

Brecon Beacons National Park Authority

# Crickhowell

## Conservation Area Appraisal



December 2020

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## **I. INTRODUCTION**

### **I.1 Background**

Conservation areas are areas recognised for their special architectural or historic interest. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to determine 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 them as conservation areas.

Conservation areas are designated for their overall quality rather than just focusing on individual buildings. They are an amalgamation of the areas positive historic features, including the grouping of buildings; the spaces between buildings; materials, boundaries; views; routes; open spaces; and past and present land uses. These features combine to form the special interest worthy of conservation area status.

Planning authorities have a duty to protect Conservation 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 Local Development Plan. The regular review of Conservation Areas can ensure that the designated area continues to demonstrate clear architectural and historic interest, and also establish whether boundaries need amendment; and identify potential measures for enhancing and protecting the Area.

The Crickhowell Conservation Area is one of five conservation areas within the Brecon Beacons and was designated in the early 1970s. Prior to this review, the conservation area also included Llangattock. Llangattock now has a conservation area in its own right.

A conservation area appraisal will define the quality of an area and what justifies its status as a conservation area. A clear, comprehensive appraisal of its character also provides a sound basis for development control decisions and for developing initiatives to improve the area. It enables the development of a robust policy framework for the future management of the area, with which planning applications and other proposals for change can be considered. An appraisal can be an educational tool and also help to support applications for funding initiatives. Currently the Crickhowell Conservation Area does not have an up to date appraisal.

Designation as a conservation area brings some additional controls and duties for the Planning Authority. Further information is provided in Appendix I.

### **I.2 The Appraisal Process**

This review of the Crickhowell Conservation Area:

- reviewed the existing conservation area boundary and assessed whether the boundary needed to be amended;
- considered how Crickhowell and Llangattock should be split into two conservation areas;
- identified those elements of Crickhowell contributing to or detracting from the conservation area's character or appearance;
- proposed measures to maintain or improve the positive character, local distinctiveness and sense of place of Crickhowell.

This appraisal document follows advice set out in TAN 24: The Historic Environment and the accompanying guidance 'Managing Conservation Areas in Wales'.

### **1.3 Consultation**

A 12-week consultation for the draft appraisals for Crickhowell and Llangattock and proposed amendments to the conservation area boundaries commenced on 28<sup>th</sup> November 2019. The consultation included a Notice placed in the 28.11.2020 edition of the Brecon and Radnor Express; two public exhibitions; letters sent to statutory consultees and stakeholders; and letters sent to properties affected by the amendments to the conservation area boundary.

Where possible, feedback from the consultation has been incorporated into the final version of the conservation area appraisal.

### **1.4 Review of the conservation area boundary**

A key outcome of this review is the division of the original conservation area. This means that Crickhowell and Llangattock each have their own conservation area, rather than sharing the boundary. Each settlement has its own distinctive characteristics which deserve to be considered in more detail. Splitting the conservation area allows more scope for the conservation area appraisal to provide a detailed assessment, tailored to each settlement's characteristics.

The review also identified additional changes to the boundary in Crickhowell. The boundary has been amended to include the west side of Llanbedr Road, and Rectory Road; and a larger area of the Bullpit Meadows. The inclusion of Llanbedr Road and Rectory Road is primarily because of their architectural interest and connection with the 19<sup>th</sup> century suburban growth of Crickhowell. The Bullpit Meadows is included because it is an attractive important open space in the foreground of the town and also its relationship with the historic bridge.

The modern housing development of 1-10 Llys Yr Afon and Glan Yr Afon off Castle Road has been removed from the Conservation area. When the conservation area was first designated, Glanyrafon, an early 19<sup>th</sup> century, small country house was still present. By the 1980s modern social housing had been built in its grounds and in 1993 a planning application to demolish Glanyrafon and replace it with 10 dwellings was granted permission. It is likely that this area was originally included within the conservation area because of the historic house. This part of the conservation area changed irrevocably prior to the formation of the National Park Authority and the housing estate does not contribute to the quality of the conservation area. The high, former garden wall, a surviving structure associated with the demolished Glanyrafon remains within the conservation area.

Prior to the public consultation it was proposed to remove part of Orchard Lane from the conservation area. Following a number of objections, further review of Orchard Lane has been carried out and it is concluded that the existing boundary should remain. Important views of St Edmunds Church are obtained from this part of Orchard Lane and the area is relevant to the church's setting.

A map identifying the changes to the conservation area boundary is provided in Appendix 2

The amended conservation area boundary is shown on Figure 1.

## **I.5 The planning Policy Context**

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

National planning policy is set out in Planning Policy Wales (PPW). PPW provides strategic planning guidance and Chapter 9: Conserving the Historic Environment which sets out the overarching policy on: listed buildings; conservation areas; historic parks and gardens; historic landscapes; Scheduled Ancient Monuments; and archaeological remains.

Well-Being of Future Generations (Wales) Act 2015: the Act places a duty of well-being on public bodies. Properly protected and enhanced conservation areas can improve the quality of life and well-being for everyone.

Cadw Best Practice Guidance: Managing Conservation Area in Wales (2017) sets out guidance on best practice to conservation area designation, appraisal and management.

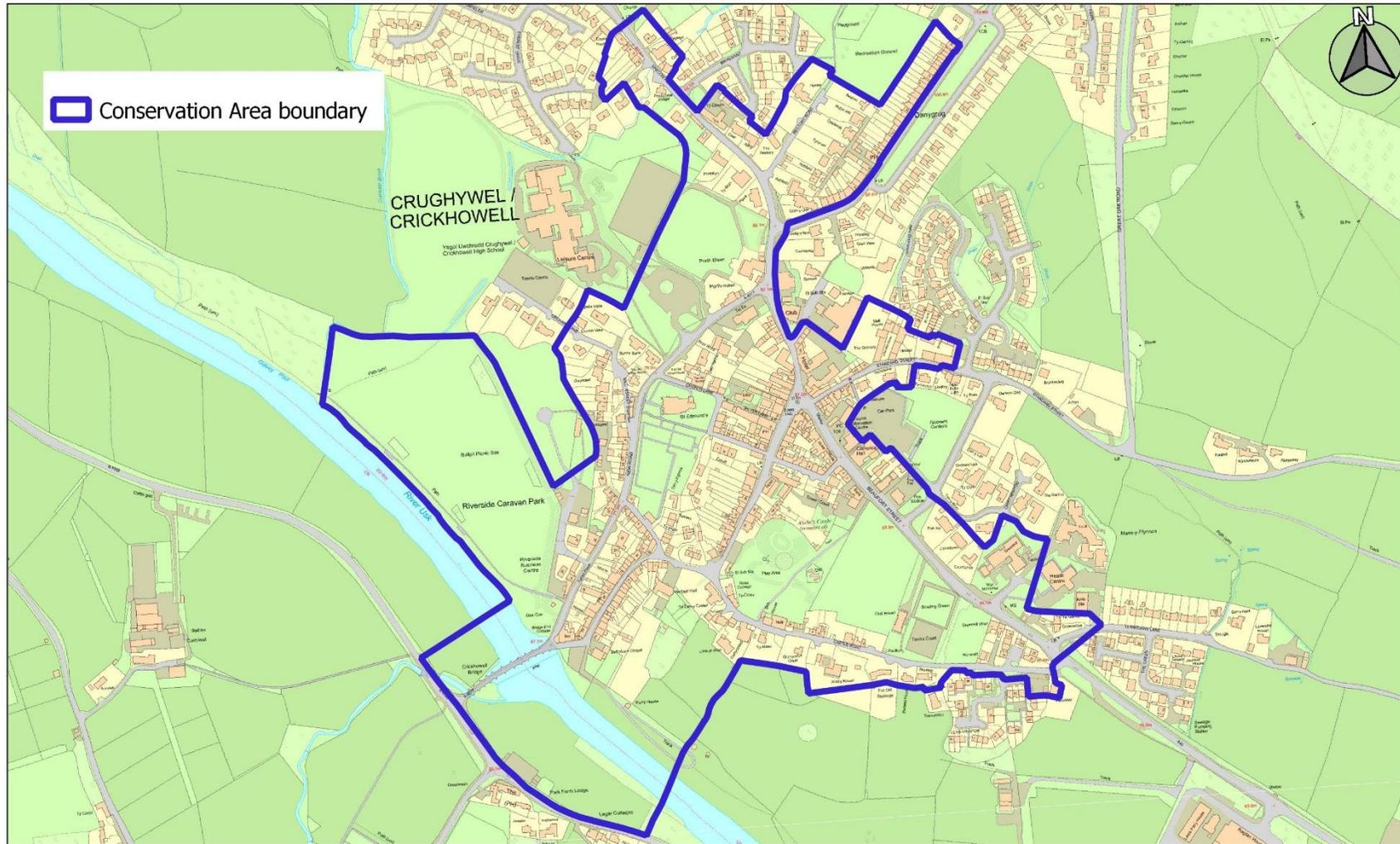
Brecon Beacons National Park Local Development Plan – Adopted in December 2013. The plan sets out policies and proposals to guide development in the National Park from 2007 to 2022. The policy that relates to conservation areas is Policy I9.

The Local Development Plan (LDP) identifies Crickhowell as one of the Key settlements for the Region. The Plan sets out a 15 year vision for the town which includes recognition of the town's historic architecture and ensuring that new development complements the high quality of the historic built heritage. Policy K LP2 Key Settlement Appropriate Development requires that proposals for development should not have an adverse impact on cultural heritage.

The Brecon Beacons National Park- Shop Front Guidance May 2011 provides guidance on shop front design, promoting high quality designs to help preserve the traditional character of the Park's retail areas that make them attractive places for businesses, residents and visitors.

The Brecon Beacons National Park Landscape Character Assessment 2012 identifies landscape types across the National Park and looks at the various components that contribute to the characteristics of each landscape type, including the built environment. Each Landscape Character Area profile includes a management strategy and recommended management guidelines to protect and strengthen its landscape character.

The Crickhowell Community Plan (2017) sets out detailed policies addressing issues of importance for the Town. The plan was produced by the community and reflects the issues and objectives identified by residents and stakeholders. The Environment Chapter identifies the following action: 'Support the maintenance of a high quality townscape through LDP policy and Development Control decisions and review the Conservation area, maximising opportunities for development contributions.'



**Figure 1:**  
**Crickhowell Conservation Area**

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# **Crickhowell**

## **Character Assessment**



## 2. SUMMARY OF SPECIAL INTEREST

Crickhowell is an historic market town, which grew during the medieval period, originally focused on Alisby's Castle. The historic town plan focusing on the Castle, High Street and Market Place is still evident today.

The town has an interesting and attractive townscape created by the street pattern, the topography, variety of buildings and the mix of uses within the town. There is a strong commercial area with many independent shops within the core of the town centre, providing for residents and visitors.

The town comprises a mix of buildings from the medieval period onwards, including vernacular cottages, building groups designed as architectural set pieces, high status houses, civic buildings and small villas. A high proportion of the buildings within the town centre are listed.

Render and stone are the dominant walling materials, both adding texture and interest. There is much use of local stone, reflecting the area's geology.

Interesting contrasts are created between the relatively dense urban form in the core of the town centre and the public and private green spaces, all in close proximity with each other. The open space associated with the Castle is important to its setting and is part of a larger network of open space which includes formal recreational facilities. The open spaces within and on the edge of the town are important for their recreational value and the contribution they make to the character of the conservation area.

A key feature of the town is the way topography contributes to the character of the conservation area, particularly viewed from the southwest. Much of the town is set on a gentle slope above the River Usk and the buildings step up the hillside, providing an attractive arrangement in short and longer distance views.

The town benefits from a high quality landscape setting, adjacent to the River Usk with the backdrop of Pen Cerrig Calch and Crug Hywel to the north and Mynedd Llangatwg to the south. The surrounding landscape is seen over the rooftops and in-between buildings throughout the town.

These themes are expanded in the following chapters.



*View across the town from the Castle motte*

### 3. LOCATION AND SETTING

Crickhowell is located within the Usk Valley on the east side of the Brecon Beacons National Park, approximately 22 km southeast of Brecon and 9 km northwest of Abergavenny. It is strategically sited on a spur of rising ground above the north bank of the River Usk and on a historic east-west route, now the A40 trunk road.



