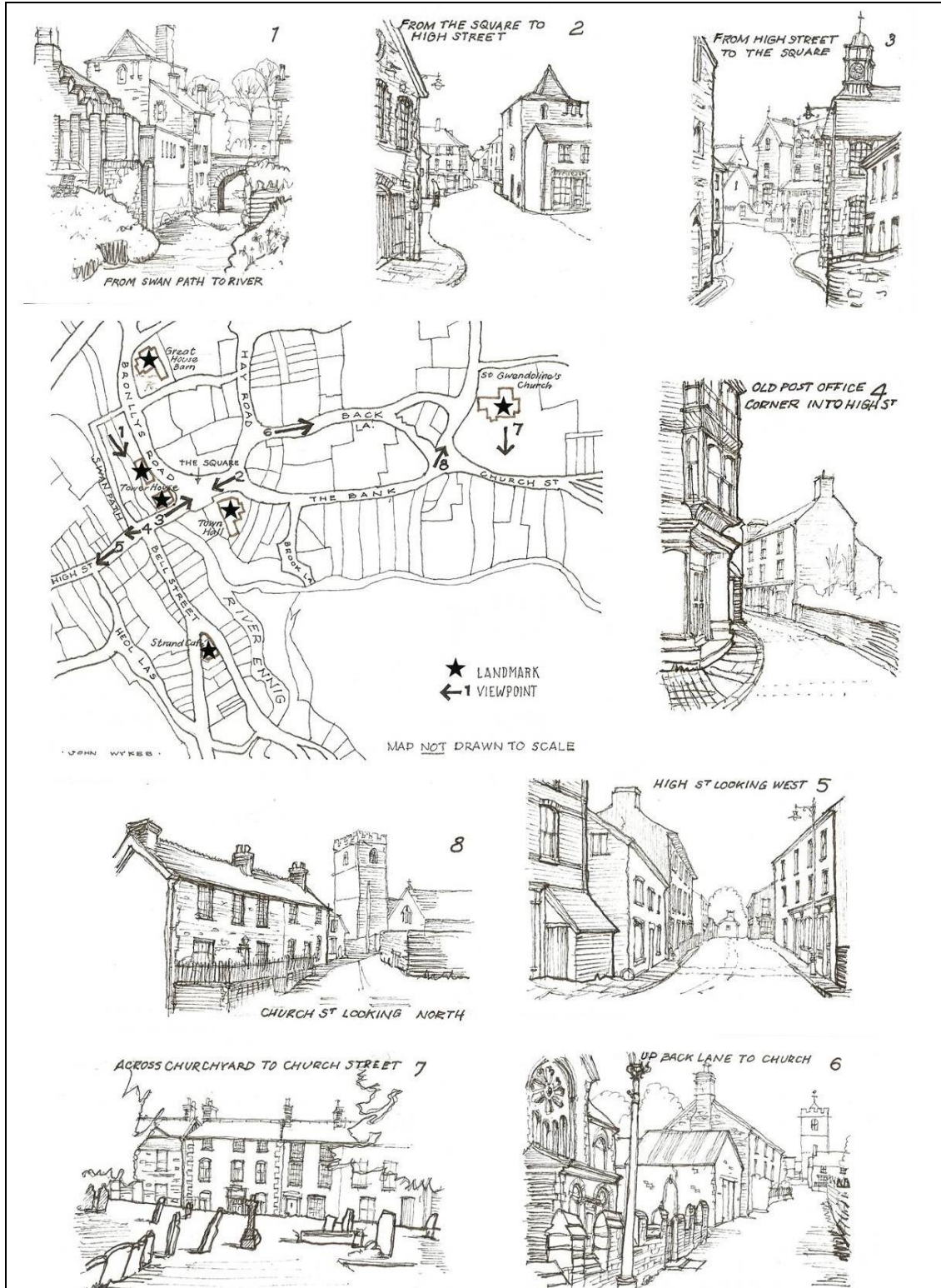
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The Square in the early C20 (courtesy of Talgarth & District Historical Society)

7. Spatial Analysis

- 7.1 Each conservation area differs in its relationships between buildings, public space, gardens and open countryside. Perceptions of the conservation area 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 the following elements one can describe the appearance and special character of the conservation area:
- 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 Talgarth has obvious assets in its composite plan, a number of attractive historic buildings, the presence of a watercourse and changes in topography. Spatial character will be expressed by attempting to describe the sequence of spaces and events in a walk through the town, using one route from north to south but referring to small diversions and views in other directions where appropriate. This may give the flavour and colour of the town, going beyond limited descriptions of architecture. There will also be a summary of the **types** of space discussed, in order to provide a more rigorous framework for future design and planning considerations.

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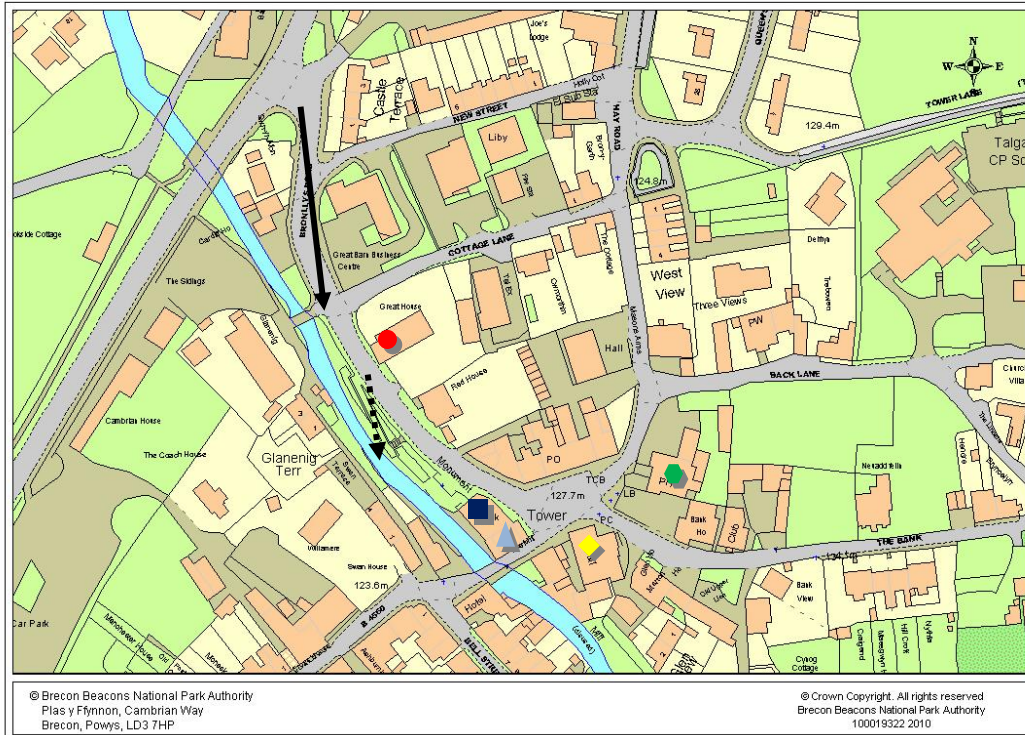
Townscape sequences and views

7.4 A section across the conservation area: any direction and route would be equally instructive but a route from the north, the relief road entry into Bronllys Road to The Square, along High Street, into Heol Las and thence back to High Street, up Bell

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Street to Regent Street and then along part of Penbont Road, back to The Square and then up the slopes of Back Lane to the parish church and, finally, back down The Bank to The Square has been chosen. This may relate to the experience of many visitors to the town who might arrive from the Bypass.

- The A479 relief road has a mixed character, with wide carriageways, gradual curves and groups of buildings on the western side by the Castle Inn which related to the tram road and large open areas to the east, along the line of the former railway. The former station buildings and old buildings by the Castle Inn are very visible, elevated above the road, and a group of Scots Pines at the northern end provide a further landmark. The trees that line the eastern side of the road after the former station buildings are prominent and will, as they mature, develop into a strong feature. The building at the far end of the relief road, now the rugby club but formerly a grain store related to the Tramway and later the railway, makes a strong feature.
- The entry into **Bronllys Road** provides a view of the river, the town centre (marked by the bulk of Tower House and the profile of the attached former Natwest Bank) and the parish church tower elevated on a small but pronounced ridge. There is a corridor is defined by C19 houses on either side of the entry point and the curving road brings into view the mass of the Great House Barn, made more prominent by its colour and detailing. Great House projects with its high gable end on to the road. Opposite is a good view of the green spaces by the river, with a paved public area by the War Memorial, backed by terraces of rendered and stone houses on the far bank.

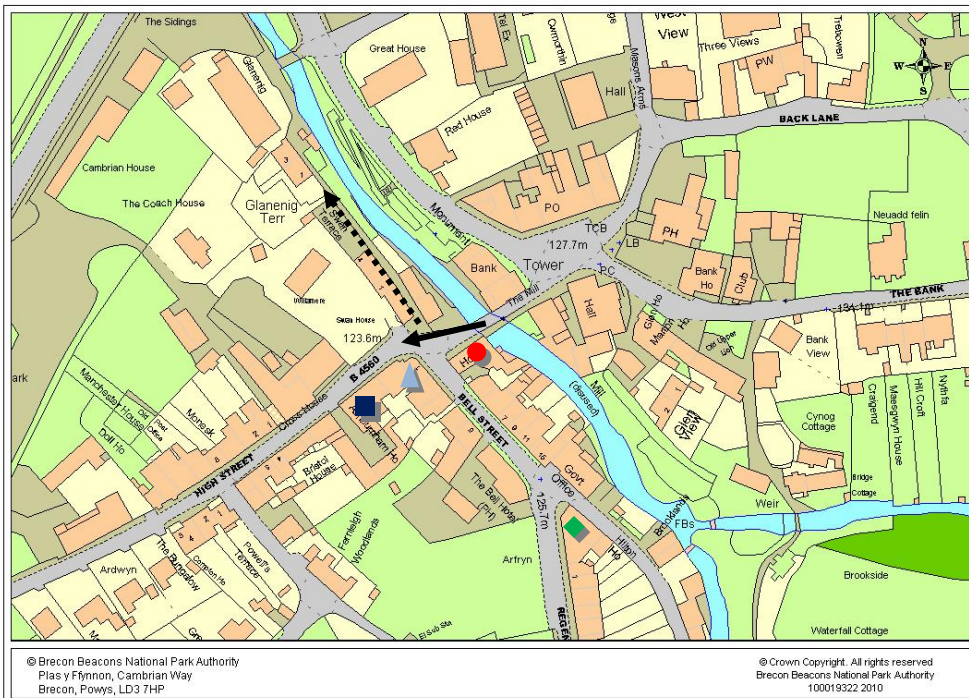







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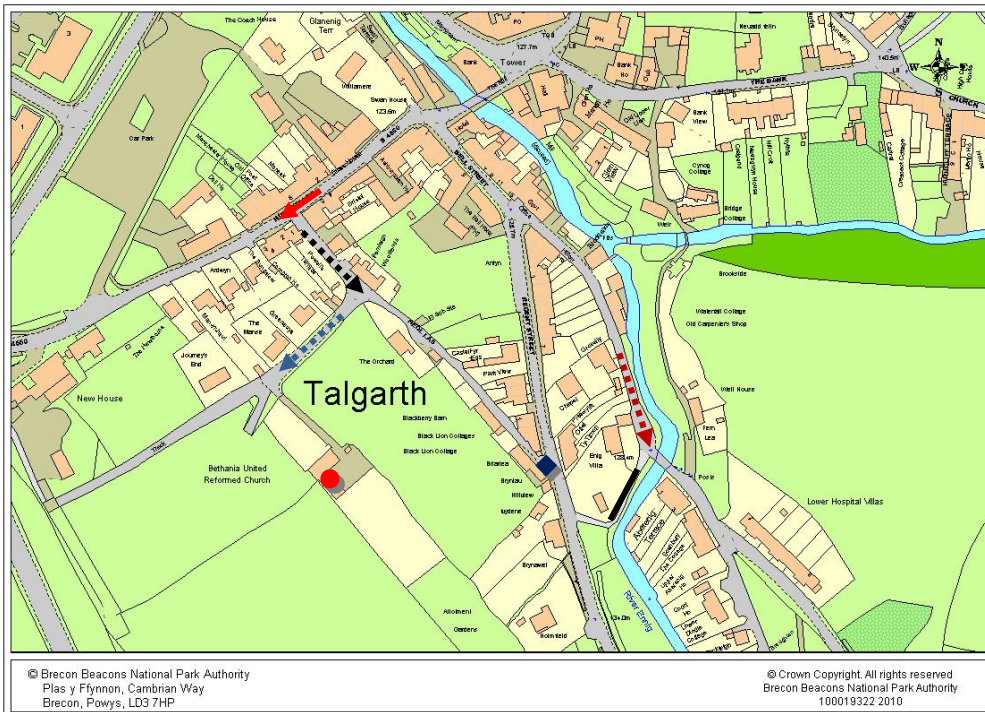
- Bronllys Road curves and widens out into a funnel-shaped space, **The Square**. To the left, shop fronts curve in a continuous row to form the north side of the space and to the right the former Natwest Bank steps up in several units (including an older part with crow-stepped gables and tall chimneys) to the higher bulk of Tower House. Terminating the view across The Square is the front elevation of the Town Hall, topped by its bell turret. The eastern side of the space is defined by stone boundary walls, fronted by a post box and K6-type telephone box and the impressive mass of the Tower Hotel, set on a steep slope above the road line (see above map)
- Turning to the right (west), the bridge gives another good river view back to the north, with Bridge House and Glanant forming an attractive group hard on the water's edge. **Swan Path** is a narrow pedestrian lane between Bridge House and the river, creating a route towards a footbridge back over Bronllys Road. **High Street** has a particularly attractive entry, marked by the Bridge End Inn to the south, a view south down **Bell Street** (with a strong perspective created by continuous building frontages), enlivened by a restored painted sign on the flank wall of the Inn. There are several well detailed shop fronts, both Bell Street and the High Street. The best quality shop fronts are found at 5 Bell Street and 1 Bell Street. In the distance is a real landmark in the lively architectural presence of The Strand, with its rounded corner and rich detailing.
- Back to High Street, there is a sudden narrowing created by the stepping forward of the building line on the northern side. Ashburnham House's size and detailing, seen in sharp perspective because of the narrowness of the street, are complemented by several excellent frontages with good shop fronts across the street and adjacent, on the south side. The best being found at Phoenix House, Cross House, 1 Bell Street and Bruton House.