Figure 2: Location Map

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Date: 18/08/2019

There is a close physical and visual relationship between Crickhowell and its high quality landscape setting. This part of the Usk Valley is identified in the Brecon Beacons National Park Landscape Character Assessment (August 2012) as the ‘Eastern Usk Valley’, extending from Pencelli to the northwest of Crickhowell to the eastern edge of the National Park near Abergavenny. The Landscape Character Assessment provides the following description of the Usk Valley: ‘This settled, luxuriant valley contrasts with the surrounding open and craggy hills. Its wide, flat valley floor with its patchwork of fields is an important transport route, containing roads and the Monmouthshire and Brecon Canal. A fertile, agricultural landscape, the Usk Valley is also strongly influenced by parkland planting and in places densely wooded. The valley has a long history of settlement and contains several villages, numerous farms and country houses with their associated grounds. A series of Iron Age Hill Forts overlook the valley....’

The town is overlooked by the slopes of Pen Cerrig Calch and the flat topped hill Crug Hywel to the north, and Myndd Langatwg to the south. This rugged, higher land above the town contrasts with the gentler and more verdant landscape of the valley floor and its lower slopes. On the valley floor and lower slopes surrounding the town, land uses are predominantly agriculture (mostly pasture with some arable), but there is also parkland associated with estates, smaller settlements, farmsteads, and wooded areas. Of particular importance to the immediate setting of Crickhowell is the River Usk and the meadows on the valley floor to the south west to the town and the higher ground to the

north, particularly Crug Hywel which can even be seen from the heart of the town centre. All the landscape elements combine to provide a high quality setting for the town.



*View from the south towards  
Crickhowell within its landscape setting.  
The village of Llangattock is in the  
foreground*

The village of Llangattock is located a short distance to the southwest of the town and there is a close relationship between the two settlements.

#### **4. HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

The name Crickhowell is an anglicised form of Crug Hywel but the ancient name was 'Ystradyw'- vale of the yew trees. Crickhowell's development is a story of the gradual growth of a small town following the construction of Crickhowell castle, decline in the later middle ages, and then recovery.

There is some uncertainty about when Crickhowell was established as a settlement. There may have been some form of settlement associated with the motte and bailey built around 1190 which was the origins of Crickhowell Castle or Alisby's Castle as it is also known after Gerald de Alisby, who was governor during the 1320s. However, there is also a theory that the original centre was linked to the motte at Maes-celyn, 1.5 km to the northwest. A further theory is that the two mottes were in use concurrently. If this was the case, ultimately the motte at Maes-celyn was abandoned in favour of Alisby's Castle on the more strategically useful location on the spur above the Usk.

Crickhowell Castle was part of a series of castles along the valley built by the Normans to defend themselves from the Welsh. The motte and bailey was initially held by the Turberville family but in 1243 it passed by marriage to Sir Grimbald Pauncefote, who replaced the wooden fort with a stone keep, and installed stone walls around the bailey to the south. In 1403 the castle was attacked and partly destroyed by Owain Glyndwr, leader of Welsh uprisings in this area. Parts remained habitable for another hundred years or so, but ultimately was abandoned. In the 18<sup>th</sup> and 19<sup>th</sup> centuries some of the stonework was used for re-building parts of the High Street, although as recently as the 19<sup>th</sup> century the ruins were significantly more complete than they are today. Further deterioration occurred in the 1930s when a portion of the tower collapsed.

In terms of the development of the town, there may have been some, unregulated development outside of the castle's defences soon after it was constructed, but the planned development is likely to have evolved gradually over decades. It is known that a small town was definitely in existence by 1281 when the inhabitants received a grant of murage and confirmation of its existing markets and fairs by Edward I. In 1283 the town acquired borough status. No evidence above ground of the town walls survive, although there is a theory that Lamb Lane which originally extended further west

than it does today, may represent the western perimeter of the town. The murage grant, a tax levied for the construction or maintenance of town walls would suggest that a town wall was planned. However, to date, no evidence has been discovered during development work around the town; however, future archaeological investigations could bring new information to light.

The town fell into decline in the latter middle ages and by 1610 was no longer listed as a market town. Possibly the town was also damaged when the castle was attacked by Owain Glyndwr at the beginning of the 15<sup>th</sup> century which could have contributed to its decline.

Crickhowell developed on a strategic route, part of a system of drovers' roads along which cattle were driven in herds to markets as far afield as London. These roads were probably established from later medieval times onwards, and were at their peak in the 18<sup>th</sup> and early 19<sup>th</sup> centuries. One of these traditional routes crossed Wales from west to east, running from the head of the Swansea Valley across the northern flanks of the Brecon Beacons, and from there along the Usk valley to Monmouth via Crickhowell and Abergavenny. The drovers' road, more or less followed the route of the modern A40 Trunk road.

The fertile soil on the valley floor as well as the nearby upland grazing provided excellent conditions for agriculture. The town's accessible location on the drover's route aided its recovery, particularly opening up opportunities for agricultural produce to be sold to a wider market. Another factor in the town's recovery were the improvements made to the road in the 18<sup>th</sup> and early 19<sup>th</sup> century. As a consequence of these improvements, horse drawn coach services from London via Gloucester, Monmouth and Abergavenny were extended across to west Wales. Coaching inns were established along the route and Crickhowell became one of the key stopping off points with numerous establishments in the town offering accommodation and stabling facilities. The Bear Hotel was one of these establishments.

The Monmouthshire and Brecon Canal constructed during the early 19<sup>th</sup> century on the north side of Llangattock also opened up the area to more distant markets, exporting local produce and also bringing goods in, particularly heavier items that were more difficult to transport via road.

Parts of the town were redeveloped in the 18<sup>th</sup> and 19<sup>th</sup> centuries with some of the earlier medieval buildings replaced. By 1875, Worrall's Directory of South Wales reports that: 'The town presents a clean and respectable appearance and contains numerous excellent places of business, a banking establishment, and a handsome Town Hall'. From the mid-19<sup>th</sup> century improved public utilities including a town gasworks and new water supply were introduced.

The services and functions provided at Crickhowell met the day-to-day town's residents as well as, neighbouring villages and hamlets. The principle trading area was along Bridge Street and High Street with extensions along Beaufort Street. There was local employment available including in the small-scale manufacture of flannel; tourism, mainly based on trout and salmon fishing; agriculture; skilled craft trades; retail; and in domestic service for the large houses and country estates within the valley.

Crickhowell was by-passed by the railways constructed elsewhere during the 1860s. However, this disadvantage was offset by the coach road which was continued to be busy with regular carrier services for goods and passengers. The accessibility of the town allowed Crickhowell to continue developing as a popular base for tourists visiting the area, and this continued when motorised transport became more widely available. There is a photograph of the Bear Hotel from the early 20<sup>th</sup> century showing that the sign for 'Post Horses' over the arch through to the stableyard had been replaced with 'Garage'.

An early advertisement for the hotel offers stabling but also highlights the ‘Good roads for motoring and cycling amidst the finest scenery in south Wales.’

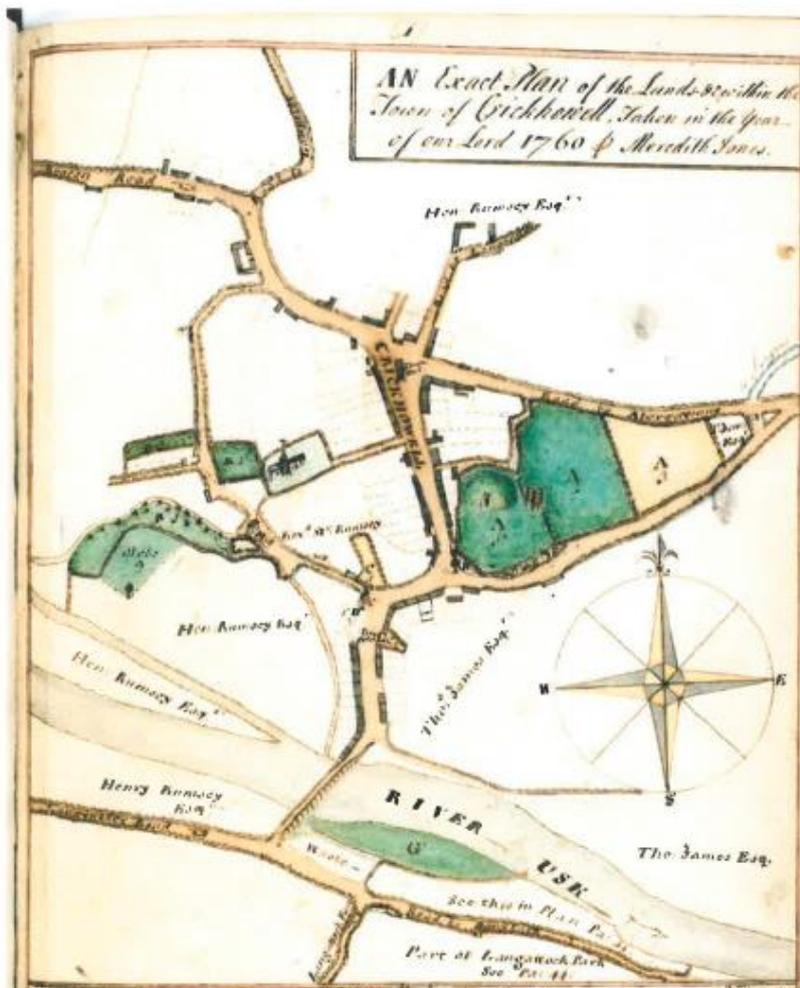
The development of the town can be seen in a series of early maps. The earliest available printed map is the 1587 Beaufort Estate Map. This focusses on Alisby’s Castle and its grounds. This map and the 1760 Estate Map by Meredith Jones shows a basic road network that is still recognisable today.

The 1760 map shows the development of High Street and Market Place and the burgage plots on either side of the High Street are indicated. A building can be seen at the centre of the Market Place. Buildings align part of Castle Road and continue down Bridge Street to the bridge crossing. At this point New Road was yet to be built.



**Figure 3 (above)**  
**Beaufort Estate Map**  
**1587**

Source: National Library of Wales

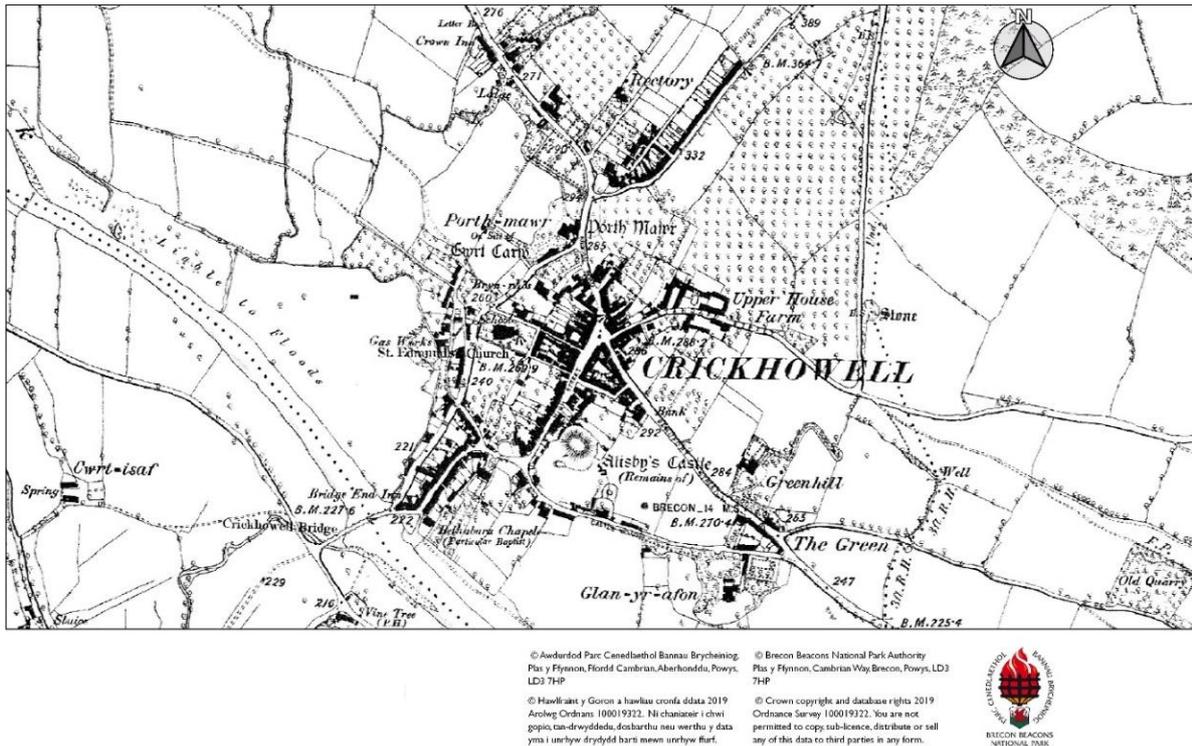


**Figure 4 (left)**  
**Meredith Jones 1760 Estate**  
**Map**

Source: National Library of Wales



**Figure 5 – 1844 Tithe Map**  
Source: National Library of Wales



**Figure 6 - 1<sup>st</sup> Edition Ordnance Survey Map**

The tithe map of 1844 and the 1<sup>st</sup> edition Ordnance Survey map shows a development pattern and road layout that is recognisable today. New Road now appears on the map, providing the main road access to and from the town across the Usk. There is little development on the eastern side of the town, although Green Hill and Glan-yr-Afon, two gentry houses (no longer present) are indicated. The fields and orchards are evident to the north and east of Upper House Farm. Crickhowell expanded significantly in the second half of the 20<sup>th</sup> century particularly on the north east side of the town. One modern development of note is the 1990s Televillage at Upper House Farm. This was a pioneering project for its time which catered for people to work from home. As technology advanced this type of housing project is no longer unique, but at the time it was ground breaking.

## 5. SPATIAL ANALYSIS

The historic core of the town focusses on the Market Place, High Street, and extending down Bridge Street towards the river. Also within the historic core is the Castle to the southeast of the High Street and St Edmunds Church to the northwest. The Conservation Area also includes later phases of the town that extend east and west along the A40 Abergavenny to Brecon Road.

The Crickhowell conservation area is varied, and within its boundary there are areas with their own individual characteristics, varying from their neighbour, but ultimately coming together to form the overall character of the town's historic area.

Crickhowell is a planned settlement with the historic core displaying a grid pattern of streets lying at right angles to each other. Here, the development pattern displays unity with predominantly continuous frontages and most buildings fronting the back edge of the pavement. This creates a strong sense of enclosure.

The later development along the A40 beyond the core of the town centre is generally of a lower density. There is still a sense of enclosure, often created by boundary treatments, but properties are more likely to be set back from the road within more spacious plots.

An important component of the town's character is the green space close to the town centre. The meadows bordering the River Usk, public space such as the grounds around the castle ruins, the recreation areas to the east of the castle and also private gardens contribute to the green and open quality of parts of the town.

Topography has a strong influence on the way that the town has developed. Much of the town is set on a gentle slope above the River Usk and the buildings step up the hillside providing an attractive arrangement in short and longer distance views. The views of the town from the valley floor and from higher ground highlight the contrasts in the pattern of development across the town. It is only in the 20<sup>th</sup> century that the town began to grow more significantly up the sides of the valley.

To get a better understanding of the distinctive characteristics of different parts of the town it is useful to sub-divide it into individual character areas so that future management, including development management can be adapted to respond to their particular characteristics.



*Bridge Street – narrow street with dense development to each side creating strong sense of enclosure.*



*Beaufort Road – wider street, with a contrasting spatial character to Bridge Street.*

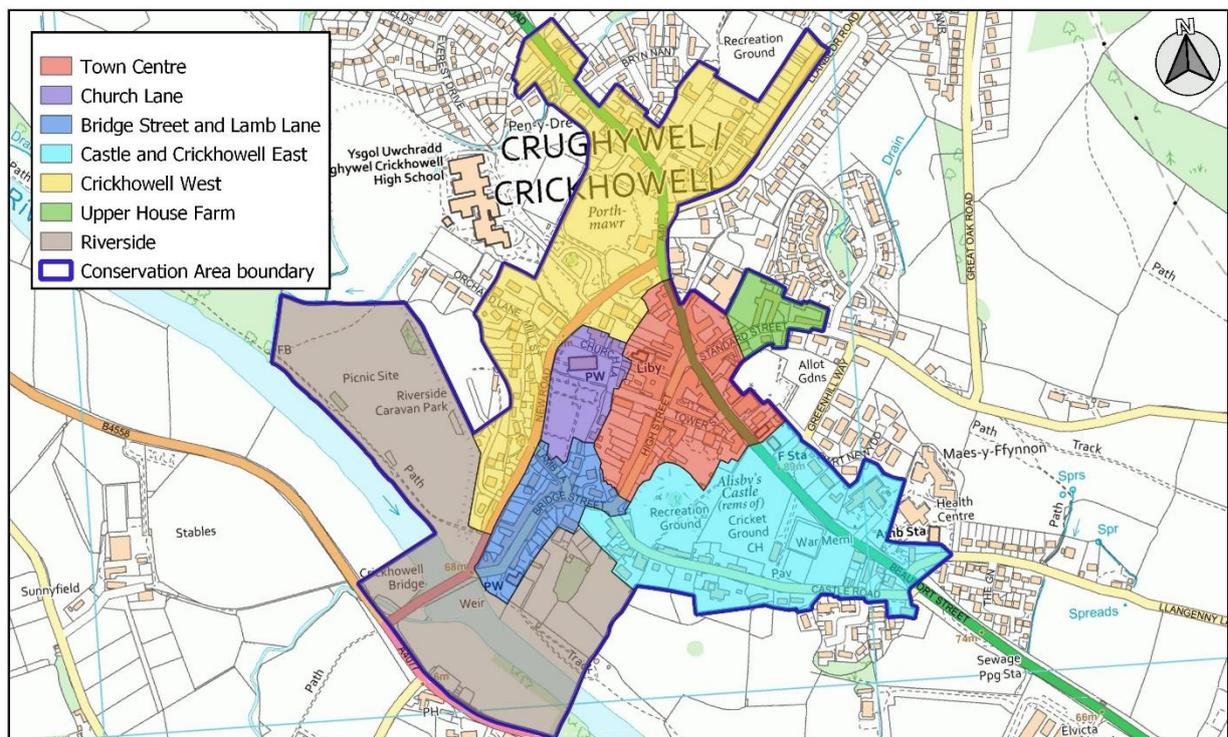
## 6. CHARACTER AREAS

Conservation areas are designated for their special qualities, but within the designated area there may be areas which have their own distinctive characteristics. Identifying these 'character areas' and providing an understanding of the elements that make up their character is important to understanding the conservation area as a whole.

7 character areas have been identified in Crickhowell:

- Town Centre
- Church Lane
- Bridge Street and Lamb Lane
- Castle and Crickhowell East
- Crickhowell West
- Upper House Farm
- Riverside

These character areas are shown on the Map below. Although each area is defined with a line, in reality they are more complex, overlapping with adjacent character areas and having a wider setting which may extend beyond the conservation area boundary. Each area is also not necessarily wholly uniform in character. An overview of the key characteristics of each area is provided in the following sections.



**Figure7 – Character Areas**

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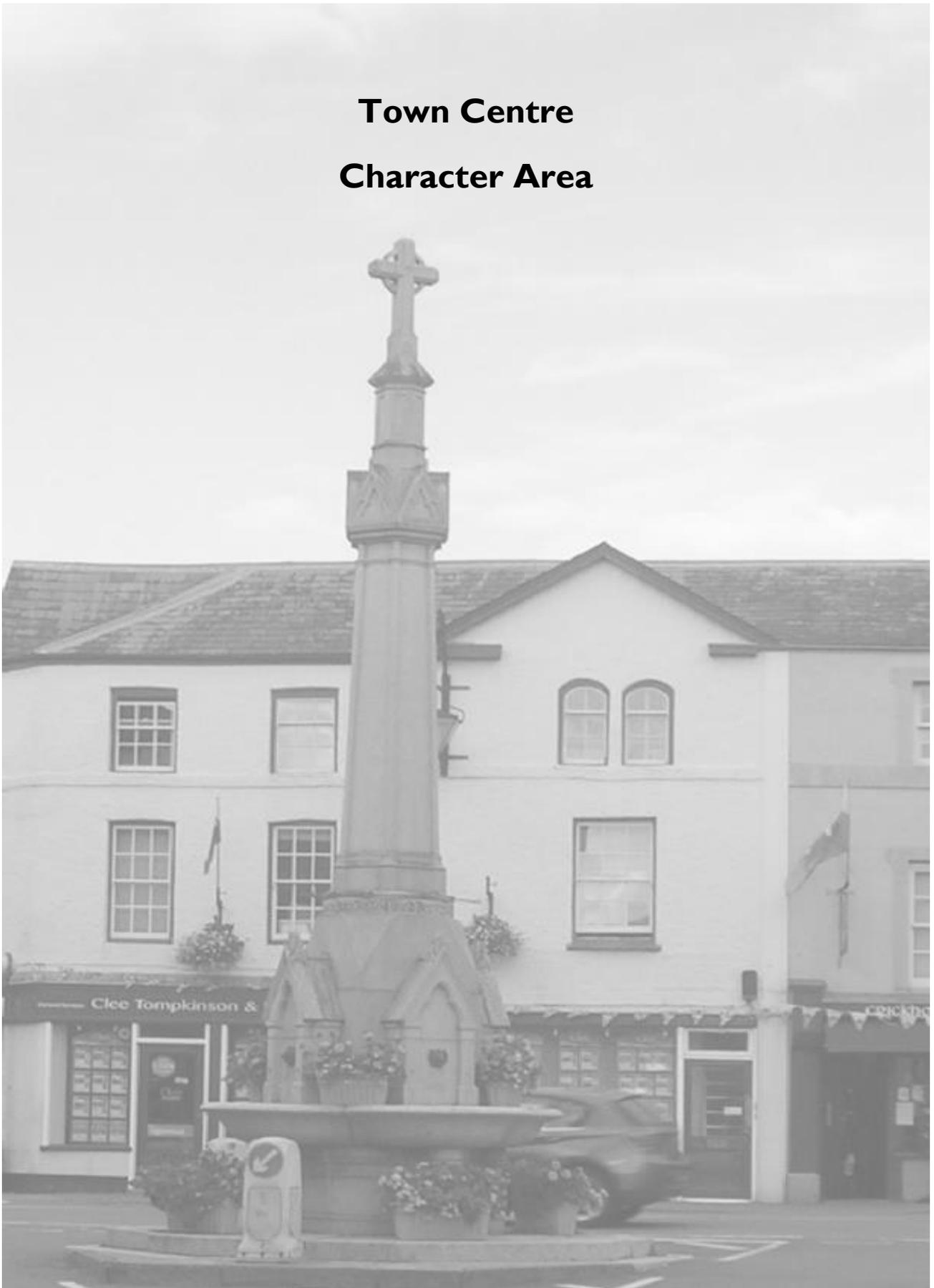
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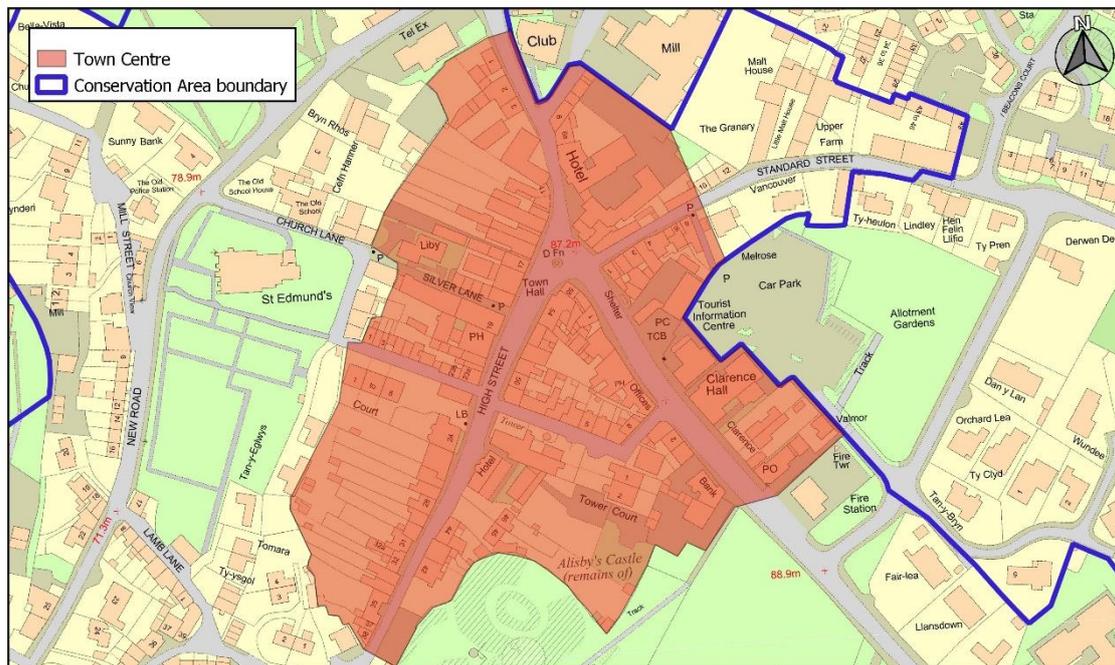
**Town Centre  
Character Area**



## 6.1 Town Centre

### Introduction

The Town Centre character area focuses on the High Street and the Market Place and the western end of Beaufort Street, Tower Street, part of Church Lane, and a short section of Standard Street on the north side of the Market Place. The town centre is defined for the most part by a high density pattern of development. There is a marked contrast between the busy High Street and Market Place and the quieter back lanes such as Church Lane, Standard Street and Tower Street. Within the core of the town centre, commercial uses predominate at ground floor level with traditional shopfronts and public house frontages creating an interesting, vibrant street-scene. In addition to commercial uses, there are also dwellings on the edge of the town centre, ranging from modest, short terraces to large, high status houses.