-  View down Swan Path
-  Entry into High Street
-  Bridge End Inn
-  Old Post Office
-  Ashburnham House
-  The Strand

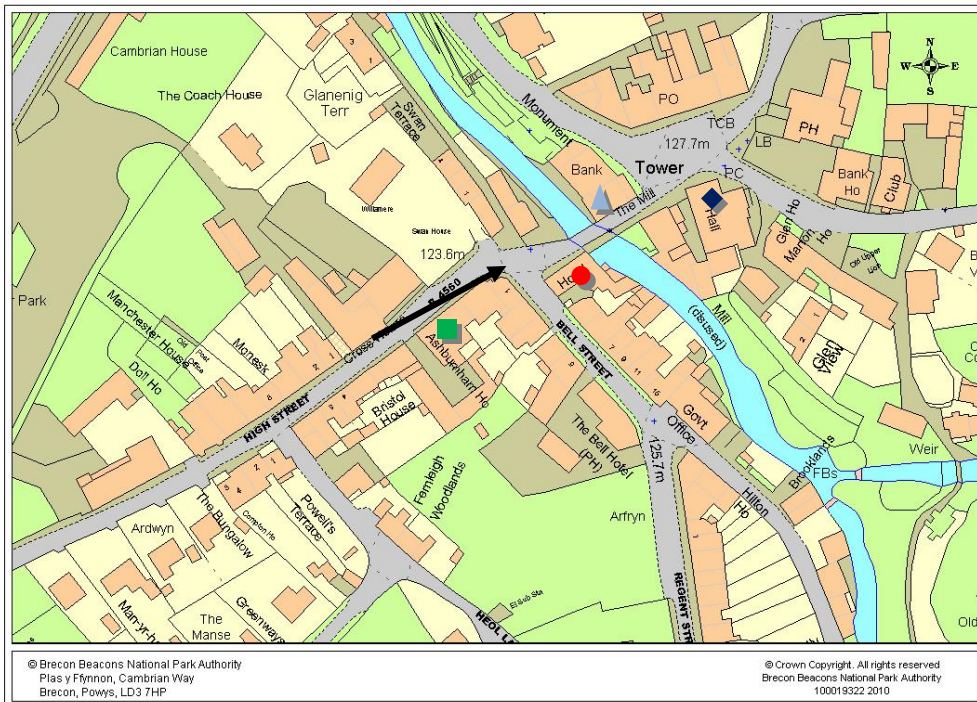
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- The central part of High Street is a definite corridor, defined by continuous terraces on both sides. The entry to **Heol Las**, on the south, is marked by a short terrace and the lane then forks, the southern route rising and bending, with stretches of hedgerow and backs of older cottages towards the sharp junction with **Regent Street**. The western fork becomes more rural, with the Bethania URC visible up a slope. A particular highlight on the southern route is the quiet stuccoed façade of the Baptist Church, set in a treed graveyard, with some good C19 stones and views across the valley towards the parish church on its ridge. **Penbont Road** has a similar linear character, with a constantly changing road line, a ribbon of terraced and detached houses more or less parallel to the highway and attractive semi-rural runs of embankment, hedges and views of the Black Mountains. The bridge over the river is accompanied by a double change in road alignment, producing some subtle positional interplay between neighbouring houses. There is a hedged lane, by the side of the river, running back to Regent Street



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- The return down High Street shows the sequence of continuous terraces, the Ashburnham House landmark, the stepping back of the building line and the relatively wider space in front of the Bridge End Inn in reverse. There is a good framed view of The Square, with Tower House to the left and the side and front elevations of the Town Hall to the right.



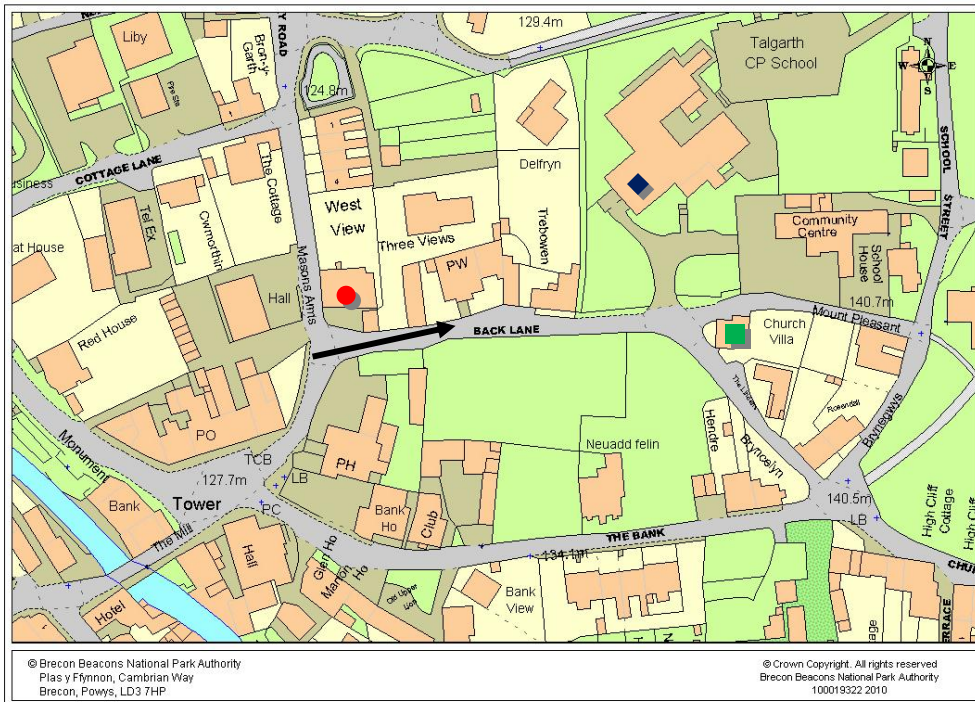
-  View towards the Square
-  Ashburnham House
-  Bridge End Inn
-  Tower House
-  Town Hall

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- Climbing up a short slope and round a curve at the southern end of **Hay Road**, there is a view along the latter of late C19 terraces and the occasional grander detached house. Turning sharp right at the former shop to the Olde Mason's Arms, past a setted forecourt, there is a sharp climb up **Back Lane** towards the prominent parish church tower. The character is more rural, hinting at an older village, with farm houses, barns, sheds and stone walls. The elaborate façade of the Presbyterian Church and its stone boundary walls and ironwork lamp overthrow is a surprising contrast to the vernacular simplicity of many of the neighbouring buildings. There is a large and important field on the right (south), the modern and the former Victorian Gothic schools to the left and then a fork in the lane, marked by the attractive Church Villa. Straight ahead is the massive bulk of the church tower, with a patchwork of differing colours and sizes of sandstone.



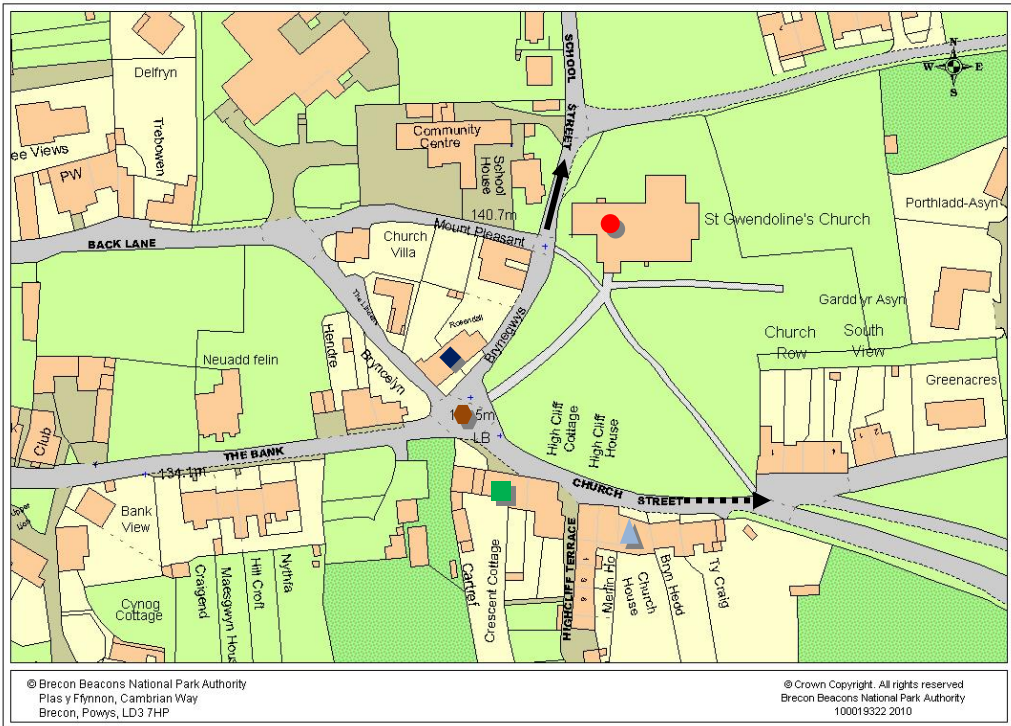
-  View along Back Lane
-  Olde Mason's Arms
-  Victorian Gothic school buildings
-  Church Villa






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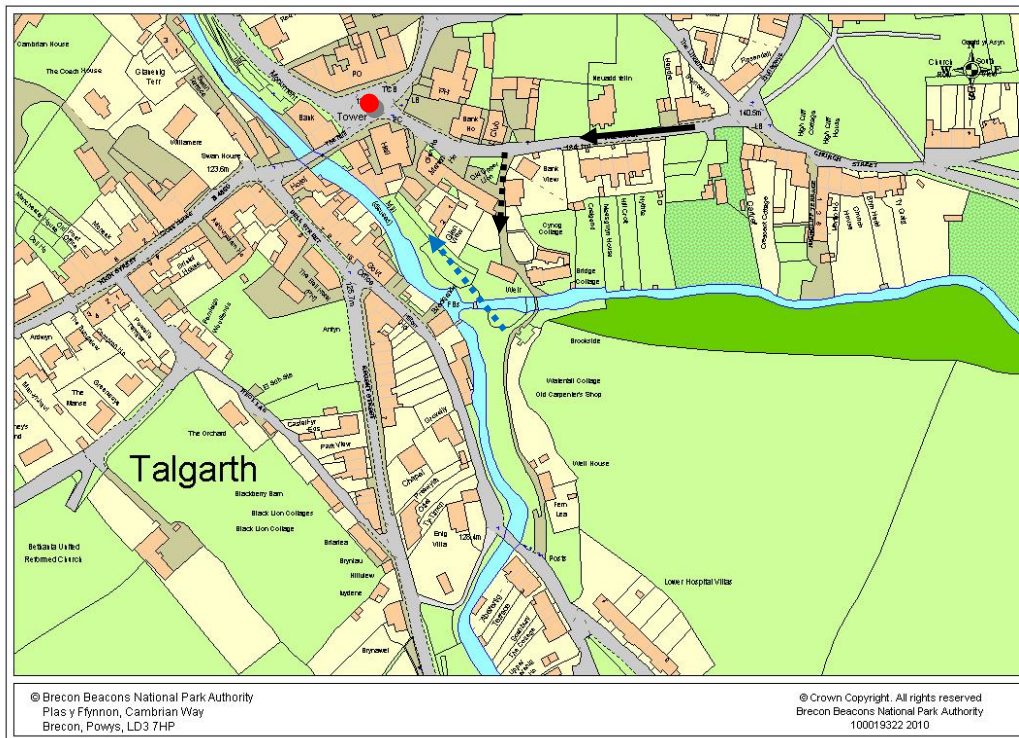
- School Street** runs along the ridge to the north, with the nicely detailed Victorian Ysgoldy on the western side. Returning south, the tower again thrusts out to the road edge and the stone walls of the churchyard curve concavely around to the junction with **Church Street** and **The Bank** where there is a slight triangular space defined by walls and the pleasant Rosendaal and Brynglwys row. The churchyard is large and enhanced by a variety of C19 classical and gothic tombs. It is elevated above a particularly enjoyable early C19 row of houses on its southern side, from Church House to Crescent House and Cottage. Church Street then runs east to open countryside, with good elevated views, and a route down to a river crossing.



-  School Street to the north
-  Church Street to the east
-  Church House
-  Crescent Cottage
-  Junction with Church Street and The Bank
-  Rosendaal & Brynglwys row
-  St Gwendoline's Church and tower

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- It is possible to return to The Square by **The Bank**, another relict of a per-industrial town, with a good C19 terrace stepping down the southern side and farm sheds on the north, with some well maintained stone boundary walls and mature trees. Brook Lane curves and drops down to Bell Street and the river. There is a view over the back of the Town Hall and The Square towards the river and Bronllys Road.



- ← The Bank towards the Square
- ← Brook Lane
- ← View towards the Town Hall and Bronllys Road
- The Square

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From The Bank to The Square and river

7.5 **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**, exemplified by the eastern and central parts of High Street and Bell Street, with continuous frontages of two and three storey buildings built directly onto the rear edge of the highway, with occasional steps back and forward of the building line and narrow entries to rear gardens and spaces; Swan Path is a particularly narrow slot, tightly bounded by terraced fronts, with a pedestrian entry onto High Street;
- **Loosely defined corridors**, exemplified by Bronllys, Hay and Penbont Roads and Regent Street, where there is more of a mixture of house types and layouts, with terraces, semi and detached houses and occasional front gardens and service yards breaking up and loosening the urbanity of the more defined corridors; green space and rural hedges also create the effect of buildings set within landscape rather than dominating it; New Street and Cottage Lane, to the east of Bronllys Road, also have this mixture of building types, with space leaking away around several modern buildings such as the Library and Fire Station;
- **Rural lanes** are confined to Back Lane, with development faced by a large field, farm buildings, older houses and places of worship and stone walls and hedge banks; the eastern end of Church Street and The Bank, with farm buildings, cottages, walls and large trees; Old Lane which has been reduced to a foot path running up towards the church.
- **Back lanes**, such as Heol Las and Brook Lane that are narrow, have sharp bends and link the radial routes. There may be vestiges of older buildings and rural hedges among garages and sporadic modern residential infill;

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- **Large informal spaces**, notably The Square, created by a widening of the approach roads into an approximately rectangular space, well defined by buildings and walls and an appropriate setting for the main public building, the Town Hall; limited car parking relates to the commercial uses on the northern side;
- **Incidental smaller spaces**, such as that created at the junction of The Bank, Church and School and Church Streets; a lesser example occurs at The Strand, where Regent Street runs into Bell Street at an acute angle and widens slightly at the actual meeting point; the rectangular field on the south side of Back Lane is important visually but is private land;
- **Riverside**, an important asset, seen in green banks and paved space on the western side of Bronllys Road, adjacent to the Mill (where there are rocky channels and a small cascade) and intermittent areas along Penbont Road, particularly opposite Enig Villa. A number of paths climb from the valley floor to adjacent areas, to Brook Lane and The Bank and to Bell Street.

7.6 **Landmarks** are important in the conservation area, with the Great House Barn, Tower House and Natwest Bank acting as important entry features from the north; the Town Hall and its clock tower dominating The Square; the Strand Café forming an attractive feature at the junction of Bell Street and Regent Street; and the parish church tower being prominent in a number of distant views into the town and up Back Lane and along Church and School Streets.

8. Character Analysis

8.1 Local Building patterns:

- **Building types** vary according to the age and structural history of buildings. **Public buildings** include the parish church, a large (for the area) medieval cruciform structure; the three Nonconformist chapels, interesting examples of differing C19 approaches to the provision of facilities, with the Methodist Chapel a simple box with internal galleries and entrance on the gable end, all in a very basic classical vocabulary, the Bethania URC of similar simple form but the Presbyterian building is a large, elaborate Venetian Gothic structure with an attached school and meeting rooms. The Town Hall is another purpose-built public building, built in 1887-8 as an Assembly Room with a produce market under. The former Victorian Primary School is a typical assemblage of infants and upper school rooms, with a school master's house adjacent. The railway station was a combination of two and single storey buildings. There is also a C19 toll house at Cae Post, to the SW of the conservation area. The Tower House is a rare example of a C14 defensible structure, guarding the bridge and later used as a prison. **Houses** vary greatly in type and size; with a notable late medieval hall house incorporated in the Old Radnor Arms and a C16/17 two bay long house with a cross passage at The Elms. There are three substantial C18-early C19 gentry houses in Ashburnham House, Upper Enig House and Great House Farm and a number of early-mid C19 larger houses set in rows (as opposed to planned terraces) near the parish church, in Church and School Streets. A short terrace on The Bank has late classical details but, later in the C19, terraces are planned, with repetition of identical units, as seen on The Strand; between Hay Road and Bronllys Road; on Hay Road and High Street. There are a number of

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larger detached and semi-detached late C19 houses, on Hay, Bronllys and Penbont Roads, at the eastern end of Church Street and Regent Street.