**Figure 8:**  
**Crickhowell Conservation Area**  
**Town Centre Character Area**

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### Built form and layout

The modern day street layout still reflects the medieval street pattern, and the narrow burgage plots are still evident on the west side of High Street and to a lesser extent on the east side. The High Street widens at the northern end to form the Market Place where a building once stood. The core of the town centre focusing on the High Street and Market Place has a strong sense of enclosure with continuous frontages placed on the back edge



*High Street narrowing as it heads south*

of the pavement. The sense of enclosure is a feature which unifies the area but there are variations in the degree of enclosure, adding to the variety and interest of the town centre. For example, Tower Street and the narrowing of the street between Webbs and the Bear Hotel have a higher degree of enclosure compared to the more spacious nature of the north end of the High Street where it opens out to form the triangular Market Place, or Beaufort Road on its approach to the Market Place.

There is a mix of 1.5, 2 and 3-storey buildings, variations in the width of building frontages and also interest created by variations in roof forms. Strong corner buildings are a feature of the town centre, for example at the junction of Tower Street with High Street.

#### Quality of the buildings and landmark buildings

A high percentage of the buildings in the Town Centre character area are listed. The buildings within the character area are an interesting mix, including Georgian, Victorian, Edwardian architecture, and vernacular buildings constructed in the local sandstone. There are examples of planned terraces, mid-19<sup>th</sup> century stuccoed set architectural set pieces, and grand town houses.

Many of the commercial buildings in the town centre have good historic shopfronts. These make a significant contribution to the quality of the town centre.

The grade II\* Town Hall dating from 1833-4 and designed by T. H. Wyatt is a landmark building within the High Street. On a smaller scale, the Memorial Fountain within the Market Place is also a significant landmark. Of a similar date to the Town Hall, Nos. 52-53 directly opposite make a dramatic statement with their classical design and distinctive ionic pilasters. Both of these buildings relate to the mid-19<sup>th</sup> century re-modelling of the town centre. A more



*3 storey buildings on High Street*



*1 1/2 storey building, Beaufort Road*



*Town Hall*



*Corner building on High Street and Tower Street*

modest but nonetheless interesting set piece is the planned terrace and chapel on the north east side of Tower Street, built 1851-2 by Sir Joseph Bailey to house his workers.

There is a strong group of high status buildings close to the junction of Tower Street and High Street: Ivy Towers, The Dragon Hotel and Latham House. They are grade II\* listed and are good examples of early Georgian buildings.

Clarence Hall in Beaufort Street is a good example of a Victorian public building. The Crickhowell Resources and Information Centre (CRIC) of 2007 is faced in local stone and is successful in complementing the historic setting. The Castle Garage is a 20<sup>th</sup> century building, which evokes the early days of the motor car becoming more accessible.

The town has a number of public houses which originated as coaching inns in the days when Crickhowell served as a strategic stop off point. The Bear Hotel which is listed at grade II\* is thought to have 15<sup>th</sup> century origins and occupies a prominent position on the historic coaching route, opposite the Market Place.

Ivy Tower in Tower Street is a curious structure as the remains of a rubble stone tower, originally thought to be the remains of an outer gateway to Crickhowell Castle but, a survey in the 1990s indicated that the tower is an 18<sup>th</sup> /19<sup>th</sup> century folly, although there are traces of a 15<sup>th</sup> or 16<sup>th</sup> century house to the rear.

### Open Spaces

This area is predominantly characterised by dense urban development. The Market Place is an urban space where the street widens at the northern end of High Street. However, its function as a public space is limited since it is dominated by vehicles. The bitumen road surface covered in road markings and the bollards keeping traffic away from the Memorial Fountain unfortunately detract from this important town centre space.



*Planned terrace on Tower Street*



*Ivy Towers*



*The Bear Hotel*



*Ivy Tower*

There is little public green space within the town centre; however, there are a few small 'pocket' open spaces with seating and some soft landscaping: the garden to the side of the Library in Church Lane and the seating area by the CRIC building.

Although in this area there are a few private gardens visible from the public realm, where they are present, they contribute, softening the harder edge of the urban environment.

### Views

The density of development on both sides of the street creates channelled vistas along the street. Some, such as the view eastwards along Beaufort Street fades out into the distance, while others are closed vistas where buildings block the view continuing. A good example of a closed vista is the view north along High Street which ends at the buildings on the north side of the Market Place.

There are also examples of deflected views where views unfold such as the view along Beaufort Street appearing to end at Webbs, but then more is revealed as the road curves between the buildings.

As with many other parts of the town, there are longer distance views to the surrounding landscape over the roof tops and in long vistas down the street.



*'Pocket' open space by the library*

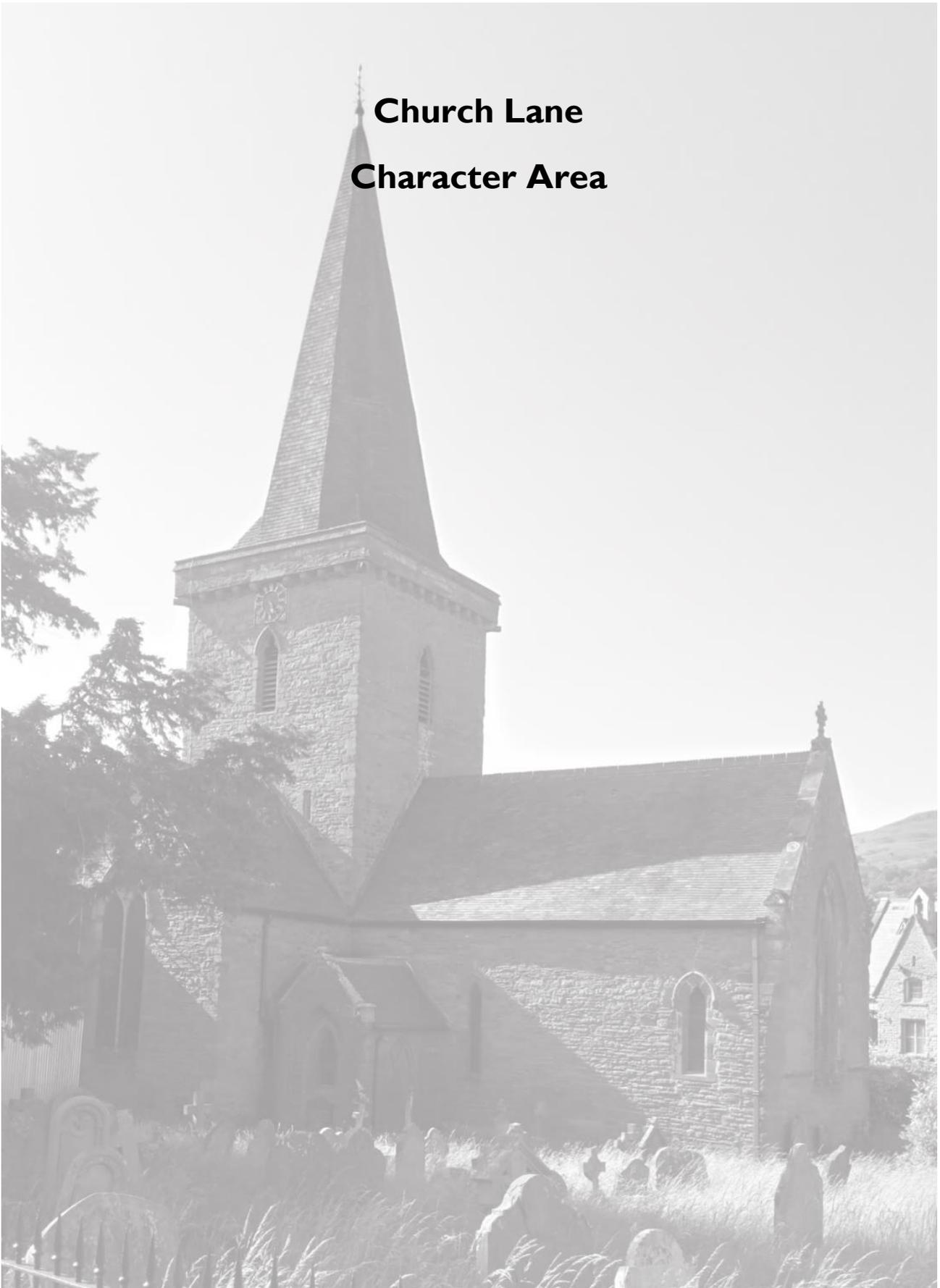


*Vista along High Street closed by the line of buildings beyond the Memorial Fountain.*



*The view unfolds as the road curves between buildings. A longer distance view of the landscape can be seen rising above the buildings.*

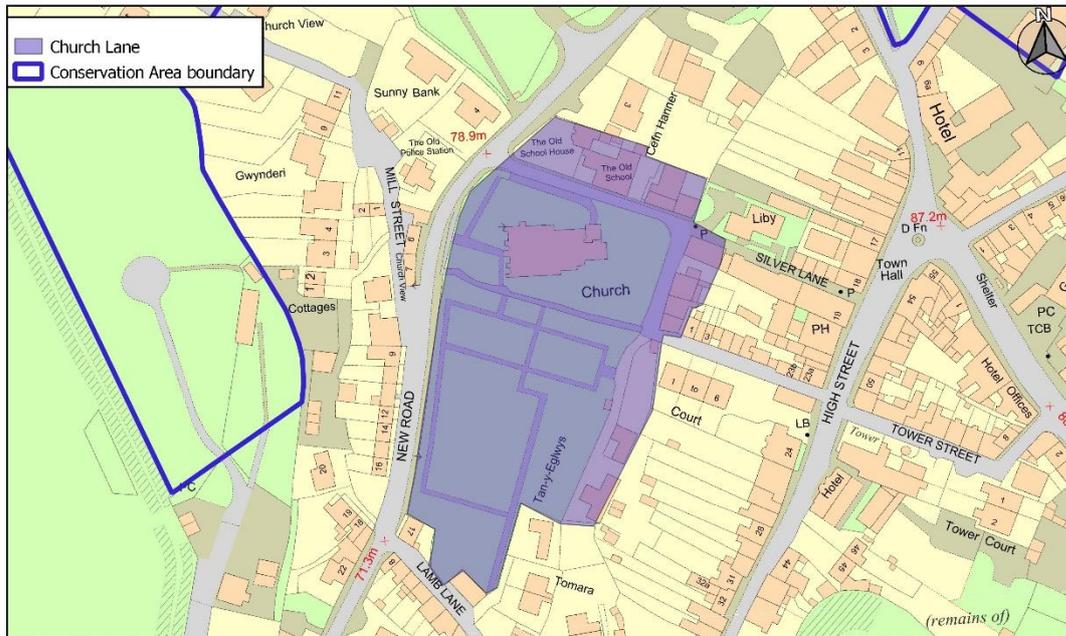
**Church Lane  
Character Area**



## 6.2 Church Lane

### Introduction

The Church Lane character area is located a short distance to the northwest of the High Street and focusses on St Edmund's Church and its churchyard. Church Lane is a narrow thoroughfare connecting High Street with New Road.



**Figure 9:**  
**Crickhowell Conservation Area**  
**Church Lane Character Area**

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### Built form and layout

The former school, 2 storey cottages and houses overlook the churchyard and cemetery, with the church as the centrepiece. The street frontages to the north and east side provide informal enclosure around these two open areas. Despite this degree of enclosure there is still a marked contrast between this area and the dense, urban form within much of the town centre's historic core.

There are pedestrian only paths linking this area with the surroundings. Of particular note is the path lined with iron railings between the churchyard and the cemetery and Silver Lane linking to the High Street.



Rubblestone boundary walls around the churchyard, cemetery and edging the lane are an important feature of the area.

### Quality of the buildings and landmark buildings

The most significant building within this character area is St Edmund's Church. The church was begun in 1303 on the creation of the parish. The church is designed in the Decorated Gothic style and constructed from local red sandstone, with a red clay tiled roof, and shingles covering the spire. The church is at its most prominent as a landmark from the immediate vicinity but also seen in views over rooftops, and from higher ground surrounding the town.

Brick House, a grade II listed house stands out from its neighbours due to its stucco front and classical design.

The Lychgate over the path between the church and cemetery is part of the churchyard boundary wall which is grade II listed. The Lychgate is a relatively small structure but its design and the quality of the dressed stonework contributes to the special character of the area, and is a local landmark. The Lychgate underwent restoration in 2018.

The Old School and attached School House which probably date from the second half of the 19<sup>th</sup> century are not listed but have a positive presence on the northern side of Church Lane, opposite the church. Gothic Revival pointed arches and the small bell tower single out this building.

### Open green spaces

The open space provided by the churchyard and cemetery provides a tranquil green space behind the bustle of the High Street and the busy vehicle route of New Road to the west. The trees within this area and also in private gardens contribute to the green quality of the area. Of particular note is the magnificent



*View across churchyard*



*Stone boundary walls edging lane*



*Brick House*



*The Old School and School House*

copper beech and the yew trees in the churchyard.

### Views

There are fine panoramic views across the churchyard and cemetery of the landscape beyond the town. At the other end of the scale, there are more intimate, glimpsed views through the churchyard gateways.

The Lychgate on Church Lane frames a vista down the footpath between the church and cemetery. There is also an interesting vista along Church Lane towards the High Street.



*Lychgate and path between the churchyard and cemetery*



*Panoramic view from cemetery*

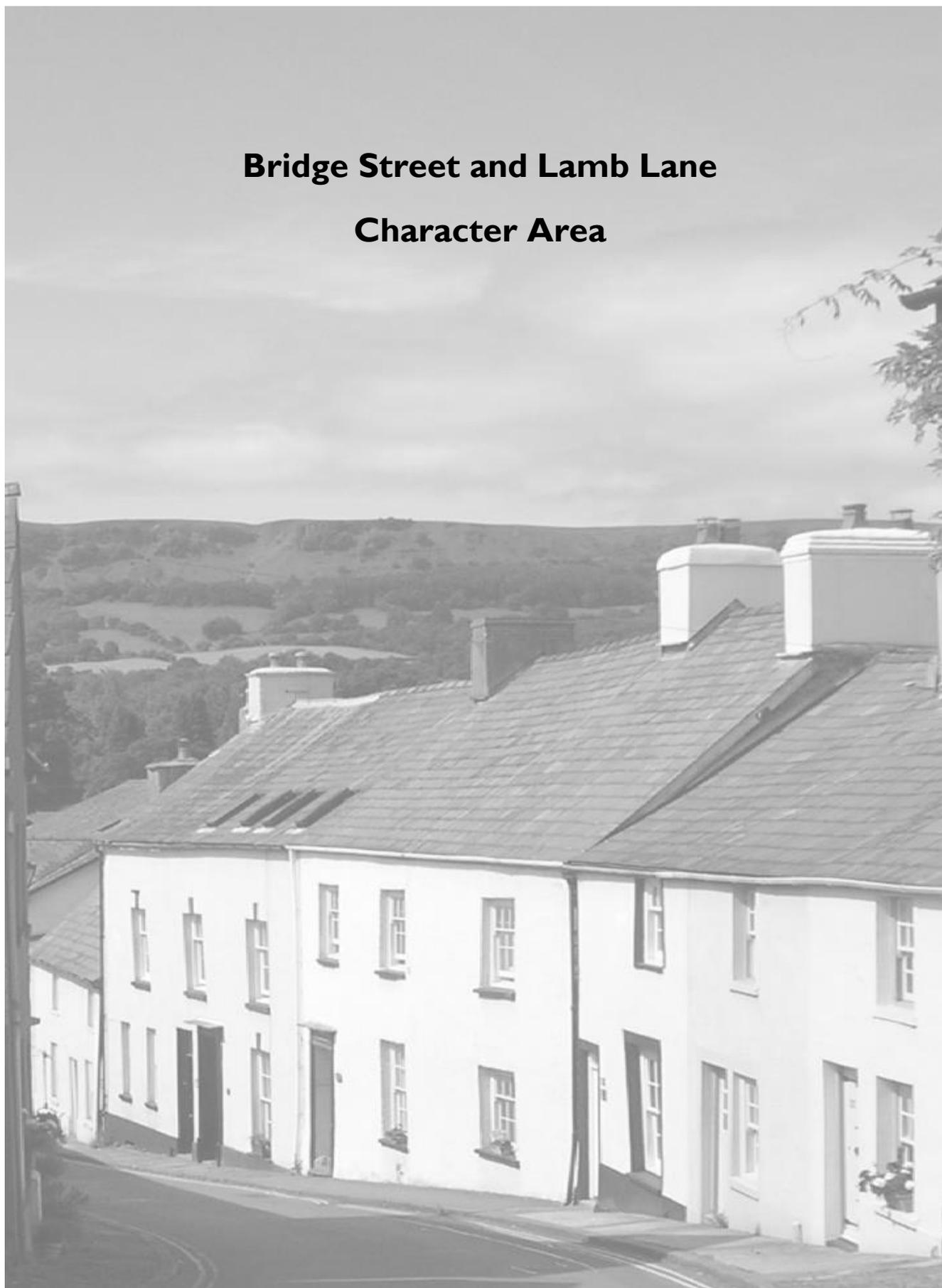


*Trees within St. Edmund's churchyard*



*View through gateway to New Road*

**Bridge Street and Lamb Lane  
Character Area**

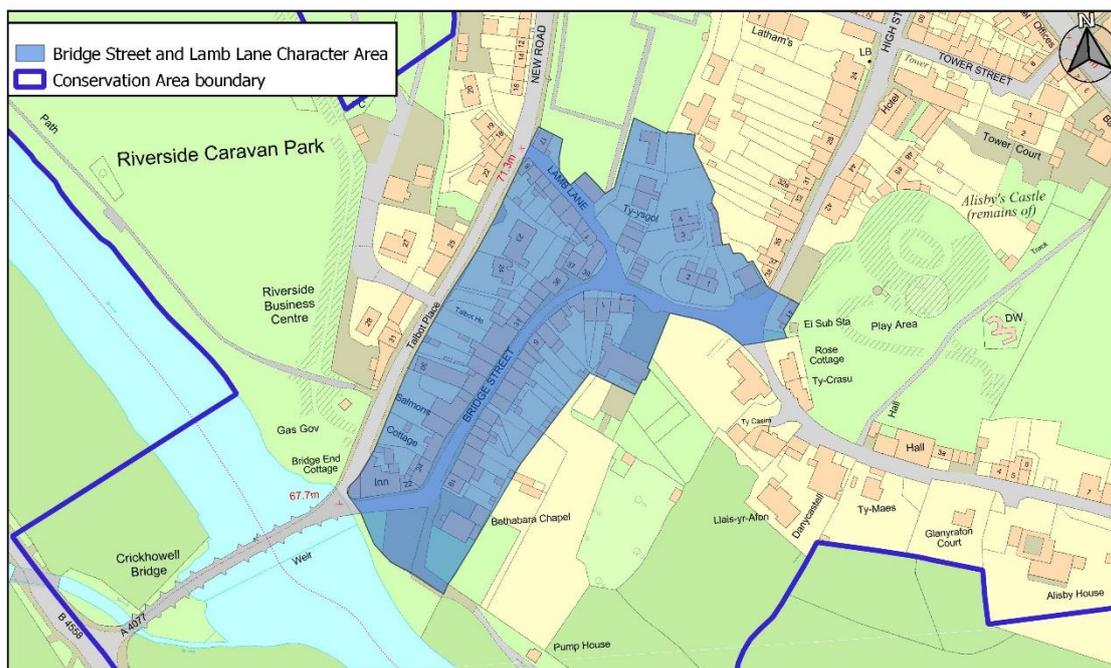


## 6.3 Bridge Street and Lamb Lane

### Introduction

This character area focusses on the primarily residential areas of Bridge Street and Lamb Lane, to the south west of the High Street. Before the construction of New Road, Bridge Street was the old road down to the Usk. The street is now a one-way street to vehicles.

Although close to the town centre's High Street and also the busy New Road, this area is generally quieter and has a more tranquil character. However, there are times when traffic using Bridge Street as a cut through to High Street and Castle Road intrudes into this more peaceful ambience.



**Figure 10:**  
**Crickhowell Conservation Area**  
**Bridge Street and Lamb Lane Character Area**

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### Built form and layout

Bridge Street is a winding, narrow street, lined with cottages of C18 early C19 character. The buildings are predominantly 2-storey and front the back edge of the pavement, giving the street a strong sense of enclosure and intimacy. Lamb Lane is equally narrow and lined with 2-storey vernacular cottages on the south west side. However, the building line on the opposite side of Lamb Lane is fragmented and interspersed by more recent development. The high boundary walls to Herbert Hall create a defined edge at the top end of Bridge



*Bridge Street from the south*

Street. The junction at the meeting point of Bridge Street with High Street and Castle Road is currently a space designed for vehicles and is dominated by road markings but has potential for enhancement.

### **Quality of the buildings and landmark buildings**

The majority of the dwellings along Bridge Street are listed, as are the cottages on the south west side of Lamb Lane. Vernacular cottages form the core of this character area, but there are notable exceptions: Herbert Hall, a grand Regency house, set behind a walled courtyard; and Bethabera Chapel at the southern end of Bridge Street. The chapel is a landmark and gateway feature when approaching Bridge Street from the south west.

A distinctive feature of Bridge Street are the pretty bow-fronted windows such as the examples either side of the door at Number 11.

The Police Station is a modern single storey building in a prominent position at the junction with High Street and unfortunately does not make a positive contribution to the character area.

### **Views**

Bridge Street's gently curvilinear form as it drops down towards the River Usk affords impressive views over the rooftops to the landscape beyond.

The curvilinear form of the street and the siting of buildings also allows views to unfold. For example, 36 and 39 Bridge Street almost terminate the view approaching from the north but gradually more of the street is revealed.

A gap on the north side of Lamb Lane provides a pleasant view across the town cemetery towards St Edmunds Church.



*Bridge Street curving down towards the river*



*Lamb Lane*



*View towards 36 & 39 Bridge Street*



*View towards Police Station*

## Open spaces and surfaces

There are no public, green open spaces in this area. However, the grounds of Herbert Hall, particularly the trees contribute to the street scene.

A particularly notable feature of Bridge Street is the survival of historic cobbles and natural stone flag pavement. More survive here than in other part of the town. Unfortunately, some areas of historic surface have been replaced with modern materials. The quality of this street and the conservation area would be enhanced by reinstating traditional stone paving and cobbles.

An attractive, larger space surfaced with cobbles is created by the orientation of 36 – 39 Bridge Street.