Great House Farm

- **Agricultural and industrial buildings** are also significant, notably The Great House Barn and the former stable to the Old Radnor Arms (both converted to business uses), farm barns and sheds on Back Street and The Bank, and the Mill.
- **Building layouts** vary according to age, structural changes and functions. Most buildings are set at the road edge or behind small front spaces, the exceptions being the parish church, set in a large churchyard, the three chapels in their own burial grounds and a few older houses positioned at right angles to the road line. The parish church has a west tower, nave and large, parallel south aisle and east chapel, porch, north transept and chancel. The three chapels all seem to be a basic cube with gable end or side entries and interior galleries, with ancillary buildings at right angles or in line. The Town Hall is a two storey building, with a large hall on the first floor and, originally, with a market space in the basement. Several late medieval and C17 houses have interesting layouts, the Old Radnor Arms having three rooms in line with a cross passage behind a front stack, and an attached barn. Tower House is of three storeys and cellars, originally defensible with an accessible parapet. The larger gentry houses tend to have symmetrical layouts, with central entries and two or three storeys. Smaller houses are characterised by three bays, usually with a central entry. They tend to be of two storeys but there are several examples of upper floors half set into the roof space, with windows partly in the upper floor and partly projecting into small gables. Rear or side extensions are often of lean-to type. Later C19 terraces

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have a series of identical layouts, in line. The Great House Barn is an outstanding L-shaped structure, of two storeys, originally with a storage wing and an attached cow house and provision for over 240 pigeon nest boxes in a gable end. The Mill is C19, three floors and with an overshot water wheel on one end and Glanant, by the river has ground floor storage cellars.



Great House Barn

- **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 parish church has various combinations of grey, red and brown Old Red Sandstone slabs, uncoursed or roughly laid to courses, the walling protected by layers of limewash until the C19. Dressings for windows and doors are in a more workable yellow or cream sandstone and Victorian restorations used a pink or olive-green sandstone, possibly from Herefordshire. Most of the other medieval or C17-early C18 structures show the use of local sandstones, usually of random rubble or laid roughly to courses, with more carefully worked corner quoins and window and door heads. Occasionally, there is deliberate use of contrasting colours, in window and door surrounds, as in the former railway station. There are several examples of carefully worked, rock-faced late C19 stonework carefully laid to courses, on the west side of Bell Street, on the Tower Hotel, on Ysgoldy (School House) and on the front elevation of the Presbyterian Church. There is wide use of render to protect vulnerable rubble, originally lime based, stuccoed in the early C19 and cement based (smooth, roughcast and tyrolean) in the C20. C19 houses may have rendered corner quoins and there are projecting pilasters on Crescent House, in Church Street. Brick is used in the early C19, as seen at the Great House Barn (on a stone rubble plinth). In the C19, sandstone may be used in combination with brick trim – quoins and door and window heads. Some of the brickwork may have been produced from local mudstones and clays. All-brick terraces are seen at Swan Path and on Hay Road and, occasionally,

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polychromatic effects are produced by the combination of several brick colours, seen very prominently at the Strand Café corner and attached house and on the Old Post Office at the corner of High and Bell Streets. There are several examples of the use of corrugated iron for walling and roofs, including Hazeldene on Hay Road and the rear of a large hall at the junction of New Street and Hay Road.



Differing sandstone colours and details on the Parish Church

- **Windows and doors** are important architectural details, with simple lancets on the Tower House, loop lights on agricultural buildings and a few timber casements on small cottages and the top floor of one or two larger houses that have or had sashes on the main floors. Wooden sashes are the most common window type, with multi-paned C18 or early C19 examples, varying from 3/6, 6/6 or 8/8 panes. A local speciality is the 'Brecon Hopper' where the top panes of a sash are side-hinged casements. The majority of later C19 and early C20 houses have 2/2 sashes, often with strengthening horns on the middle rail and there are variations in marginally glazed types and Edwardian units with multi-paned top lights and contrasting two paned lower parts. The sashes partly set into gablets have already been referred to above. Canted ground floor bays are seen and

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there are a few upper floor canted or rectangular oriel windows. Lintels are often fashioned from one large stone block or, less commonly, are of wood or brick. Windows are usually set plainly into the wall but there are raised and moulded surrounds at Merlin House on Church Street and Black Mountain Interiors on High Street and long and short quoins on the window sides of the Co-op in The Square. The Presbyterian Church has some characterful Venetian Gothic details, with large lancets with blank tracery and a wheel window. The nearby former School has lancets with cusped heads. The Methodist Chapel has round headed windows with very basic radial glazing bars and the Bethania URC has lancets with Y-tracery. There are a few examples of planked doors but the majority of doors, which have not been replaced, are of six or four panel type, the latter indicating a later C19 date. Many doors have plain rectangular fanlights. Porches are uncommon, with gabled or flat roofed types but there is a particularly good, unspoilt late C19 timber porch, with barge boards and traceried sides in Hay Road. Canopies vary from flat timber examples supported on shaped brackets, swept at Crescent House and Cottage and gabled ones, usually supported on brackets. **(see drawings in 'local guidance & management proposals' for details)**

- **Shop fronts** are a particular asset to the town, with a number of unspoilt timber late C19 and early C20 examples in High Street, Bell Street, The Square, and the southern end of Bronllys Road. They are characterised by moulded fascia panels, bracketed or pilastered side pieces, inset central or side doorways and thin wooden mullions and transoms, often with cambered or arched heads. Stall risers are usually of stone or brick. There are attractive details like glazed tile thresholds, the Art Nouveau curvilinear adornments to the Strand Café, acanthus, honeysuckle and female headed brackets and sunken rectangular panels and lozenges in the end pilasters.
- **Roofs** were traditionally of graded sandstone slabs or tiles (the only visible example is the current re-roofing of Talgarth Mill) but the C19 introduced slates from North Wales and clay tiles, many of which have been replaced by concrete tiles. Most roofs are of double pitched compass type with gable ends protected by timber barge boards. Later C19 roofs may be adorned by elaborately profiled ridge tiles. Dormer windows are rare, the most common type being a half dormer set into a gablet, the Tower Hotel having cast iron finials. Chimney stacks are of rendered stone or brick, with simple clay pots. There is a double 'Champion' pot on Hay Road, designed to improve the 'draw' of a flue.
- **Boundaries** are important in enclosing and defining space and ownership. The town has many good examples of random rubble sandstone walls, usually with carefully selected corners and end pieces. There are several examples of large natural stones incorporated into a wall, notably on the south side of The Bank. Coping may be either formed from flat top stones, given a cement finish to a cambered profile or, providing great visual satisfaction, finished with vertical slats of equal length or a long-short 'cock and hen' style. Hedges are visually important in parts of Heol Las, Penbont Road and Back Lane;

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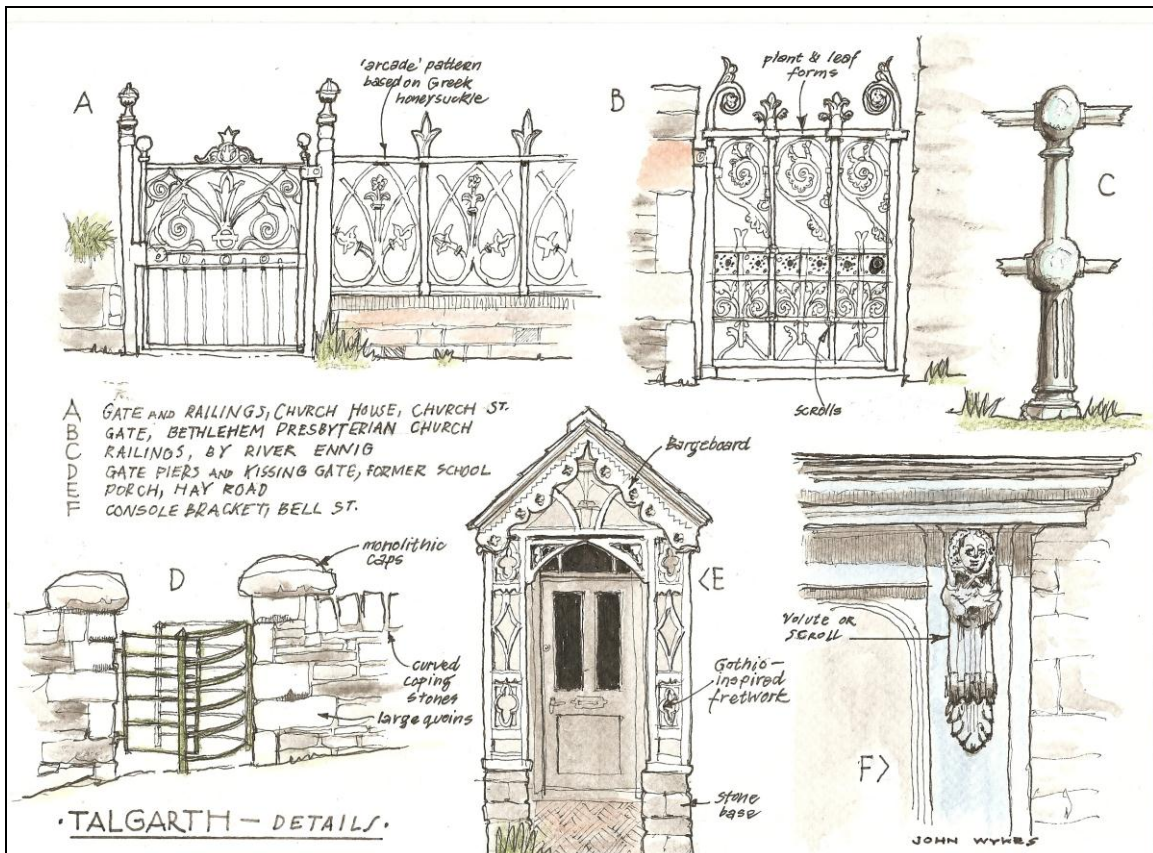
Roughly coursed and dressed walling with vertical coping

- **Surfaces** include stretches of (Pennant?) sandstone paving slabs and stone kerb edging, on Bell Street and parts of The Square, High Street and the lower part of Back Lane, and areas of stone setts, notably on the Old Mason's Arms corner of Back Lane and Hay Road and in several thresholds to farmyards or rear yards, such as the entry to the side of the Bell Hotel;
- **Other details** add greatly to the character of the town, with the clock tower and ogee cupola of the Town Hall, good C19 wrought and cast ironwork boundary railings and gates (the gates and lamp overthrow at the Presbyterian Church in Back Lane are particularly enjoyable), the most common railing types being rudimentary spear-heads or simple spikes, usually set on dwarf sleeper walls, hooped rails and low Victorian ornamental crests to walls are also seen (but the higher cast panels and gates at Church House should be noted, as well as the early C20 leaded glass in the porch); the restored painted sign at the junction of High Street and Bell Street; other examples of sign writing in High Street; and the remains of an early C20 petrol pump (recently restored) at New House on High Street. Glendale, south of Vicarage Barn, has an ornamental K6 telephone box and other features like a railway signal and cast iron signs in its garden. The parish church and the three chapels have some very good examples of sandstone memorials, with C18 and C19 letter forms and there are classical and Gothic details on some of the larger tombs, with cast iron railings at the parish churchyard. There are two cast iron bollards at the lower end of Back Lane and the green painted iron fence posts, with fluted sides, by the river, are worthy of preservation.

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Parish churchyard gravestone lettering



Building details

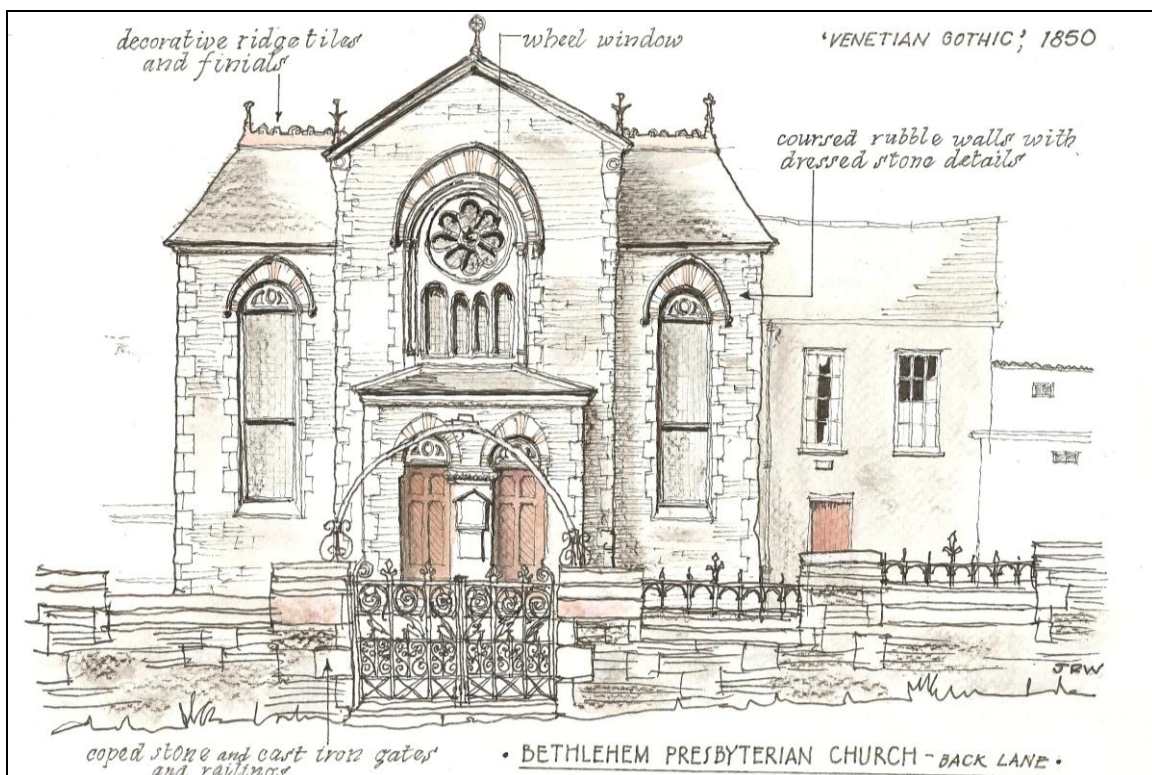
8.2 The conservation area has 22 Listed Building entries, of which two, the parish church and Tower House, are Grade II*. **Key Listed Buildings** are the Parish Church of St Gwendoline (archaeological and architectural value and prominent location); the

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Tower House (medieval features, an example of a very rare building type and a prominent 'gateway' building); The Great House and Great House Barn (respectively a good example of an C18 gentry house and a large post-enclosure agricultural building); the Old Radnor Arms (important internal evidence of a medieval hall house); the Town Hall (a handsome late C19 public building, dominating the main public space of the town); Ashburnham House (a large early C19 town house in an important position and of group value) and Talgarth Mill (a surviving piece of mid-C19 industrial archaeology, with the remains of an unusual wheel and of group value).

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

- The Methodist Chapel, Regent Street, a simple rendered façade with double doors, three rudimentary round-headed windows and an 1837 date plaque, an attractive graveyard and boundary walls;
- The Bethania United Reformed Church, Heol Las, a simple rendered early C19 building with Gothic lancets, and a raised graveyard with memorials and a stone retaining wall;
- The Bethlehem Presbyterian Church, Back Lane, an imposing Venetian Gothic, symmetrical façade of 1850, with stone rubble, pink stone dressings, brick detailing, a central plate traceried wheel window, a set-back rendered Sunday school or hall and some good quality coped boundary walls and decorative iron gates and railings;



- Natwest Bank, The Square, a very distinctive c.1920 stone essay in stripped down Tudor Revival, single storey, with a prominent crow-stepped gable end,

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- large chimneys, a canted bay, mullion and transomed windows and two curious blank niches with shouldered lintels, of group value with Tower House and a strong 'gateway' building to The Square (modern annexe of less obvious merit);
- Former Magistrates' Court, Bell Street/Penbont Road, carefully coursed stone, two and single storeys, end hip to slate roof, pilastered door surround, intact fittings, early C20 (?), terminates view up Regent Street;
 - The former railway station, Bronllys Road, three stone one and two storey units with sashes and contrasting stonework colours, of historical interest and of some architectural merit;
 - A large white rendered late C19 house (now part of a care home), in a row, on the western side of the Ennig, on Bronllys Road, with two gables, a mixture of sashes and casements and a pent roofed porch, details unspoilt and prominent from the northern entry into the town centre;
 - The short brick terrace on the west side of Swan Path (Nos. 1-4), with unspoilt sash windows and panelled doors;
 - Hazeldene, on Hay Road, an unspoilt late C19-early C20 single storey house of corrugated iron, with a canted bay window and simple door canopy, an unusual building technology;
 - The Cottage, on the west side of Hay Road, a mid-C19 detached house, rendered, hipped roof, end chimney stacks, with a central porch, first floor 6/6 sashes and ground floor French door – an unusual house type in the town;



The Cottage

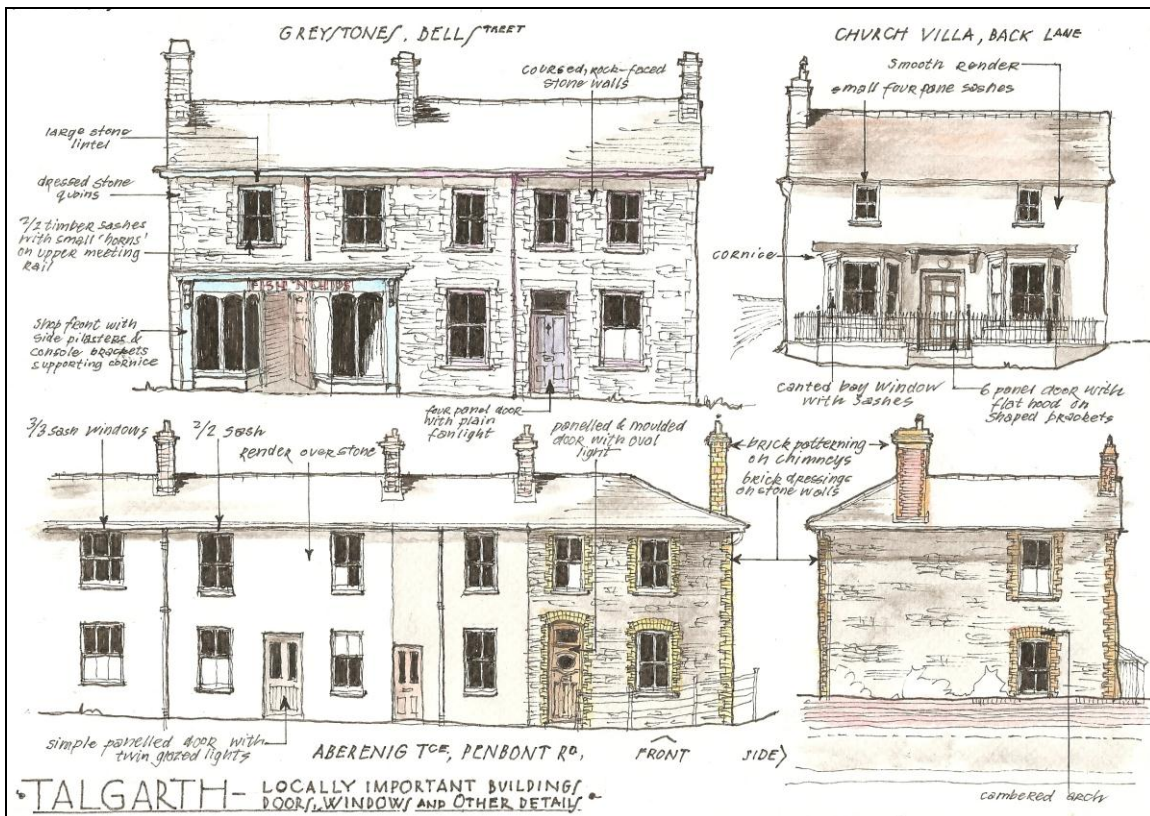
- No. 2 Heol Las, a late C19 stone cottage, one of a pair, with intact sashes and door and appropriate pointing;
- The Strand Café and attached house, a late C19-early C20 orange brick, render and tile hung confection, with busy gables, oriels, a segmental canopy to the main house door, a good shop front and Art Nouveau details, of townscape value and visual interest ;

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- The stone barn at Trebowen, in Back Lane, a simple shed with gable end door, but acting as a foil to the elaboration of the Presbyterian Church;
- Church Villa, in Back Lane, an unspoilt mid C19 rendered house, possibly with an older side wing, sashes and canted bay windows, central door under bracketed canopy, very prominent in views towards parish church;
- The former Victorian Primary School and former School House (now Ysgoldy) in Back Lane, the former with a one and two storey block at right angles and lancet windows with cusped heads and the latter of rock-faced stone and with lights with shouldered lintels;
- Farm buildings at Neuadd Felin farm, two and single storey stone barns, with loop lights and tin roofs, around a yard, also visible from Back Lane (the farmhouse is of historic value but has been altered);
- Hendre, The Bank, a late C19-early C20 house with intact windows and a bracketed door canopy, smooth render lined to simulate ashlar (an interesting, older, sub-structure has been reported);
- Nythfa, Hill Croft, Maesgwyn House and Craigend, with a former stable to its rear, on the southern side of The Bank, a rendered mid-C19 row with details like pilastered and pedimented doorcases and front railings, altered (Maesgwyn House retains its original windows) but of group value;
- Ty-Craig, adjacent to a listed group on Church Street, 1½ storeys, white roughcast, casements and bracketed door canopy, of group value;
- Nos. 1-4 Church Row, in Church Street, a short stone terrace, all with replaced windows but of group value;
- Vicarage Barn, Church Street, built into a slope, with a three bay house with late C19 sashes and an attached, converted, barn with loop lights;
- The run of shops from the Savvy Café to the Co-op and the Talgarth Cantonese on the north side of The Square, with some late Victorian and early C20 window and door details and a run of good timber shop fronts, of group value;
- The Tower Hotel, on the east side of The Square, late C19, with tall three storey front, two storey wing, gables with iron finials, roof cresting, intact glazing and a pent roofed porch, visually very prominent and of some architectural merit;
- Mill Cottage, immediately to the south of the Town Hall, rendered front, sashes, central and curved side doors and remains of small shop front, unspoilt, of group value;
- Swan House, Cross House and Bristol House, all at the eastern end of High Street and with good timber shop fronts, all mid-C19, rendered with details like sashes and pilastered door surrounds;
- The Old Post Office, at the corner of Bell and High Streets, late C19, three storey, canted corner and with coloured brick patterning, an intact shop front and a pilastered side door, interesting fittings including a door with enameled and etched glass, shelving and counters, very prominent and of group value;
- The former Horse and Jockey at the corner of High Street and Heol Las, currently being comprehensively refurbished, with sashes and various blocked openings, possible interesting building history;
- New House, at the western end of High Street, rubble with brick window heads, three bays, sashes, wooden porch, front railings, lower two storey annexe and attached bay with loading door;
- Holmfield on Regent Street, mid C19 detached house of massive stone blocks, 2/2 sashes;
- No. 7 Regent Street, a late C19 house with intact sashes, of group value;

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- The Fish and Chip shop on the western side of Bell Street, with a good timber shop front and Greystones, the attached house with a rock-faced front and intact late C19 sashes;
- Nos. 5, 9 & 11 Bell Street, all with substantial remains of late C19 shop fronts;
- The Bell Hotel, Bell Street, much altered externally but with an interesting bracketed chimney stack on the northern gable end (and, reportedly, older internal structural features);
- Black Lion Cottage, on the junction of Regent Street and Heol Las, smaller scale than neighbours, with 1½ storeys and tiny casements into gablets, sashes and single storey lean-to extensions at the rear (potentially interesting building history?);
- Similarly, Hilton House on Regent Street, small scale, roughcast front, 2/2 sashes and four panelled door;
- Castell-yr-Eos, Regent Street, an early C20 detached house, with exemplary unspoilt details, render, raised quoins and window surrounds, sashes with distinctive glazing bar pattern, pent roofed bay windows and central porch;
- Enig Villa, on Penbont Road, mid-C19 rendered front with 8/8 sashes, a central four panelled door, a wing at right angles and a front yard;
- Abernig Terrace on Penbont Road, a mixture of mid-late C19 stone and brick (double front, one facing the river) and render, tall chimneys, unaltered sashes, unspoilt row and in a prominent position;



Examples of Locally Important Buildings

- Penbont Cottage, Penbont Road, intact casements and good grouping with the small river bridge;

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8.4 The most coherent **groups of buildings** are around The Square, including the shops on the north side, the Tower Hotel, the Town Hall, Mill Cottage to the west, Tower House and the Natwest Bank; the eastern end of High Street, from the Bridge End Inn to the entrance into Heol Las; the Strand Café, adjoining terrace, and the rest of Regent Street to the Heol Las junction; Enig Villa, Aberenig Terrace to Upper Aberenig House on Penbont Road; the northern side of Back Lane, from the Old Mason's Arms to Church Villa, the former School and School House; the parish church and graveyard walls, Brynglwys, Rosendaal and the row on the south side of the churchyard, on Church Street, Crescent House and Cottage.

8.5 **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. There are several large modern buildings, including the Library and Fire Station, off Bronllys Road, that have a negative impact on the conservation area because of their large scale, lack of or inappropriate detailing, alien materials and the large, bare areas of car parking surrounding them. The Church Hall, on Hay Road, is another rather bleak and bare structure and the extension to the Natwest Bank detracts from a characterful main building.



Modern buildings introduce a larger scale and unattractive surrounds

8.6 There are several vacant sites that detract from the coherence of the area, such as the former garage site opposite The Strand (with unsightly boundaries to The Strand and to Heol Las) and the Churchfields site immediately to the north of the parish church. This has a current consent for residential development and, hopefully, the gap will only be a temporary issue. There is an open site on the western end of High Street that has a considerable history of rejected residential applications that has

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been cleared of trees and remains as a detriment to this gateway to the town. The nearby car park has some very visible recycling skips that might benefit from relocation or a new layout.

8.7 There is evidence of buildings in poor structural and cosmetic condition (see 8.9 below) and areas, like Bell Street, are blighted by the concentration of several vacant or underused structures. The Mill has been of concern for a long time but repair and conversion for a variety of educational and community uses has been the subject of a successful bid for substantial Heritage Lottery funding. Mill Cottage will also benefit from this project. Some of the handsome C18 and C19 gravestones and memorials at the parish church and the chapels are affected by stone erosion and structural issues. Many C19 houses and cottages have been affected by changes in window and door details, through Permitted Development provisions. PVCu windows and doors may approximate to traditional patterns of glazing and door panels but they may introduce alien details, textures and reflections. Some replacement wooden windows do not reflect traditional details and the use of dark brown stain for woodwork in general adds a dour note to elevations of buildings. The unity of terraces has been affected by individual, piecemeal changes and there are a number of individual buildings, in Penbont Road, Back Lane and High Street that would have merited noting as locally important buildings but which have been compromised by recent building work. There may also be examples of unauthorised development works, such as rear extensions and ancillary buildings that should be the subject of an enforcement audit.



Problems with former commercial premises, Bell Street

8.8 There are other issues, such as the visual clutter created by poles and overhead wires (in front of the parish church); the bleak rear space to the Bell Hotel and the

TALGARTH CONSERVATION AREA APPRAISAL

poor condition of some former farm buildings, near New House and on The Bank. The banks of the Ennig, on Bronllys Road are rather bleak, with few trees and some utilitarian details, such as single storey sheds related to nearby properties.

8.9 Condition of Built Fabric: there are obvious problems with key historic buildings, such as the basement of the Town Hall (the subject of a detailed architectural study), the Mill and Mill Cottage and the commercial premises in Bell Street. There is a pair of C19 houses in Regent Street that appear to be in very poor condition and several houses have paintwork requiring attention (where windows have not been replaced by PVCu). The memorials in the parish churchyard are in varying states of repair, with some of the older ones suffering from spalled surfaces or structural problems, necessitating dismantling or removal in some cases. Memorials at the Presbyterian Church appear to have been stacked against a side boundary wall.

9. Definition of the Special Interest of the Conservation Area

9.1 Talgarth has the following particular assets:

- A fine setting in a varied and high quality landscape, on the western slopes of the Black Mountains, with the higher ground and incised valleys to the east of the historic core and the course of the River Ennig being of immediate importance;
- A potentially rich archaeology from the early medieval period to the transport and technological changes of the C19;
- An intact town plan focused around the parish church and the two medieval river crossings;
- An intricate townscape created by the effects of road layout, topography, the scale and positioning of buildings and many small but characterful details;
- 22 Listed Building entries, two of which, the parish church and Tower House, are of Grade II* status;
- About 40 other locally important buildings and rows which have townscape and group value and which have intact original details, including three C19 chapels, the former Primary School and railway station, a former Magistrates' Court; a number of C19 commercial premises with timber shop fronts; C19 and early C20 houses; and farm buildings;
- Several coherent groups of listed and locally important buildings, notably around The Square; the eastern end of High Street; by Enig Villa on Penbont Road; on the northern side of Back Lane and along School and Church Streets, including the parish church and graveyard;
- Local building materials, from the Old Red Sandstone and local bricks and, up to the late C19, lime based render; there are also extensive runs of rubble boundary walls and traditional paving and sett thresholds;
- Many building details that contribute to 'local distinctiveness', such as shop fronts, ironwork, sign writing, sash windows and panelled doors, chimney stacks and pots and decorative ridge tiles;
- The proximity and the potential inclusion into an expanded conservation area of the former Mid Wales Hospital buildings, an important complex of early C20 purpose-built structures set in a high quality landscape; there is also potential for the inclusion of a good group of buildings along Bronllys Road.

10. The Conservation Area boundary

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- 10.1 The existing boundary seems to embrace most of the listed buildings, other features of interest and some of the immediate landscape setting, such as the important green spaces south and west of Heol Las, between Penbont and Hospital Roads and the riverside meadow to the south of Church Street. The only apparent division of a plot occurs in Heol Las where Journey's End is cut by the boundary. This should be amended by either totally excluding the property or including the whole plot.
- 10.2 There is a handsome late C19 gentry house at the eastern end of Church Street, Brenton Hall, which is set in landscaped grounds, with large trees and ashlar gate piers. A small eastern extension of the current boundary was incorporated in the last review of 2011. The public participation event for that review highlighted the visual attractiveness and historical interest of the current Gwernyfed Rugby Club building, on Trefecca Road, formerly a malthouse, and this area was also included together with an extension to the north of the current boundary, on both sides of Bronllys Road, to embrace the listed The Elms and several unlisted C18 and C19 houses of interest on the western side of Bronllys Road, notably the Castle Hotel, New Inn and a large C18 and C19 gentry house, Aberennig House. There is also an old tramway bridge, part of the former track bed, the remains of an associated stable and an attractive 'tin house' – a corrugated iron, early C20 bungalow.