*Herbert Hall*



*Bow windows along Bridge Street*

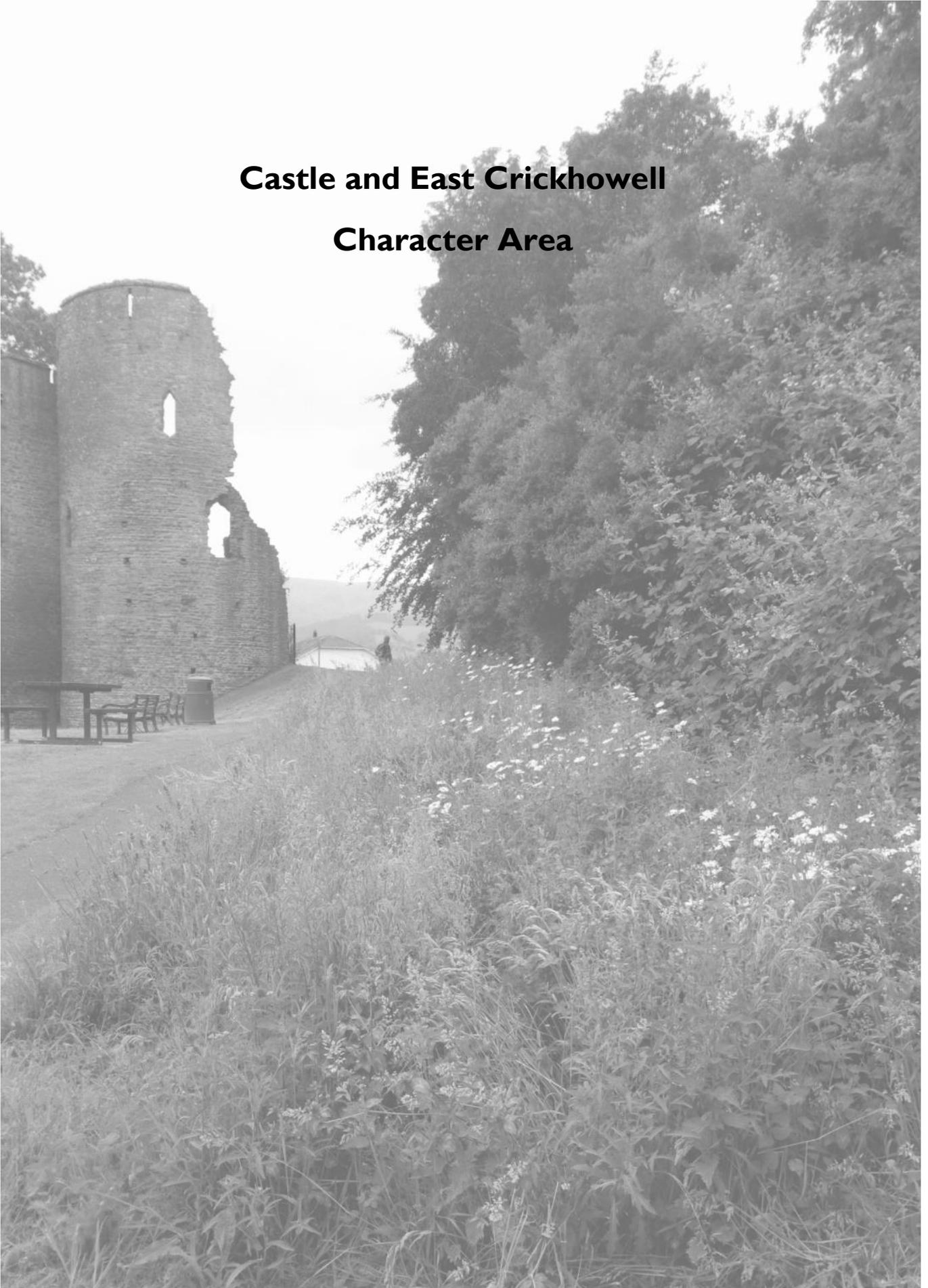


*Cobbles and natural stone paving*



*Mix of concrete repairs and natural stone paving*

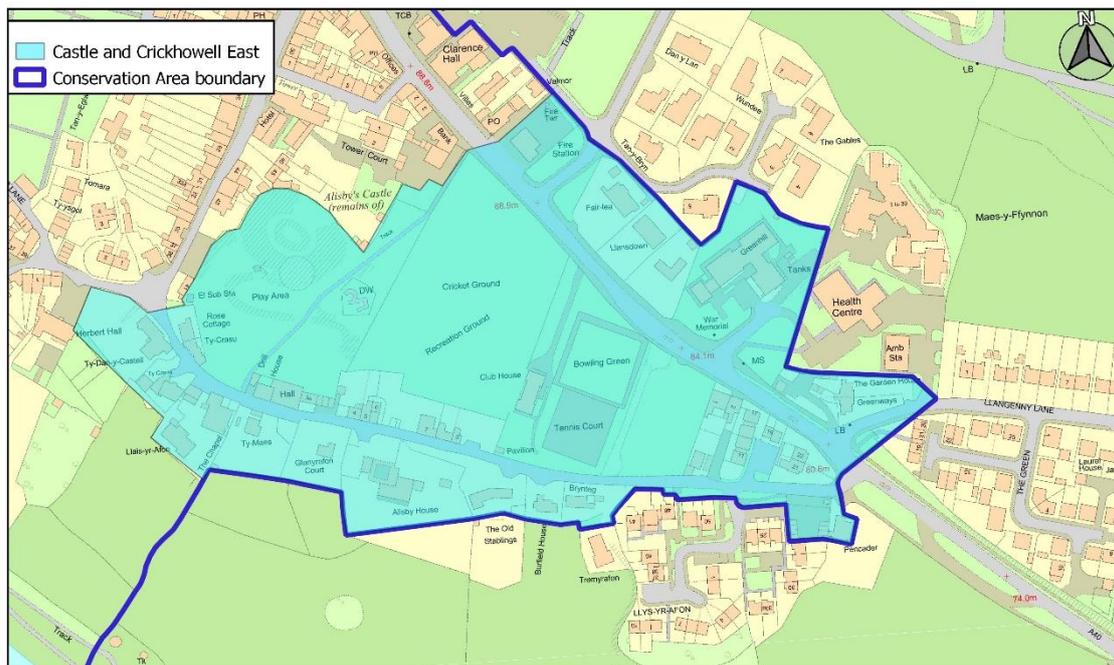
**Castle and East Crickhowell  
Character Area**



## 6.4 Castle and East Crickhowell

### Introduction

This character area is located on the eastern side of the town. It focuses on the site of Alisby's Castle (Crickhowell Castle) and the series of open green spaces to the east of the Castle, between Beaufort Street and Castle Road. Although there are significant areas of open space, the Castle character area also includes development along Castle Road and Beaufort Street. The Castle character area has been identified due to the area's detachment from the High Street and the overall setting that it provides to the Castle.



**Figure 11:**  
**Crickhowell Conservation Area**  
**Castle and Crickhowell East Character Area**

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### Built Form and Layout

This area marks the start of the Crickhowell Conservation Area on the east side of the town. The attractive semi-detached cottages on the corner of Castle Road and Beaufort Street provide a visual gateway into the conservation area from the east. Beaufort Street is a wide, major traffic route and the pattern of development is generally low density. The land to the southern side is predominantly taken up by recreational open space.



*View towards the remains of Crickhowell Castle's Gatehouse*

Castle Road is much narrower than Beaufort Street and the pattern of development is generally more intimate, particularly on the northern side where there are short rows of terraced housing. The narrowing of the road in places also contributes to this feeling and sense of place. Stone boundary walls provide definition; however, the road is by no means totally enclosed. The areas of open space create significant gaps on the northern side of Castle Road, notably the Castle grounds just beyond the Drill Hall. There are also larger detached properties within spacious plots on the south side.

### Green space

A key feature of this character area is its open, green spaces. This green space is made up of a number of elements some of which is public space and some private. The area surrounding the ruins of the Castle has historically remained open and this important open space can be seen on the historical maps. With the exception of an equipped children's play area, the open space has an informal character and is publically accessible via a footpath connecting Beaufort Street and Castle Road. The open space to the east of the castle grounds is more formal, accommodating Crickhowell's Cricket Ground, Bowling Green and Tennis Court. Beyond the sports ground is an informal recreation area of lawn and amenity trees. These trees which include maple, silver birch, cypress and magnolia are individually protected by Tree Preservation Orders. Private gardens also contribute to the green quality of the area, notably those on the northern side of Beaufort Street where the detached dwellings and also the nursing home are set within generous grounds. Also contributing are the gardens associated with the detached modern houses and larger historic houses on the southern side of Castle Road. The green quality of the open spaces is also enhanced by trees and there are a number of particularly fine individual trees including the sweet chestnut by the War Memorial on Beaufort Street and the copper



*Semi-detached cottages at the road junction*



*Beaufort Street*



*Castle Road*



*Path through the park by Green Hill Villas*

beech in the grounds of Dan y Castell on Castle Road. Trees also feature within the Castle grounds, significantly contributing to the green character of the area.

#### Quality of the buildings and landmark buildings

The Castle character area has a mix of historic and modern buildings. The remains of Crickhowell Castle's rounded twin towered inner gatehouse is an important archaeological feature and landmark, as is the 8-metre high motte to the north west of the gatehouse. The historic housing ranges from quite substantial historic houses to modest short terraces. Dan y Castell is a fine example of an early Georgian gentry house with 16 pane sash windows to the ground and first floor and a fine central pedimented doorcase with a recessed 6-panel door and elegant traceried fanlight. 1 and 2 Greenhill Villa on Beaufort Road are a pair of listed, late Georgian 19<sup>th</sup> century houses which have a strikingly similar frontage to the earlier Dan y Castell.

Dan-y-Castell Chapel on Castle Road dates from the early 19<sup>th</sup> century. The chapel is a gable entry type which is typical of an urban chapel. It is recorded on the Historic Environment Record as a Presbyterian chapel, erected in 1805 and then rebuilt in 1829. The semi-detached cottages at the junction of Beaufort Street and Castle Road probably date from the early 20<sup>th</sup> century. They are a landmark due to their prominent angled position at the road junction. Another landmark is the large upright stone representing the town's war memorial on Beaufort Street.

At the eastern end of Castle Road modern housing becomes more prevalent. Apart from a small group on the north side of the road, the houses are detached and set back within generous gardens.



*View towards the motte*



*1 & 2 Green Hill Villas*



*Dan y Castell*



*Dan y Castell Chapel*

On the northern side of Beaufort Road there are a group of modern low rise houses, some enclosed in generous gardens. The nursing home on the north east side of Beaufort Road is also a modern building and was the site of Greenfield House which became the Crickhowell Memorial Hospital but was demolished in 1970). Many of these later buildings are set within generous, landscaped plots which contribute positively to the conservation area.



*View from Beaufort Road towards war memorial and grounds to the nursing home*

Stone boundary walls are also a strong feature along both sides of Beaufort Street and also along Castle Road. Of particular note on Castle Road is the high wall to the former kitchen garden associated with the demolished Glanyrafon (now the site of a housing estate). It is the most impressive boundary wall within this character area, having a strong presence on the road side.



*View westwards along Castle Road*

### Views

The Castle character area offers panoramic views to the wider landscape from many points but of particular note are the views from Beaufort Street and the Castle grounds across to Mynedd Llangatwg. Another striking view is from the top of the Castle Mound across the roof tops of the adjacent High Street. Views of the Castle remains are obtained from Castle Road and Beaufort Street.

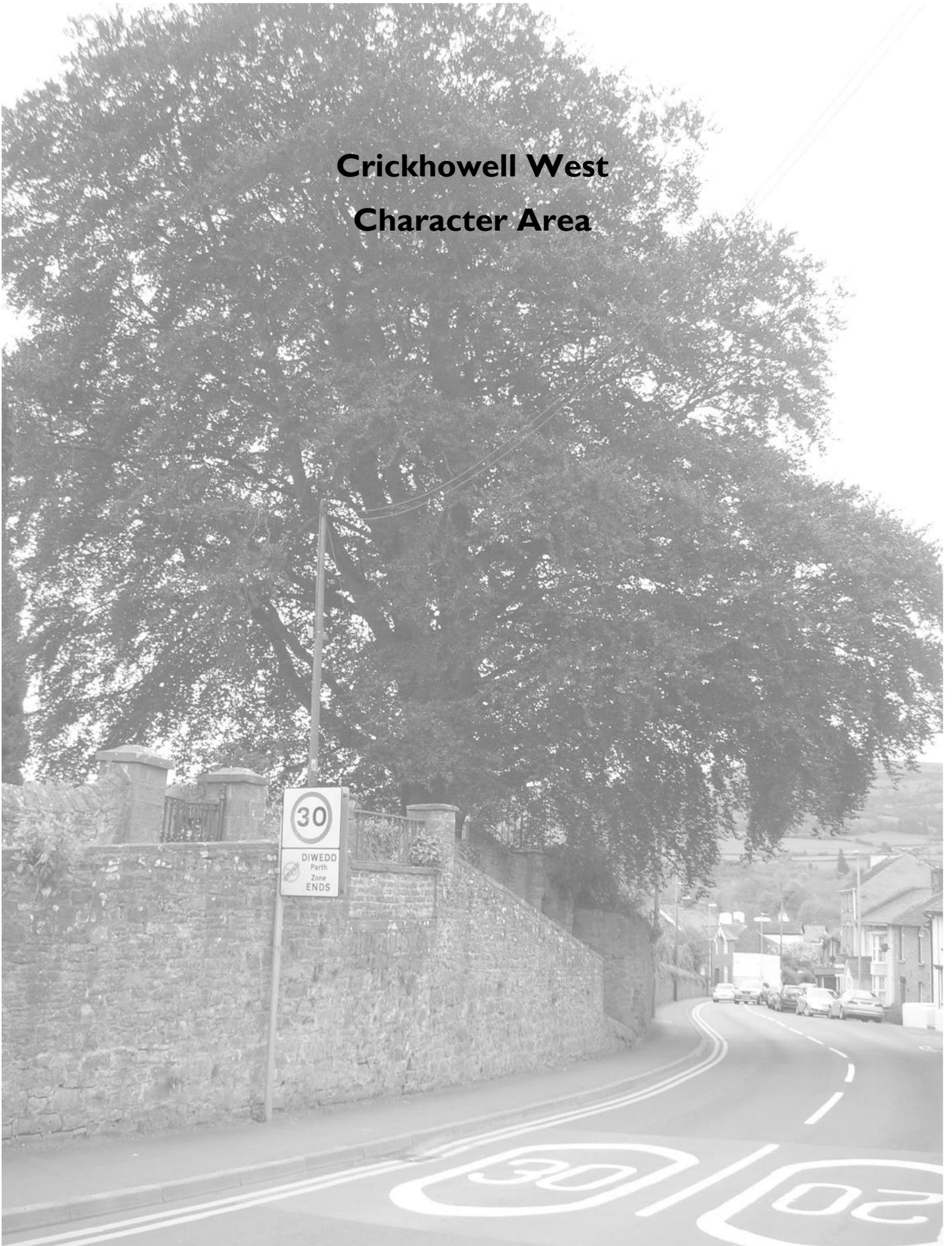


*View across the Castle grounds to the landscape beyond*



*View from the motte over the town centre roof tops*

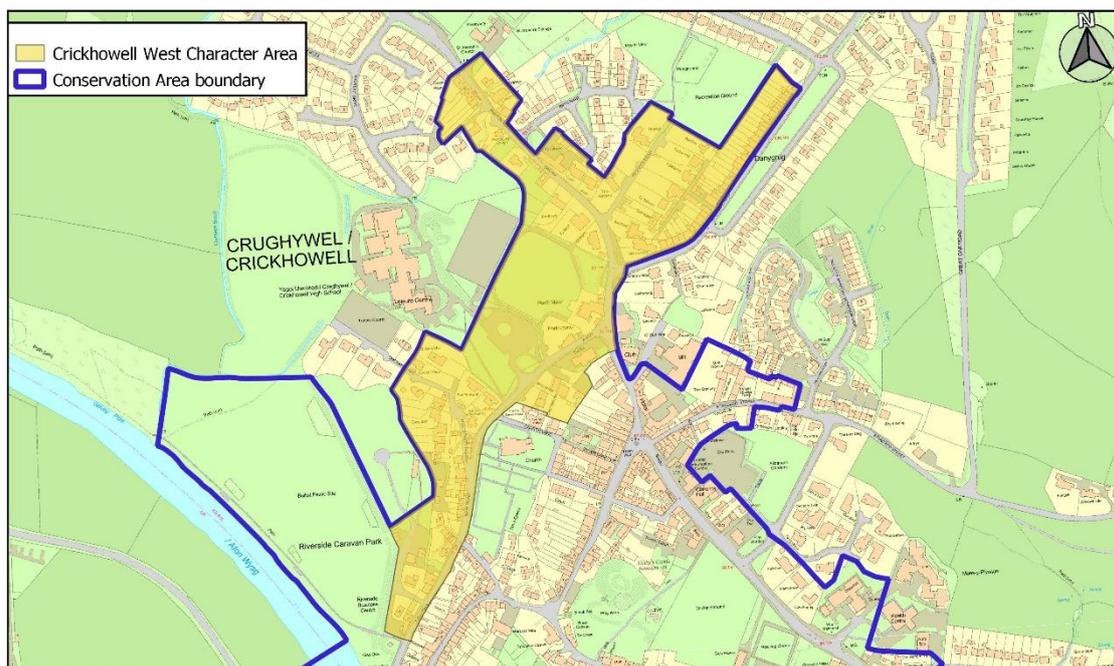
# Crickhowell West Character Area



## 6.5 Crickhowell West

### Introduction

This character area comprises the land on the west side of New Road; part of Brecon Road, heading westwards away from the town centre; Llanbedr Road and Rectory Road. Much of the focus of this area is on the historical gateway to Porthmawr and the high boundary wall aligning New Road and Brecon Road. This area is mostly residential with a mix of terraces, semi-detached houses, detached villas, and some modern infill. There are also some small business premises on the west side of New Road and the petrol station (just outside of the conservation area) at the road junction. New Road and Brecon Road are busy vehicle routes used by through traffic, unfortunately detracting from the area's quality.



**Figure 12:**  
**Crickhowell Conservation Area**  
**Crickhowell West Character Area**

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### Built form and layout

New Road was constructed 1828-30 to create easier access to the bridge, whereas previously the much narrower Bridge Street was the link between the town and the river crossing. It is a wider street than many of those in the historic core and there is less continuity in the building line. However, the high boundary wall around Porthmawr House and the boundary wall along the north east side of the Brecon Road provides a defined and strong edge along these sections. The development pattern is generally lower density than within the town



*View towards New Road from the Bridge*

centre; however, there are denser clusters in the vicinity of Mill Street and parts of New Road. The majority of buildings are two-storey, although there are a few exceptions. The land rises steadily up New Road towards the Brecon Road but falls away steeply on the west side to Mill Street.

Quality of the buildings and landmark buildings

The Porthmawr Gatehouse and boundary wall is a key feature of this area. Porthmawr House which replaced the fire damaged 15<sup>th</sup> century Cwrt-y-Carw in 1810, is a substantial Regency mansion, set within generous gardens. Prominent public views of the house are limited due to the high boundary wall but nonetheless the house has a presence.

There are a number of attractive detached villas, although most are not listed, Swn-yr-Afon, a small 19<sup>th</sup> century villa located on the south east side of New Road at the corner of Lamb Lane is unlisted but makes a notable contribution to the street scene. Tygwyn, an early 19<sup>th</sup> century villa on the Brecon Road is one of the exceptions that is listed.

There are a number of buildings which are not included within this character area but none the less have a positive influence on its interest. St Edmund's Church with its tall church spire has a strong presence, particularly within New Road.

The listed Bridgend Inn is an informal 'gateway' building on the southerly approach to New Road. The Six Bells is a former public House located part way up New Road.

The houses on the west side of Llanbedr Road are part of the early-mid 19<sup>th</sup> century suburban expansion of Crickhowell. It is a cohesive and attractive row with much of their 19<sup>th</sup> century character retained.

Although not included within the conservation area boundary, the petrol station at the junction of New Road and Brecon Road is a



*Eastwards view along Brecon Road*



*Porthmawr Gatehouse and boundary wall*



*Porthmawr House*



*Llanbedr Road*

prominent landmark which has a negative impact on the conservation are due to its scale, modern materials and signage. The telephone exchange occupying a prominent corner site at the junction also has a negative impact.

### Green spaces

The main areas of open space within this character area are the garden to Porthmawr, and the grounds at the entrance to Crickhowell High School. In the case of Porthmawr, the gardens are not particularly apparent at street level due to the high boundary wall.

On the east side of Rectory Road, the deep private front gardens with their mature planting make an attractive contribution to this part of the conservation area.

The adjacent green area of the Bullpit Picnic Site, and the trees (particularly the magnificent copper beech) rising above the churchyard walls around St. Edmunds Church contribute to the setting of this part of the conservation area.

The Copper Beech within St. Edmunds churchyard has a significant presence on New Road.

### Views

On the approach to the town from the south there is a sense of arrival crossing the bridge. There are attractive views of the Bridge Inn and Bethabera Chapel, and the town stepping up the slope in the background. Travelling south along New Road, long distance views unfold towards Mynyedd Llangatwg in the distance. In contrast, the glimpse through a gateway to the churchyard is a more intimate view. Some of the best and most prominent views of St Edmunds Church are obtained from New Street. The sharp fall of the land from New Road down to Mill Street afford views across



*The Six Bells, New Road*



*Grounds at entrance to Crickhowell School*



*Rectory Road*



*Vista along New Road towards Mynyedd Llangatwg*

the roof tops and to the meadows beyond. From Mill Street there are attractive views of the church on the higher ground above New Road. A less attractive view is the petrol station which terminates the view from the south at the junction of New Road and Brecon Road. There are prominent views from New Road to the rear of properties along Bridge Street and Lamb Lane. There are also views of the rear of properties on the west side of New Road from the Bullpit Picnic Site. Many of the rear elevations are quite complex and interesting, and contribute to the appearance of the conservation area.



*View of St. Edmunds Church spire from Mill Lane*



*Copper Beech within churchyard*

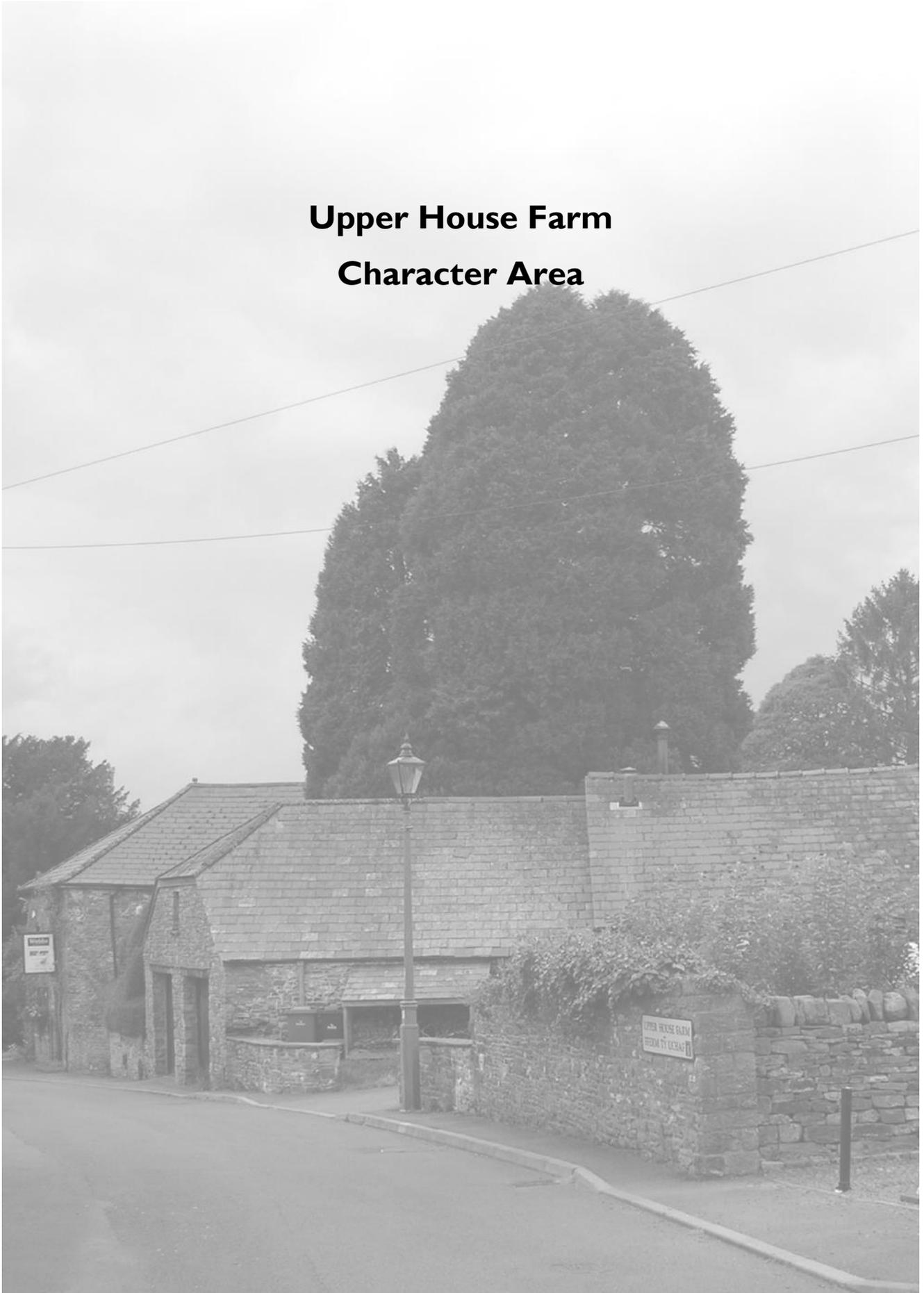


*Glimpse through churchyard gateway*



*View of the rear of Bridge Street properties from New Road*

## Upper House Farm Character Area



## 6.6 Upper House Farm

This character area covers a small area of Standard Street as it heads eastwards and focusses on Upper House Farmhouse and the traditional farm buildings on each side of the street. The area comprises of a mix of residential and commercial uses.