Aberennig House, Bronllys Road

- 10.3 As part of the previous review consideration was given to the inclusion of the former **Mid Wales Hospital** site into an extension of the conservation area. The site has an older farmhouse, Wern Fawr to the north of (the later named) Hospital Road. The farm became the home farm of the hospital and there are other uses linked to it,

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notably staff houses or 'villas' along the southern access road to Talgarth and to Pwll-y-Wrach and a large, detached house, Chance Field, to the north of the main complex. The complex of hospital buildings, main entrance block, great hall, separate chapel, mortuary, boiler house and laundry and other specialised treatment facilities was originally designed by *Giles, Gough and Trollope* in 1900. The hospital buildings are laid out in a symmetrical 'butterfly' plan, with a series of pavilions positioned either side of the central entrance and hall blocks, linked by corridors. There are various modern extensions and buildings but, in the main, the site retains a strong early C20 character.



Mid Wales Hospital site

10.4 Wern Fawr appears to be a five bay house, possibly incorporating an attached barn. It is roughcast and has had its first floor windows heightened into partial dormer windows. The nearby home farm buildings have a very distinctive architectural vocabulary, with local purple-brown sandstone rubble, laid to courses and with a yellow brick trim of quoins and window and door heads. Windows and doors have cambered arch heads. The original hospital buildings are two and single storey, with the main entrance block having a real architectural presence, with an E-plan, ten bays, a projecting two bay centre with porch, topped by a decorative clock turret and ground floor canted bays in the outer bays. The style is a typical late C19-early C20 modified classical, with sash windows, and vernacular C17 elements in the central gable. The materials are coursed sandstone rubble, a pink sandstone used for dressings and slate roofs.

10.5 There are also single storey ancillary buildings, in similar materials, with hipped roofs and distinctive multi-paned iron windows with the glazing bar joints expressed by small rosettes. The mortuary is also single storey, but with wooden sash windows. The boiler room chimney is prominent, of tapering square section and with iron

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reinforcement banding. The chapel is a seven bay rectangle, of sandstone and slate, in a simple lancet style and topped by a louvred cupola. There is a group of rendered buildings to the east of the main block, with sash windows. The large detached house, Chance Field, to the NW of the chapel, has many attractive Arts and Crafts/Queen Anne-style details – roughcast, multi-pane sashes, a large casement marking the staircase, canted bays and a central porch complete with segmentally arched head.

10.6 The complex is set in a very attractive landscape, with mature coniferous and deciduous trees, in the area around the chapel and Chance Field, by the southern entrance and along the two approach roads. There is a tennis court and a cricket field, complete with a pavilion, to the west of Chance Field.

10.7 The hospital buildings have been unused since the late 1990s, apart from some commercial use of a few units to the east of the main complex. There has been systematic stripping of slates and lead, resulting in damage to the former main hall. There have been attempts to list some or all of the group, but these have been, to date, unsuccessful. A range of uses for the site has been discussed with the private owners but, apart from the limited commercial use and the successful conversion of the Waun Fawr buildings for residential and tourism accommodation uses, the main complex is in obvious danger of further damage and, potentially, loss.

10.8 The financial realities of mixed use development, access considerations and the requirements of the planning system will undoubtedly determine the future of the site but there is a need to secure the remaining buildings and to ensure that any development is of the highest standard, respecting the handsome buildings and their setting in an attractive landscape. It is conceivable that some or all of the original hospital buildings should be listed, on the basis of the quality of buildings like the main entrance block and the chapel and as a recognition of the historic building use and layout. This kind of mental/isolation hospital complex is a very characteristic late C19-early C20 development, providing a reasonably humane environment and facilities for sport and rehabilitation. In the last twenty years, many similar sites have been demolished or altered beyond recognition as the NHS has disposed of much of its estate. Whilst listing may be reconsidered, it is desirable to provide some sort of increased protection of the buildings and landscape and to inform future planning decisions.

10.9 The previous review existed the Talgarth Conservation Area boundary to include the edge of the cricket field and to the southern access road, Hospital Road, along to the major field boundary south of New Hospital Villas, thence, following field boundaries south and east of the main hospital group. The boundary should then run north to the northern access road and include Wern Fawr and its former buildings. It should then return west along the northern access road, including the woodland by the sharp bend to the 1995 designated area.

10.10 During the present review a representation was made relating to the boundary at Wern Fawr. It was pointed out the property known as The Gardens was a mid-20th century bungalow which did not contribute to the special character of the area. Having reviewed the site on the ground it was apparent that this statement was true and it would be appropriate to remove this small area from the conservation area.

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11. Summary of Issues

- 11.1 Talgarth is at an economic and environmental crossroads, with, on the one hand, obvious problems of disuse and underuse of buildings, related to the need to strengthen and diversify the local economy and, on the other, the strong support from the local community for cultural and heritage-based activities and uses. The priorities of the Regeneration Group to improve the town centre, find uses for derelict buildings and change the image of the town all accord with conservation objectives. Much has been accomplished over the last 5 years and the economic vibrancy has somewhat improved but there is still challenges to tackle in particular the former Mid-Wales Hospital site which has deteriorated further.
- 11.2 The existing conservation area has a number of great physical assets, such as the listed buildings, a large number of characterful locally important buildings, coherent groups, a complex townscape, varying topography and a myriad of small but enjoyable details, such as the stone boundary walls. The vernacular building tradition is, or was, very strong, using local stone and establishing a visual vocabulary of simple, strong and functional details. The late C19 and early C20 largely broke with this, but continued to use the local sandstones, mixed with brick, creating some very characterful buildings and details. There has been a tradition of good timber shop fronts and a revival of stone boundary wall care and maintenance. There is a determination by local people to care for their assets, with a current scheme for the repair and reuse of the Mill and a potential multi-use study for the Town Hall. The Talgarth Festival, the Regeneration Group and the local Historical Society all attest to the desire to improve and conserve the town.
- 11.3 Notwithstanding these efforts, the conservation area still has a number of problems, particularly relating to derelict buildings in areas like Bell Street; the future merging of Nonconformist congregations and the resultant loss of use of two of the chapels; and, of obvious visual impact, the alteration of a large number of unlisted C19 and early C20 buildings by replacement windows and doors and repointing with hard cement mortars. The use of textured render also erodes traditional character. There is a need to raise design standards and expectations through example, advice and, possibly, through additional development control powers.
- 11.4 In general terms, the landscape setting of the conservation area should be more widely recognized, with adequate protection of trees and appropriate new planting, the enhancement of 'gateways' and the improvement of access to the river (this is part of the current scheme for the refurbishment of the Mill and its channels).

12. Community Involvement

- 12.1 Talgarth has a strong recent tradition of community participation in initiatives like the Regeneration Strategy and the Local Development Framework. The draft appraisal document was the subject of consultation with local interests and the wider public. The Town Council has been very helpful and supportive and have lent documents and given helpful facts.

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13. Local Guidance and Management Proposals

13.1 **Design guidance:** it is essential that new development and alterations to existing buildings and structures are designed to the highest possible standards, taking account of historic details and layouts and maximizing the contribution to 'local distinctiveness'. This basic requirement does not necessarily promote any 'neo' style or vernacular revival or rule out innovation and modern design solutions that are of high quality in their own right or which may add to the visual enjoyment of the town. There is, however, an imperative to avoid standardized solutions, based on rigid and limited house types (in the case of a national or regional builder) or insensitive, badly detailed and scaled commercial house-styles (in the case of shop fronts and signage).

13.2 It is possible to draw out a number of basic principles for design guidance, in the form of visual clues and a code which may help designers relate to local styles and details within the conservation area (**see drawings below**):

- **Layouts**, residential schemes, in particular, should aim to reflect plot sizes and position of individual units within the plots with reference to neighbouring development; this does not preclude variety or well-considered contrast, in the form of regular terraces, more organic rows or detached houses but they all should face the public realm, either on the pavement edge or behind small front spaces and have parking provision and services accessible from side passages or arched entries. Buildings with gable ends to the street may be an occasional focal point and L-shaped buildings (like the Great House Barn) may be appropriate, as long as the enclosed space is carefully detailed and contained. Two storeys should be the norm and a maximum of three storeys is allowable but two storey houses with roof dormers are also appropriate (although dormers are not common on traditional buildings). Single storey houses would be of an inappropriate scale. Community or commercial buildings should also attempt to respect existing building lines and any front space must be bounded by a robust stone wall and landscaped where appropriate;
- **Mass, scale, outline**, overlarge or long frontages with minimal detailing are destructive of character and facades should be broken down into logical units with changes of building or roof line or sensible differentiation of materials; scale should be two or three storeys with openings reflecting traditional sizes; outline should be, where possible, varied, with vertical features such as chimneys, dormers and ridge tiles providing interest, cupolas and clocks might be a particular adornment on larger public or commercial buildings; roof ridges should be parallel or at right angles to the road line and gabled and hipped types are acceptable;
- **Materials**, the use of Old Red Sandstone, reflecting the range of existing colours, in rubble form (laid in horizontal slabs), roughly laid to courses or coursed, with occasional 'jumper' stones tidying up course lines would reflect local traditions; more formal coursing is an exceptional detail, seen as a 'rock-faced' finish on a few later C19 buildings; larger, roughly dressed stones might be seen as acceptable quoin and lintel (one large block) detail; the combination of stone rubble with brick quoins and door and window dressings is acceptable;

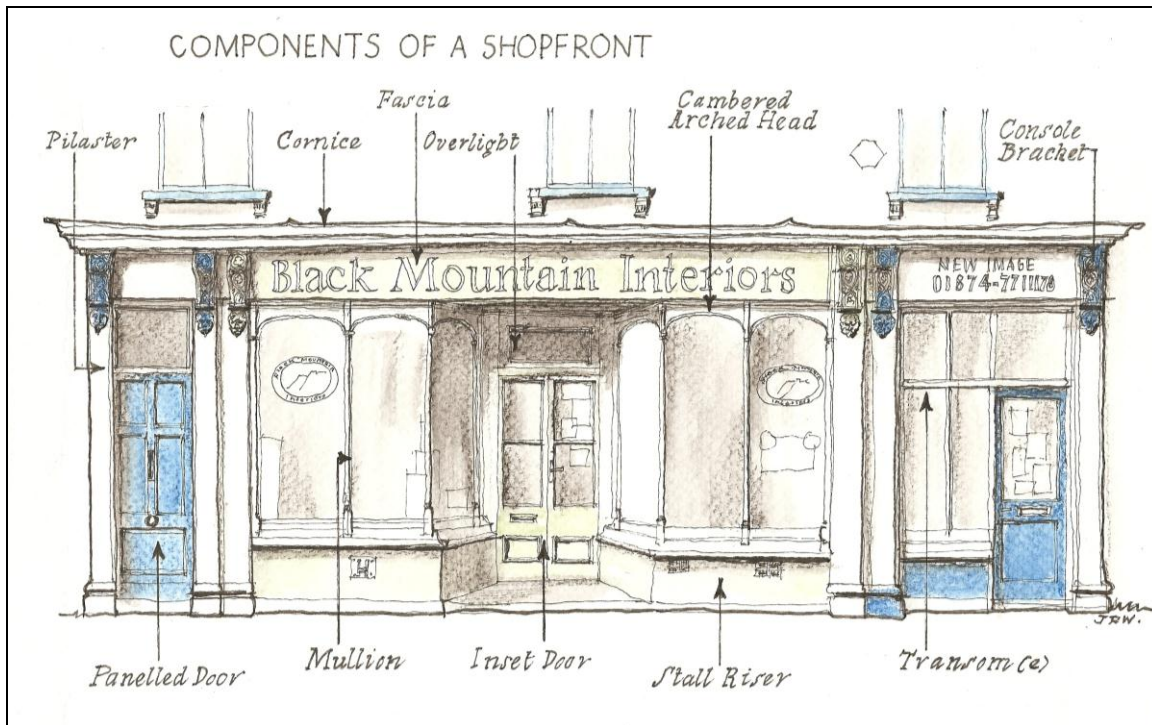
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the use of several brick colours for details such as quoins and string courses can be attractive, as long as the colour system has some visual and structural logic; all-brick facades would normally be discouraged unless exceptional circumstances can be proved and, then, the colours and bonding of historical examples should be considered (the use of stretcher bond is visually less attractive and less historically correct than Flemish or English bonds); the employment of render is acceptable in most cases, with a preference for smooth finishes – lime-based render should be used for historic building repairs or extensions and cement based renders should be finished in white, off-white or a grey stone colour. Roofs should be of Welsh slate or an acceptable substitute, in colour, size and texture; sandstone tiles may also be seen as desirable on specialised historic building repair. Chimneys should be of brick with clay pots, and decorative ridge tiles would be a good decorative detail.

- **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. PVCu would normally be discouraged but careful choice of good quality products might be allowable on new build or rear extensions. Windows are normally set plainly into the wall surface, with a thickness of wall, or reveal, showing but raised surrounds are seen in one or two older buildings. 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 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; plain rectangular fanlights also provide light. 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.
- **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

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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 brackets or incised panels, glazed and panelled doors and fascias with moulded surrounds). 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.



- **Colours** are also an important part of the town's overall character. Render should normally be white, off-white or grey and painted timber should be 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.
- **Subsidiary units** such as extensions should relate to the parent building in terms of roof span, ridge height, details and materials and lean-to or gabled roofs, of similar pitch to the main block are acceptable; the drawing sheet on 'extensions' gives more detail.
- **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. Hedges might be considered in more 'rural' locations, particularly if plants are set on earth mounds, to reflect the style of hedge-banks. Species should be indigenous and not exotic conifers.

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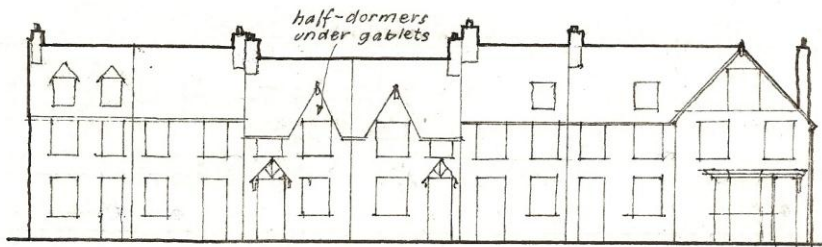
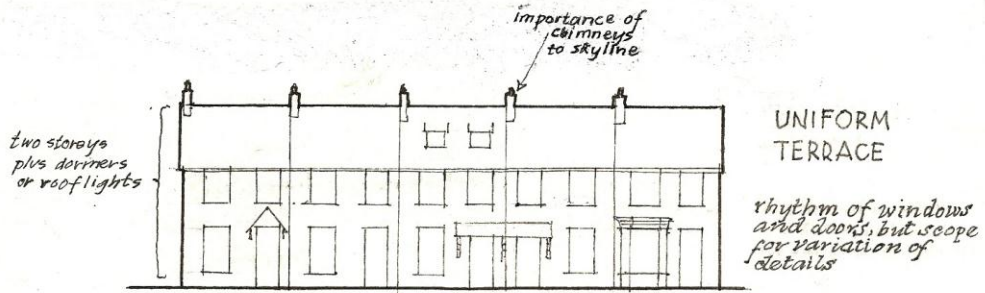
- **Landscaping** is desirable in most cases, particularly along or adjacent to boundaries and in front spaces. Stone setts, sandstone slabs, brick edging and gravel are all appropriate. Plants and trees should reflect local types and should avoid exotic coniferous species.
- **Highway design standards** 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.

13.3 **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.

13.4 **Appendix One** sets out a range of proposals in tabular form, with an indication of the lead body in every case. 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.

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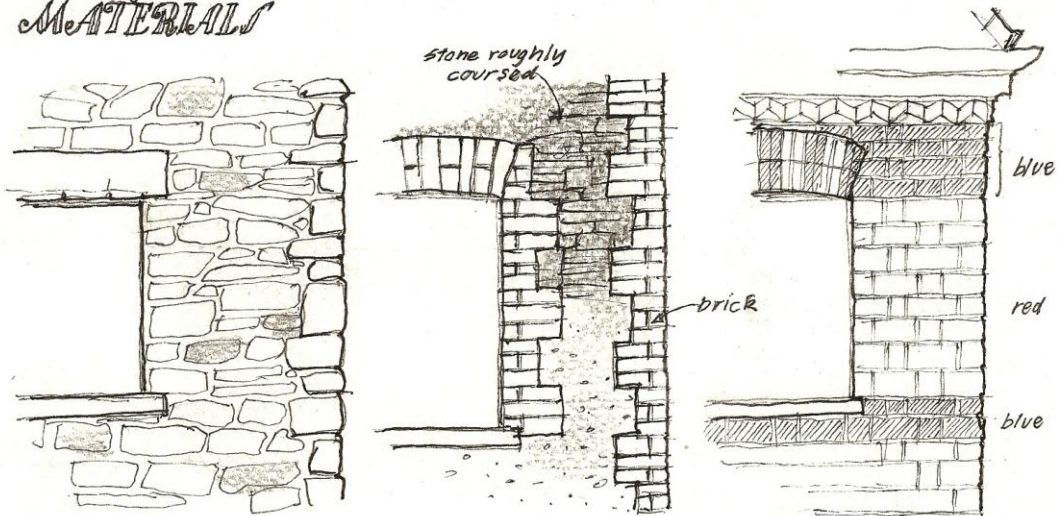
SCALE AND OUTLINE



'ORGANIC' TERRACE

With differing roof lines, gables and prominent gable

MATERIALS



SANDSTONE RUBBLE, ROUGHLY TO COURSES WITH LARGER QUOINS AND MONOLITHIC LINTELS

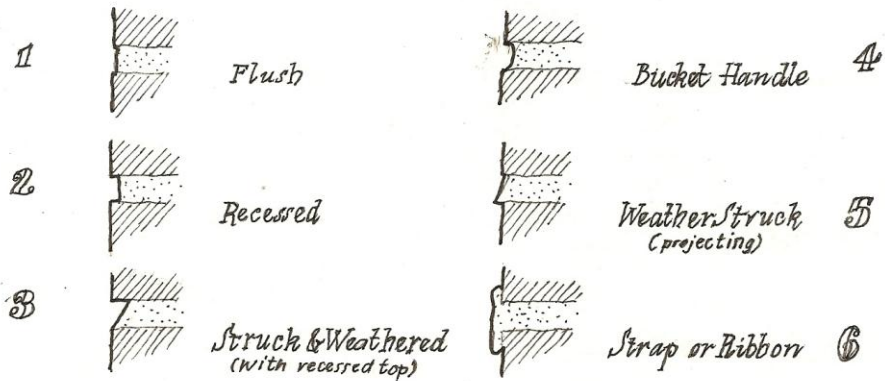
STONE OR RENDER WITH BRICK QUOINS, AND DOOR AND WINDOW HEADS

POLYCHROMATIC BRICK (PATTERNING ON LINTELS AND STRING COURSES)

PLAIN RENDER IS ALSO A LOCAL CHARACTERISTIC

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CARE OF MATERIALS : POINTING AND CLEANING



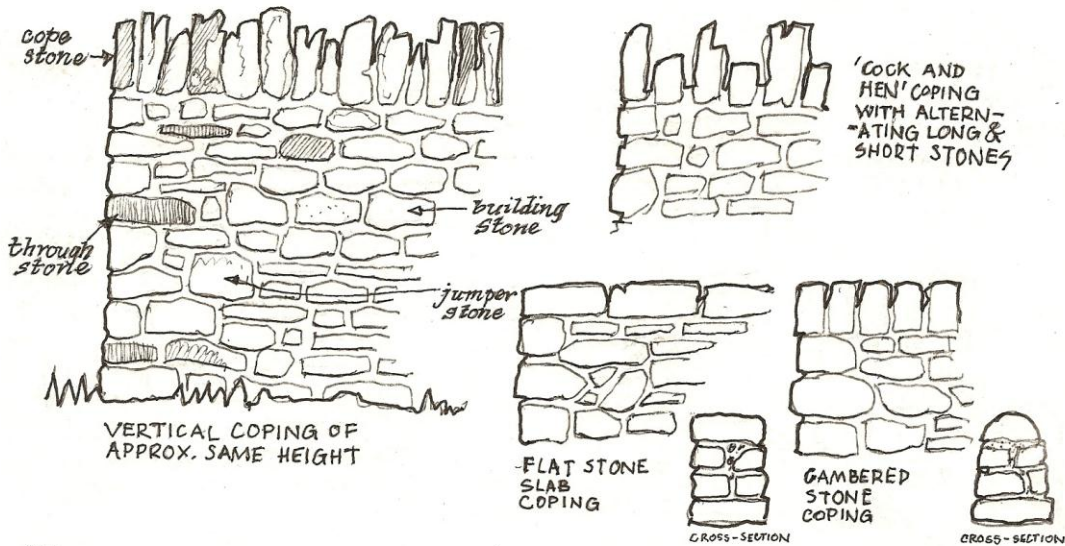
1-3 ARE TRADITIONAL DETAILS THAT ALLOW THE BRICK OR STONE BONDING PATTERN TO SHOW TO BEST ADVANTAGE.

4 IS COMMONLY USED, CREATED BY A ROUNDED STEEL TOOL. 5 AND 6 ARE MODERN FINISHES THAT ARE VISUALLY UNATTRACTIVE, DIMINISHING THE IMPACT OF THE WALLING MATERIAL.

• WHEN REPOINTING, AVOID THE USE OF HARD CEMENT MORTARS AND ENSURE THAT TRADITIONAL FINISHES ARE USED AND MORTAR DOESN'T EXTEND OVER THE SURROUNDING BRICK OR STONEMWORK.

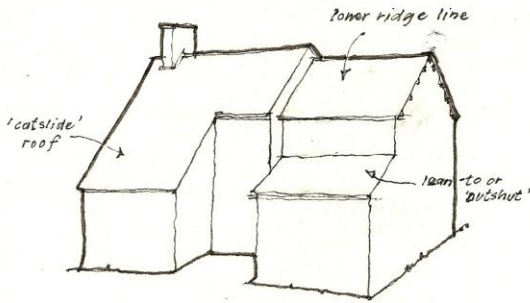
• SEEK SPECIALIST ADVICE WHEN CLEANING STONE AND BRICK AND WHEN CONSIDERING THE REMOVAL OF PAINT (AVOID PAINTING 'NATURAL' STONE AND BRICK IN THE FIRST PLACE).

STONE BOUNDARY WALLS



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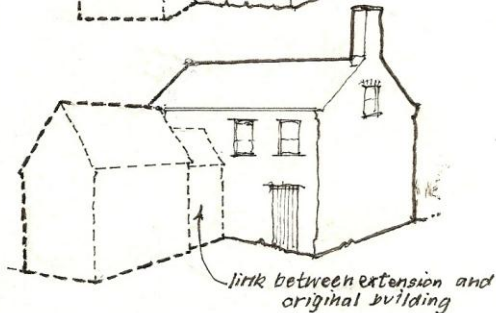
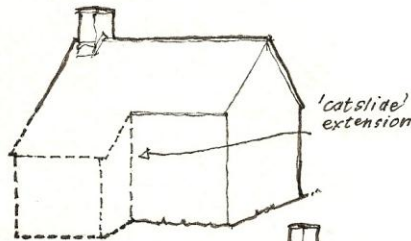
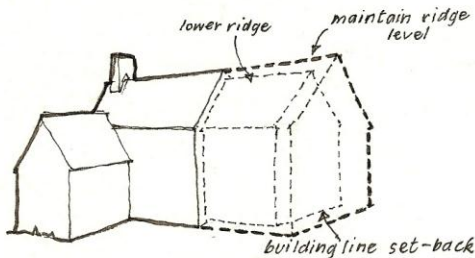
EXTENSIONS



SCALE

AVOID overwhelming original building by over-large extensions or dormer windows & loft extensions; porches should relate carefully to the main block

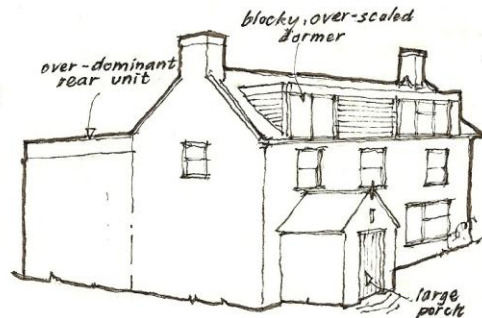
GARAGES AND OUTBUILDINGS should not dominate the street frontage - where possible set back behind main frontage block or at 90° to the road line



EXISTING FORM

Consider basic shape and form of the building, particularly its ROOF SPAN & plan an extension that respects these characteristics:

- ... are there existing extensions in line with the main roof axis?
- ... are these of the same ridge height or lower?
- ... are there historically interesting & visually attractive rear 'outshuts' or 'catslide' roofs?



DESIRABLE SOLUTIONS

Extending under a roof of similar span & pitch OR lowering the ridge & setting back the building line to create a visually subordinate unit are good basic principles

At the rear, consider extending main roof over a single storey extension (as a 'catslide') or creating a link unit to a two storey extension

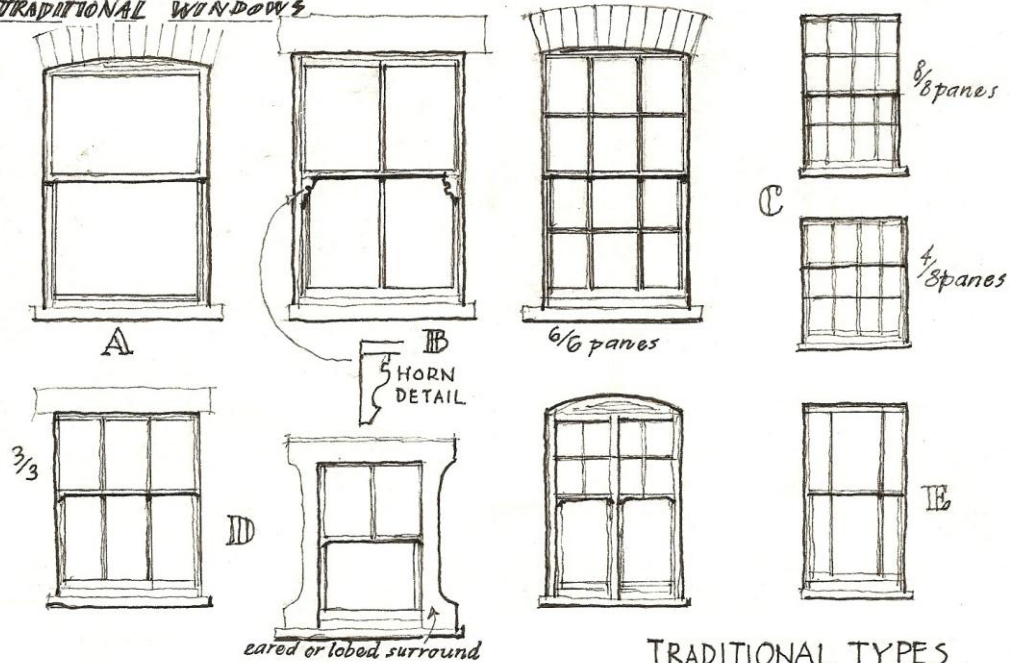
DETAILS

- + MATCH COLOUR, TEXTURE AND DETAIL OF ORIGINAL BUILDING IN AN EXTENSION
- + MATCH DETAILS OF ORIGINAL ROOF - PITCH, RIDGE TILES, VERGES (BARGEBOARDS, EXPOSED PURLIN ENDS) AND EAVES
- + PITCHED ROOFS ON PORCHES SHOULD RELATE TO MAIN ROOF COVERING

JOHN WYKES

WINDOWS AND DOORS

TRADITIONAL WINDOWS

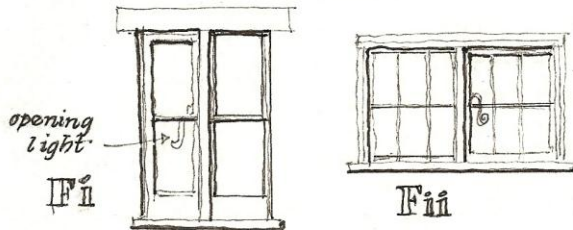


TRADITIONAL TYPES

- A BASIC SASH
- B SASH WITH HORNS AND VERTICAL BAR (LATE C19)
- C MULTI-PANE SASHES (1780-1850)
- D LATE C19 SASHES
- E MARGINAL GLAZING BARS (1850-1900)

F CASEMENTS

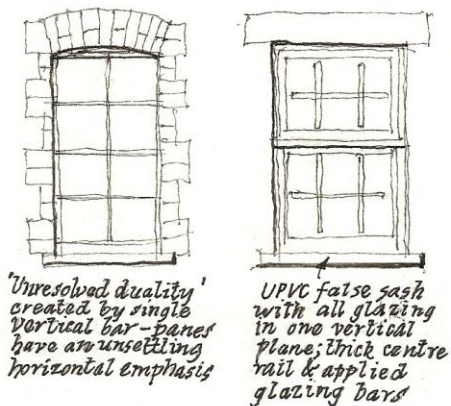
NB: INDIVIDUAL PANES ARE VERTICAL IN EMPHASIS & GLAZING BARS ARE SLENDER



MODERN REPLACEMENTS

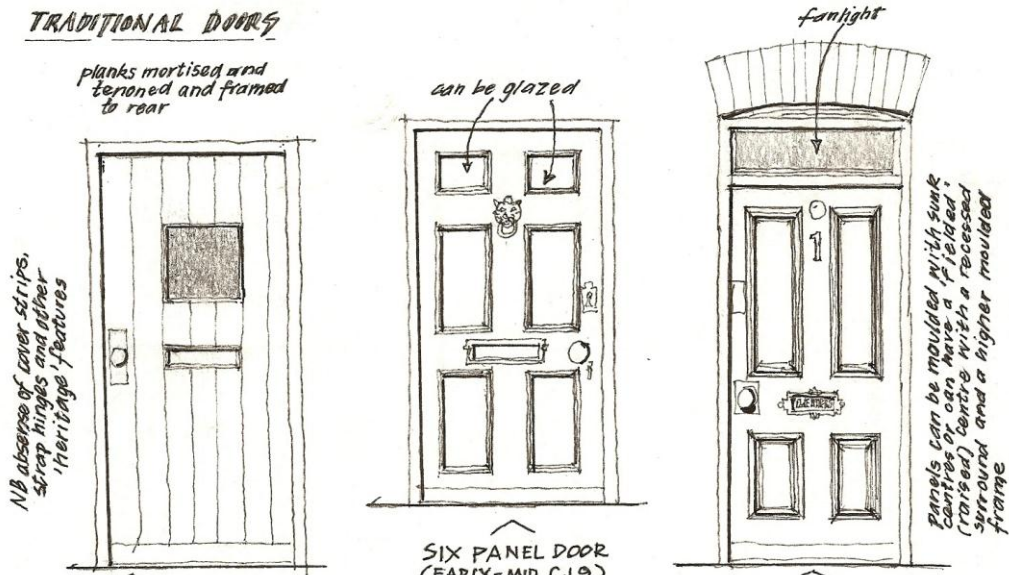
THE CHOICE OF REPLACEMENT WINDOWS CAN ENHANCE OR REDUCE BUILDING CHARACTER. REPLACEMENT TIMBER WINDOWS CAN ACCURATELY COPY TRADITIONAL TYPES. UPVC MAY PRODUCE OVERTHICK FRAMES & FALSE BARS.

THE BASIC SASH (A) AND CASEMENT (F) MAY BE ACCURATELY REPLICATED IN WOOD OR UPVC.



WINDOWS AND DOORS

TRADITIONAL DOORS

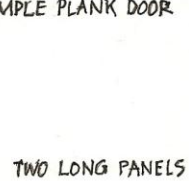


NB absence of cover strips, strap hinges and other 'heritage' features

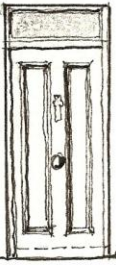
SIMPLE PLANK DOOR

SIX PANEL DOOR (EARLY-MID C19)

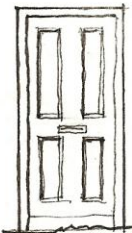
FOUR PANEL DOOR (LATE C19 - EARLY C20)



TWO LONG PANELS



FOUR PANELS

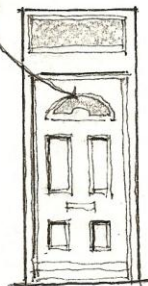
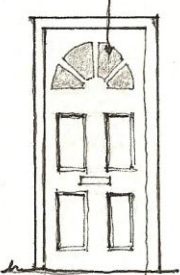


TWO OVER ONE

VARIATIONS ON A PANELLED DOOR

It is also possible to have three panels in the lower part

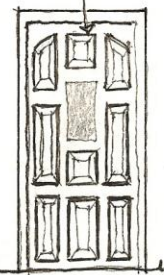
TWO 'NEO-GEORGIAN' TYPES WITH FALSE FANLIGHTS



TIMBER DOOR WITH CRUDE RADIAL GLAZING BARS



MULTIPLE PANELS WITH 'TUDOR' OVERTONES



CENTRAL VERTICAL BAR CREATES A RESTLESS 'UNRESOLVED DUALITY'



MODERN UPVC OR TIMBER DESIGNS WHICH ARE HISTORICALLY INCORRECT AND USUALLY UNSYMPATHETIC TO OLDER HOUSES - AVAILABLE 'OFF THE PEG' FROM MANUFACTURERS

JTW

TALGARTH CONSERVATION AREA APPRAISAL

14. Contact Details

14.1 The consultant who produced the document was John Wykes Conservation & Planning, johnwykes@virginmedia.com; and the officer contact at the Brecon Beacons National Park Authority is Tracy Nettleton, Head of Strategy, Policy and Heritage, on 01874 620412 or tracy.nettleton@breconbeacons.org.

15. Bibliography

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TALGARTH CONSERVATION AREA APPRAISAL

16. Glossary of Architectural Terms

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

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

Bivallate fort two lines of ramparts and ditches as a defence

Blank tracery decorative area in a Gothic window head, filled with stone rather than glass

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

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

Compass roof a roof with a ridge in the centre

Coping wall capping designed to throw off water

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

Cross passage house plan with entrance running through to rear

Crow-stepped gable wall tops with a stepped profile

Cupola small dome

Cusp point formed by meeting of two curves, seen in Gothic tracery and decoration

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

TALGARTH CONSERVATION AREA APPRAISAL

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

Gablet small gable, vertical triangular termination to wall

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

Hall house a high status house with an open hall

Hipped roof angle created by two sloping sides of a roof

Lancet tall, thin early Gothic-style window

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

Long house rural house plan with living and animal accommodation were under one long roof

Loop light a narrow slit window on a barn or shed

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

Motte a defensive earthen mound

Mullion vertical division of a window

Oriel window projecting upper floor window

Overshot wheel mill wheel driven by water flowing from above and over the top

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

TALGARTH CONSERVATION AREA APPRAISAL

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

Segmental arch part of a semicircular curve

Shouldered lintel horizontal beam supported on small quarter arches linked to side vertical supports

Stall riser bottom of shop front, below the window

Swept canopy with concave curving sides from the wall surface to the front of the projection

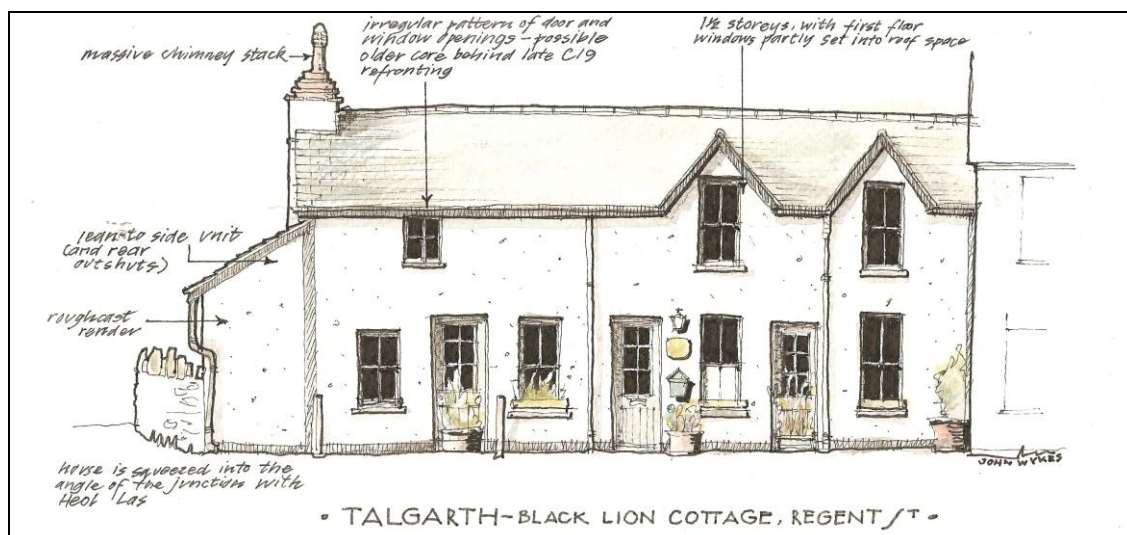
Transom(e) horizontal glazing bar

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

Vernacular local building styles, not influenced by national fashions

Wheel window circular opening with elementary tracery

Y-tracery simple division of an early Gothic-style window



TALGARTH CONSERVATION AREA APPRAISAL

17. Appendices, Maps and Drawings

APPENDIX ONE, MANAGEMENT PROPOSALS

PROPOSAL	COMMENTS/LEAD BODY	Progress since 2011
<p>1. Preservation of historic buildings</p> <ul style="list-style-type: none"> • <i>NPA will review list of locally important buildings & consider if any should be forwarded to Cadw for scheduling</i> • <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> 	<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 include (NPA/Cadw, Local History Society) COMPLETED</p>	<p>Completed 2013</p> <p>Policy18 in Adopted LDF To protect the character of local list buildings</p>
<p>2. Negative sites and buildings</p> <ul style="list-style-type: none"> • <i>The NPA will seek to enhance sites and buildings that are perceived to have a negative effect on the conservation area</i> 	<p>Bell Street should be a priority area (NPA, Town Council, Regeneration Group Powys County Council)</p>	<p>Some progress has been made but there is still 1 Bell Street and 9 Bell Street in need of renovation</p>
<p>3. Building maintenance and repair</p> <ul style="list-style-type: none"> • <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> • <i>The Authority will consider ways and means of assisting with the repair of historic buildings that appear on the Buildings at Risk Register</i> • <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> 	<p>Talgarth Mill and the Town Hall are two current repair and reuse schemes that should be seen as priorities (NPA, Town Council, Mill Project Group)</p>	<p>Talgarth Mill is fully operational. The Town Council has carried out some repairs and also now have a secondary escape route from the downstairs area. They are working on a scheme for the basement area of the Town Hall</p>
<p>4. Control of new development</p> <ul style="list-style-type: none"> • <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> 	<p>NPA, Highway Authority</p>	

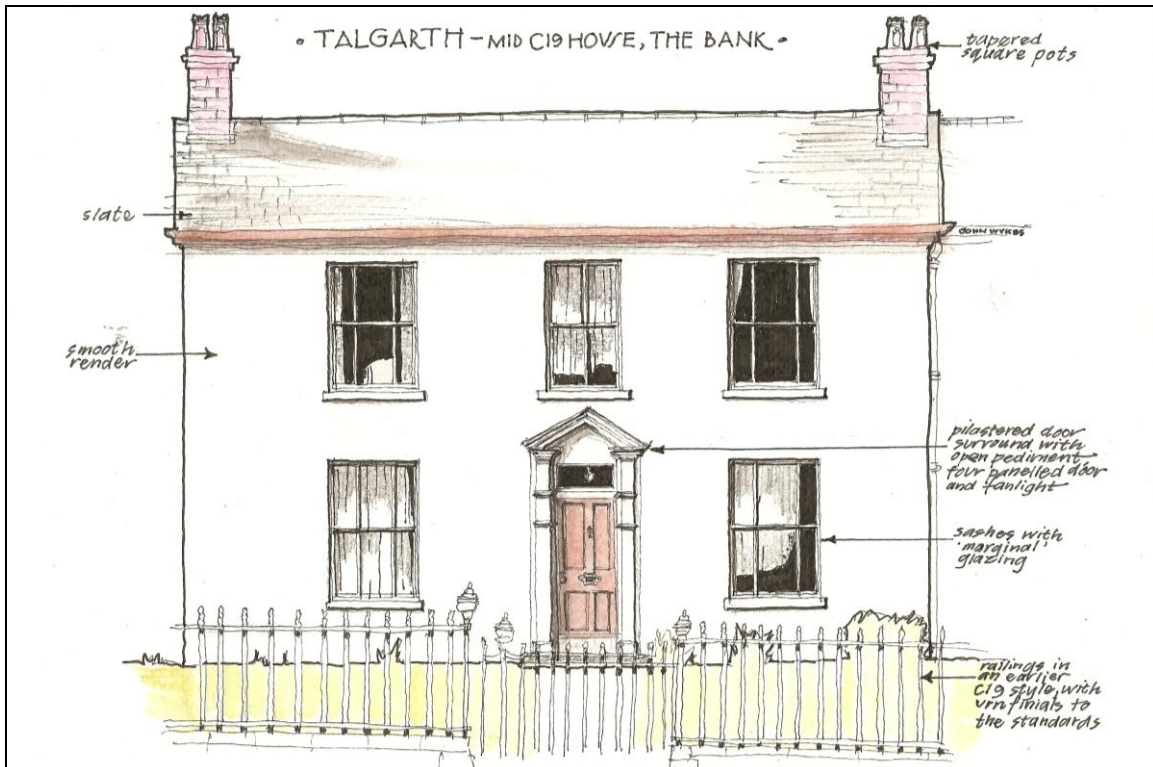
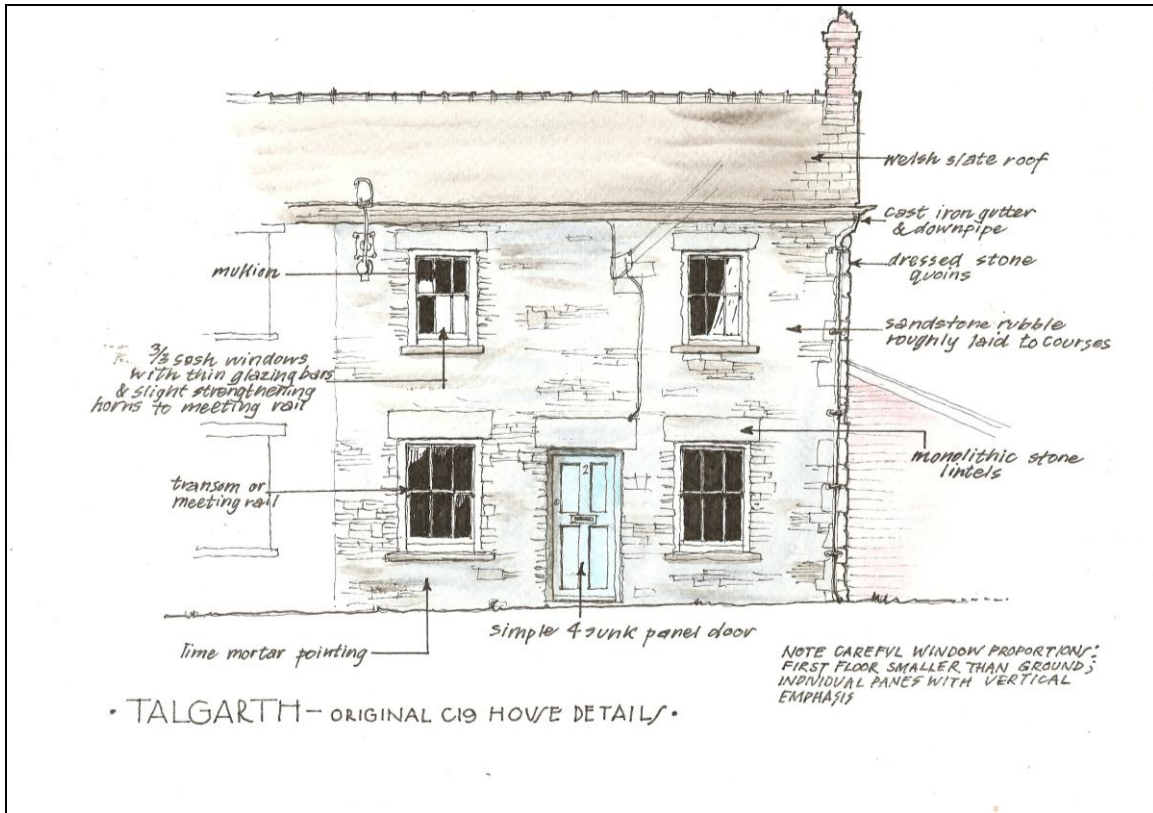
TALGARTH CONSERVATION AREA APPRAISAL

<ul style="list-style-type: none"> <i>The NPA will require a Design and Access Statement in the validation of all planning applications in the conservation area</i> 		
<p>5. Loss of architectural detail and minor alterations to historic buildings</p> <ul style="list-style-type: none"> <i>The NPA will encourage restoration of authentic architectural features where there is sound evidence of original detailing</i> <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> 	<p>Para. 13.2 and drawings from this report could form the basis of guidance (NPA)</p> <p>Possible use of a 'design champion' to promote good practice etc. (NPA, Town Council?)</p>	<p>The Town Council has requested that the BBNPA consider the introduction and consultation of Article 4(2) Directions to prevent further damage to the architectural details of the buildings</p>
<p>6. Public realm issues</p> <ul style="list-style-type: none"> <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> 	<p>Church Street should be seen as a priority (NPA, public utility companies)</p>	<p>The NPA keeps aware of all potential funding opportunities to accomplish public realm enhancements</p>
<p>7. Gateways to the conservation area</p> <ul style="list-style-type: none"> <i>All development should respect the southern and eastern rural approaches of the conservation area, the entry at Bronllys Road and the important western entry into High Street</i> 	<p>NPA</p>	
<p>8. Historic floorscape</p> <ul style="list-style-type: none"> <i>Historic paving, kerbs and associated gratings and gulleys should be protected and repaired, if necessary, using traditional techniques and materials</i> <i>Opportunities should be taken to restore or introduce new areas of paving using materials that are sympathetic to historic examples</i> 	<p>NPA, Highway Authority</p>	<p>The NPA keeps aware of all potential funding opportunities to accomplish public realm enhancements</p>
<p>9. Green spaces</p> <ul style="list-style-type: none"> <i>Important green spaces will be protected from development or insensitive public realm works</i> <i>Support will be given to enhancement works, such as new planting, improvements to</i> 	<p>The Bronllys Road margins of the River Ennig have potential for additional amenity planting; the river channel and leat to the south of</p>	<p>Investigations are continuing into the potential for using the River Ennig footpaths and planted</p>

TALGARTH CONSERVATION AREA APPRAISAL

<p><i>boundaries and repair to paths</i></p>	<p>the Mill would benefit from additional management and repair and improvement of paths <i>(NPA, Town Council, Mill Group)</i></p>	<p>areas as tourist site The NPA will work with the Town Council etc to provide advice regarding this project.</p>
<p>10. Tree management and enhancement</p> <ul style="list-style-type: none"> • <i>The NPA will consider preparing advice about care and maintenance of trees and hedges within the conservation area</i> • <i>Support will be given to initiatives for new planting of appropriate native species, particularly on green space and the edges and gateways of the conservation area</i> 	<p>Bronllys Road potential scheme <i>(NPA, Town Council)</i></p>	
<p>11. Review of the conservation area boundary</p>	<p>Minor amendment to existing boundary identified and potential for extensions along Bronllys Road, part of Trefecca Road and the eastern end of Church Street.</p> <p>Potential for major extension to include the former Mid Wales Hospital buildings and grounds <i>(NPA)</i></p>	<p>There are no proposals to change the boundary following this review</p>

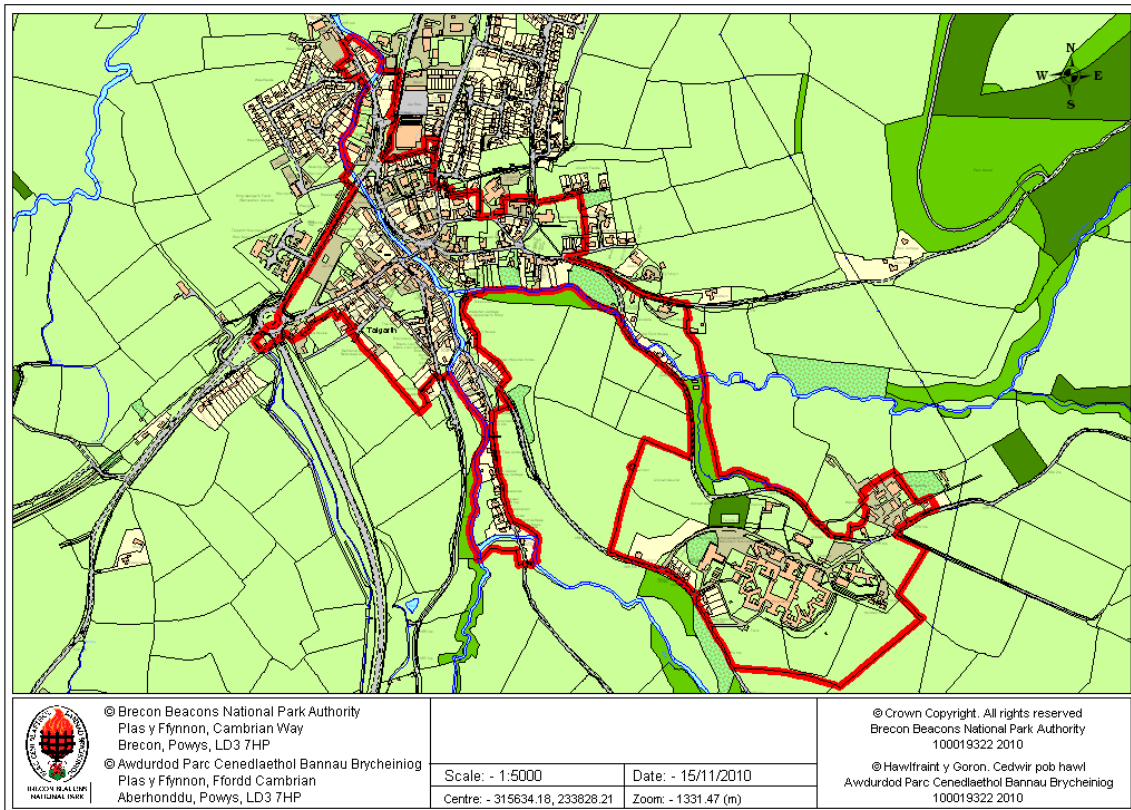
TALGARTH CONSERVATION AREA APPRAISAL



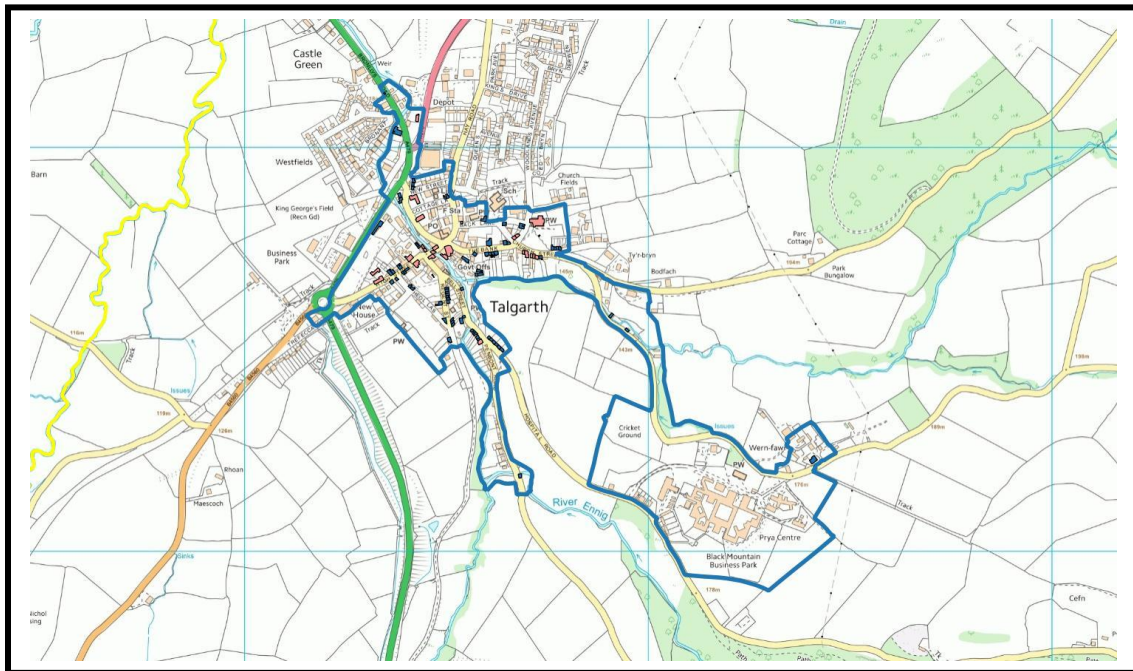
TALGARTH CONSERVATION AREA APPRAISAL



TALGARTH CONSERVATION AREA APPRAISAL



Previous 2010 Conservation Area Designated 2016 Conservation Area Boundary



TALGARTH CONSERVATION AREA APPRAISAL

Table 1: Local List Buildings

1 & 2 Hospital Villas
1 & 2 New Hospital Villas
1 and 2 Black Lion Cottages
1 Bell Street
1 Church Row
1 Cottage Lane
1 Glanenig Terrace
1 High Street
1 Powells Terrace
1 Swan Terrace
1 Victoria Cottages
1-3 Aberenig Terrace
1-6 College Terrace
2-6 Lower Hospital Villas
1-6 Regent Street
2 Church Row
2 High Street
Compton House, 2 Powells Terrace
2 Swan Terrace
3 & 4 Hospital Villas
3 & 4 New Hospital Villas
3 Bell Street
3 Church Row
3 Glanenig Terrace
3 Hay Road
3 High Street
3 Powells Terrace
3 Swan Terrace
4 Church Row
4 Hay Road
4 High Street
4 Swan Terrace
5 Bell Street
5 Hay Road
6 Hay Road
7 Regent Street
8 High Street
Aberenig
Bank House
Bank View
Barn rear Bruton House
Barron Villa
Beiliau-Bach
Belmont House, 3,7,9,11,13, 15 Bell St
Berth-fedw
Bethania URC
Blackberry Barn
Blaenau Bach
Blaenau Bach

TALGARTH CONSERVATION AREA APPRAISAL

Blaenau-draw
Blaenau-draw barn
Blaenau-draw Farm
Blaenau-Isaf
Blaenau-Isaf barn
Blaenau-Uchaf
Blaenau-Uchaf Barn
Blaenffinnant Barn 1
Blaenffinnant Barn 2
Blaenffinnant farm
Brecon Cottage (Doll House)
Brenton Hall
Bridge Cottage
Bristol House
Bron-y-Garth
Bruton House
Bryncelyn
Bryn Hedd
Brynawel
Caepost
Cambrian House
Cartref
Castell-yr-Eos
Castell-yr-Eos
Chancefield House
Chapel, Bethlehem Presberyian
Church Villa Railings
Church Villa
Community Centre Walls
Co-operative Store
Coronation Cafe
Court Barns
Craigend
Craigend
Creigiau Cottages
Cricket Pavilion, Mid Wales Hospital
Cross House
Cwm
Cwm
Cwmfforest
Cwm-ffrwd
Cynog Cottage
Dolfawr Barn
Dolfawr Farm
Enig Villa and The Annexe
Fern Lea
Fernleigh
Fforest Mill
Fir Tree Cottage
Former cottages
Garth House (pharmacy)

TALGARTH CONSERVATION AREA APPRAISAL

Glandwr
Glandwr Barn
Glanenig
Glen House
Gliding Club
Grafog
Grafog Barn 1
Grafog Barn 2
Green area and walls
Greystones, Bell Street
Grovelly House and Cottage
Gwernllwyd Farm
Gwernllwyd Farm
Gwernyfed
Hazeldene
Hendre
Heol Rowland
Heol-Rowland
Hill Croft
Hillview?
Important Open space
Ivy Cottage
Ivydene
Joe's Lodge
Lawton House
Llanelieu Barn
Llanelieu Granary
Llanerch
Llanerch
Lower Trewalkin
Lower Trewalkin
Maesgwyn House
Manchester House
Marton House
Tabernacle Baptist Chapel
Monesk, High Street
Moriah Presbyterian church
Mount Pleasant
National Westminster Bank
Neuadd Fach
Neuadd Fach
Neuadd Felin
New House
New House Barn
New Inn
Nr Beilliau Bach
Nr Beilliau Bach
Nr Cwm y Nant
Nythfa
Old Black Lion
Old Font House

TALGARTH CONSERVATION AREA APPRAISAL

Old Police Station, Bell Street
Old Post Office, High Street
Old School
Old Tramroad Building
Old Upper Lion
Oriel
Outbuilding
Outbuilding
Outbuilding to The Bell Hotel
Outbuilding Trebowen
Parc View
Pen y Bryn
Penbont Cottage
Penbryn
Penyrheol
Pentwyn Barn
Penyrwrlodd
Penyrwrlodd
Pen-yr-wyrlod
Pen-yr-wyrlod Barn
Phoenix House
Preswylfa
Railings by Bank View
Rhiangoll sheep dip
Rhiangoll sheep fold or hafod
Rhosgwn
Rhyd-y-bont
Rhyd-y-bont
Rhyd-y-Car
Rose Brook Cottage
Rugby Clubhouse
Scanbury and The Cottage
Shops
Sorgwm
Sorgwm barn 2
Sorgwm farm
Swan House
Tegfan
The Bell Hotel
The Cottage
The Limes
The Lodge
The Old Vicarage
The Orchard
The Revel
The Revel Barn
The Strand Cafe
The Tower
Top House
Tower Lane
Tram Bridge

TALGARTH CONSERVATION AREA APPRAISAL

Trebowen
Troed-yr-Harn
Troed-yr-Harn
Twynffrwd
Twynffrwd Farm
Ty Arfon
Ty Bach Cottage, High Street
Ty Craig
Ty Pyraid
Tydfil
Ty-Du
Tyisha
Tyisha Barn
Ty'r-bryn
Ty-Timon
Upper Trewalkin
Upper Trewalkin
Wall along The Bank
Walls Bryncelyn
Waterfall Cottage Bell Street
Waun Fach Forge
Well House
Wern
Wern Barn
Wern Fawr
Wern Fawr Farm
Wern Fawr Farm
Wernfawr
West View
Whitelow Farm
Whitelow Farmhouse & barn
Woodlands
Ysgoldy
Ysgoldy
DINAS
OLD SCHOOL
1 Trefecca Rd
Ffald Uchaf sheepfold
Sheepfold
Cwm-y-nant sheep fold
Wern Frank

TALGARTH CONSERVATION AREA APPRAISAL

Table 2: Potential Article 4(2) Buildings

Address	Window / Doors	Painting facade	Porch	Garden walls/ railings/ fences	
1-4 Swan Terrace	Y	Y	N	N	
1-6 Regent Street	N	Y	N	Y	
7 Regent Street	Y	Y	N	Y	
1 & 2 Black Lion Cottages	N	Y	N	Y	
1-6 Church Terrace	Y	Y	Y	N	
1 Cottage Lane	Y	N	N	N	
1 Powell Terrace	N	Y	Y	Y	
1-3 Aberenig Terrace	Y	Y	N	N	
1-6 Lower Hospital Villas	Y	Y	Y	Y	
2 High Street	N	Y	N	N	
3-6 Hay Road	Y	Y	N	Y	
3 High Street	N	Y	N	N	
3 Powells Terrace	Y	Y	N	Y	
7 Regent Street	Y	Y	N	Y	
Aberenig	Y	Y	Y	Y	
Bank View	Y	N	N	Y	
Bridge Cottage		Y		Y	
Bristol Cottage	Y	Y	N	N	
Bron-y-garth	Y	N	N	Y	
Bryn Hedd	Y	Y	Y	Y	
Brynawel	Y	Y	Y	N	

TALGARTH CONSERVATION AREA APPRAISAL

Address	Window / Doors	Painting facade	Porch	Garden walls/ railings/ fences	
Brycelyn	N	N	N	Y	
Cambrian House	Y	Y	Y	Y	
Castell Y Eos	Y	Y	Y	Y	
Church Villa	Y	N	Y	Y	
Craigend	Y	N	Y	Y	
Creigiau Cottages	Y	Y	Y	Y	
Cynog Cottage	Y	Y	Y	Y	
Ennig Villa and Annex	Y	Y	Y	Y	
Fernleigh	Y	Y	Y	Y	
Grovelly	N	N	Y	Y	
Hendre	Y	N	N	Y	
Hillcroft	Y	N	Y	Y	
Lawnton House	Y	Y	N	N	
Manchester House	Y	Y	N	N	
Mount Pleasant	Y	Y	N	Y	
Nythfa	Y	N	Y	Y	
Old Font House	Y	Y	Y	Y	
Old Post Office	Y	N	N	N	
Old Upper Lion	Y	N	Y	Y	
Scanbury	Y	Y	Y	Y	
The Cottage	Y	Y	Y	Y	
Tegfan	Y	Y	Y	Y	
Top House	Y	N	Y	Y	
Trebowen	Y	Y	Y	Y	

TALGARTH CONSERVATION AREA APPRAISAL

Woodlands	Y	Y	Y	N	
Neuadd Felin	Y	Y	Y	Y	
Preswylfa		Y	Y	Y	
Oriel		Y	Y	Y	
1-3 Castle Terrace	N	N	N	Y	
Swyn Yr Arfon	N	N	N	Y	
Cardiff House	N	N	N	Y	
The Cottage	N	N	Y	N	
Ty-timon	N	Y	Y	Y	
Old Carpenters Shop	Y	N	N	Y	
Grovelly Cottage	Y	N	N	Y	
The Orchard	Y	Y	N	Y	
Parc View and two next door	N	Y	Y	Y	
The Limes	N	N	N	Y	
New House	Y	Y	N	Y	
Man-Yr-Maul	N	Y	N	N	
Ardwyn	N	Y	N	N	
The Bungalow	N	Y	N	N	
The Hawthorns	N	Y	N	N	