Although only a short distance from the heart of the town centre, historically this area centred on the mansion and farm established by the Rumsey family in the 17<sup>th</sup> century. Upper House farmstead was part of this estate and although the orchards and fields that historically surrounded the farmhouse and barns have been developed, the area has a more rural character in comparison with the town centre.



**Figure 13:**  
**Crickhowell Conservation Area**  
**Upper House Farm Character Area**

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### Built form and layout

Standard Street exits the northeast side of Market Place and here it is clearly still part of the town centre with 3-storey properties and a number of small retail units occupying their ground floors. Progressing along Standard Street, the character begins to change. The street still feels quite enclosed, with buildings set to the back edge of the pavement; however, the building height drops and 2-storey vernacular terraced stone cottages take over.



*Upper House Farm*

Beyond the cottages, the street begins to have a more open character with buildings set back from the street, within larger plots. The focus of this character area is Upper House Farmhouse and the distinctive layout of the courtyard of former farm buildings. Two former threshing barns align the street on the north side with a further large stone barn on the south side.

#### Quality of the buildings and landmark buildings

There is an important complex of grade II\* buildings associated with the former Rumsey family mansion. This group forms a 'U' shaped complex comprising The Malt House, formerly the main part of the mansion known as Rumsey Place; Little Malt House, part of the former coach house to Rumsey Place; the Former Granary that adjoins the Malt House at rear and once part of a brewery established by the Rumsey family; and Upper House Farm House at right angles to and adjoining Little Malt House. Both the Malt House and Little Malt House are set well back from the road within their grounds. These two buildings therefore do not have a street presence, although the forecourt to the Little Malt House with its stone boundary wall, gateway and sculpted hedge has a strong street presence. The 17<sup>th</sup> century Upper House Farmhouse at the end of the U-plan group of buildings and the former threshing barns are the most prominent group in terms of presence within the street scene.

The barn opposite the entrance to the former farmyard to Upper House Farmhouse is grade II listed and dates from the 17<sup>th</sup> century. The barn is probably contemporary with the farmhouse.

#### Green spaces

There is no public green space within this area but the private garden around the modern bungalow on southwest side of street, and the garden courtyard to Little Malt House opposite



*West view along Standard Street*



*Barns associated with Upper House Farm*



*View from Standard Street to town centre*



*Front forecourt to Little Malthouse*

are important gaps that visually contribute to the streetscape and soften the built form.

### Views

The view looking back towards the busy Market Place is framed between the buildings and emphasise the contrast between the two areas in terms of activity.

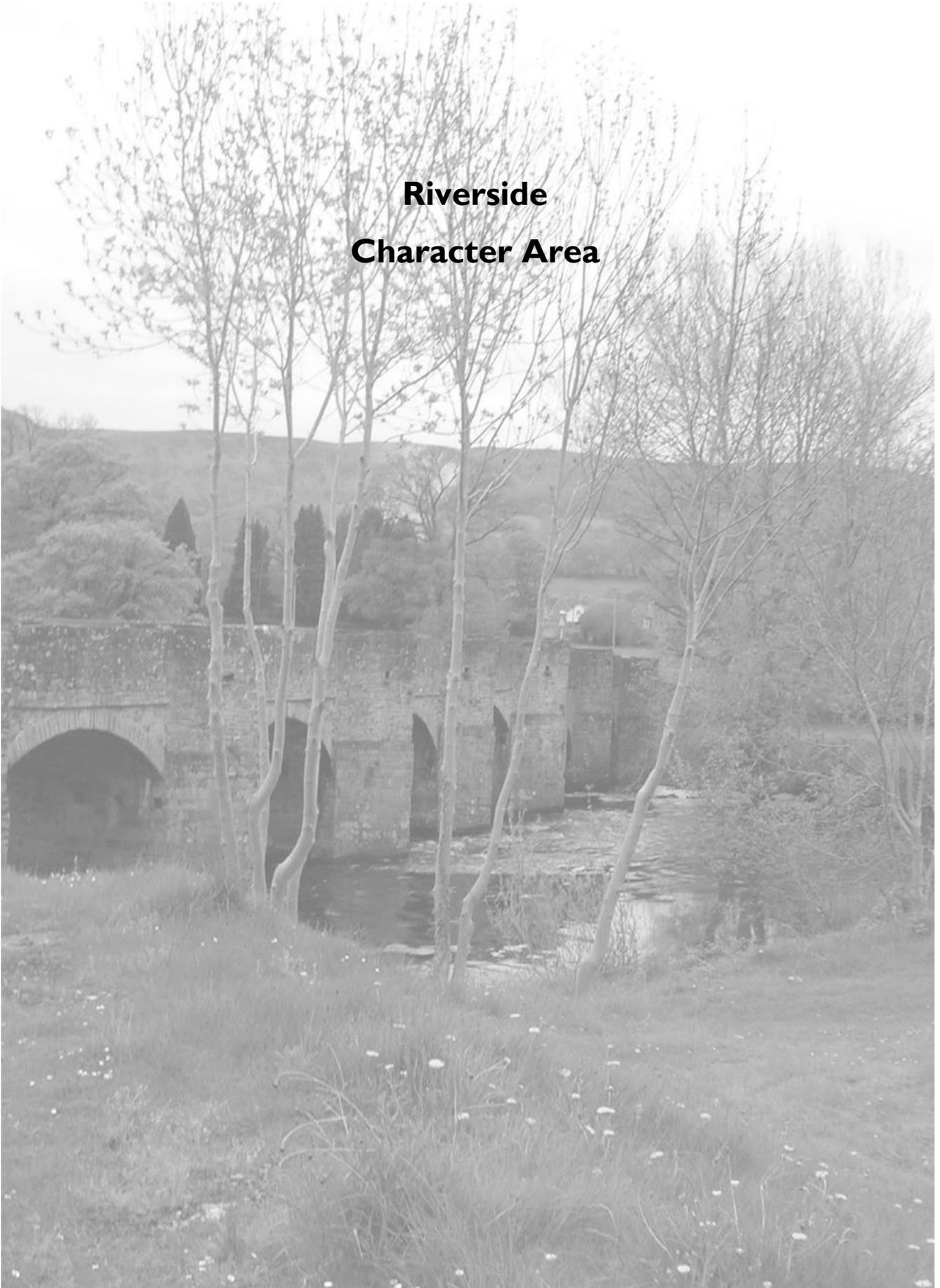
An intriguing glimpsed view through to the 1990s Televillage development is obtained from the former farmyard to Upper House Farm.

As with most areas of the town, longer distance views of the surrounding landscape are available and of particular note is the view of the mountain rising above the Market Place.



*View from Upper House Farm to Televillage development*

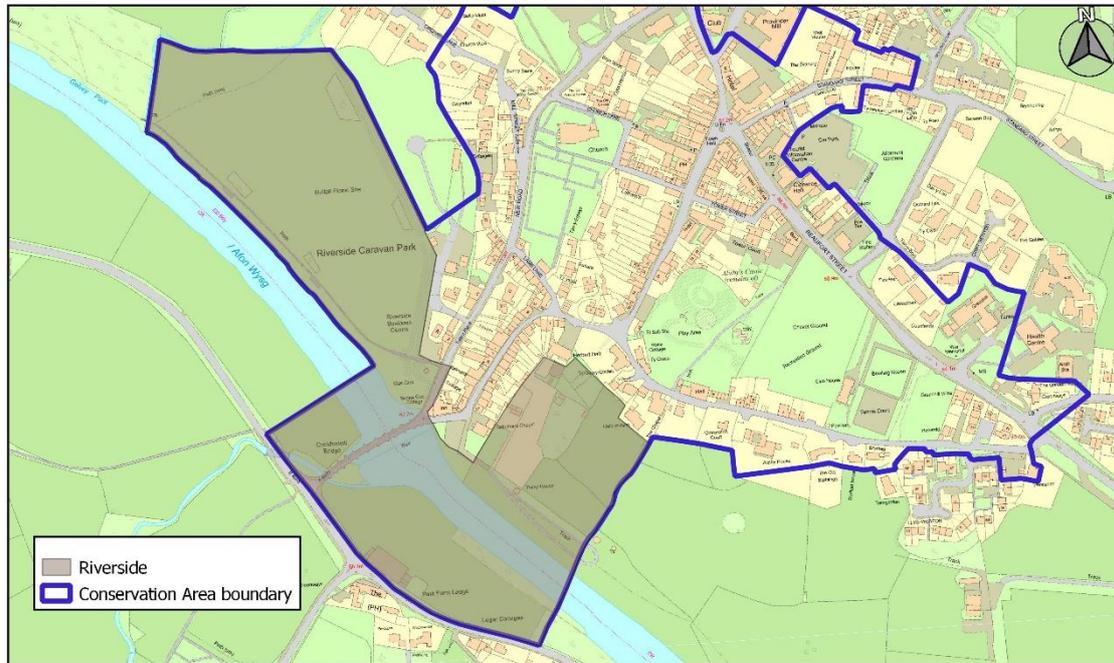
**Riverside  
Character Area**



## 6.7 Riverside

### Introduction

This character area is focused on the River Usk corridor and also the network of open space south of Castle Road. The area is physically defined on the far south west edge by the highway (A4077 and B4558).



**Figure 14:**  
**Crickhowell Conservation Area**  
**Riverside Character Area**

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### Quality of the buildings and landmark buildings

This area is primarily open, green space; however, it does have one significant built structure: Crickhowell Bridge. The bridge is a grade I listed building and also a Scheduled Ancient Monument.

The bridge is an early road bridge which was rebuilt in 1706 with later alterations, including widening in 1810. It is single carriageway in width and constructed of coursed rubblestone. It is an important landmark and 'gateway' on the approach to the town from the southwest.



### Character of the open space

The River Usk is a fast flowing river and is joined by a number of tributary streams. The banks of the river are lined with trees with pasture to each side. The open amenity space of the Bullpit Picnic Site is a large area of meadow on the northeast side of the river. The pasture bordering the river and Bullpit Picnic Site make an important contribution to the setting of the listed bridge.

A public right of way follows the northern bank of river and there is open public access to the Bullpit Picnic Site.

The rising ground between Bridge Street and Castle Road comprises of private gardens and paddocks interwoven with trees and hedgerows.

The River Usk is designated as a Special Area of Conservation and as a Site of Special Scientific Interest. The River is important wildlife habitat, including protected species.

### Views

This part of the conservation area provides fine views of Crickhowell Bridge on both sides, particularly of the arches and cutwaters.

Crickhowell Bridge itself provides an opportunity to gain attractive views of the river, up and downstream and to the surrounding mountains. There are attractive views of the town as it steps up the slope. The Bridge Inn and Betharbara Chapel make a particular valuable contribution to this view.

Due to the topography, the gardens and paddocks to the rear of the properties on higher ground along Castle Road are visually connected with the riverside corridor. This part of the character area is also prominent in longer distance views.



*Crickhowell Bridge from Bullpit meadows*



*View of River Usk from Crickhowell Bridge*



*View on the approach to the town from Crickhowell Bridge*



*Paddocks on the slope above the River Usk*



## 7. ARCHITECTURAL CHARACTER

### 7.1. Building Style

There is a diversity of architectural styles within the conservation area, including buildings of medieval origins and from the Georgian, Victorian and Edwardian periods. This mix contributes significantly to the town's character. Re-development of parts of the town during the Georgian and Victorian eras has often replaced earlier medieval buildings. However, there are examples of pre-Georgian buildings with surviving earlier fabric, including the Corn Exchange on the High Street which has a late 18<sup>th</sup> / early 19<sup>th</sup> century front to a structure of 17<sup>th</sup> century origins.

The grander houses within the town display a strong Georgian style, a good example being the early Georgian Latham House in the High Street. The buildings from the mid-19<sup>th</sup> century also show the influence of Georgian classical style. This classical style is particularly evident in the buildings that were part of the mid-19<sup>th</sup> century re-modelling of the town centre. As the town expanded east and west later Victorian and Edwardian architectural styles become more prevalent, sometimes embracing extravagant detail such as seen on Clarence Hall. Vernacular buildings, constructed from the local rubble stone are also a significant feature of the conservation area, and include modest cottages, a few former farm buildings, and buildings built to serve the local economy.

In addition to building styles from different periods, there are also interesting contrasts between the planned groups and individual buildings that have evolved in a more incremental way.



*1 1/2 storey vernacular building*



*Early Georgian gentry house*



*Mid-19<sup>th</sup> century planned terrace*



*Detached villa*

## 7.2. Building Scale and Form

Buildings are mostly 2 or 3storeys, although there are a few one storey with attic rooms. The 3 storey buildings are concentrated within the core of the town centre, mostly a result of the 19th century re-modelling of parts of the town centre to make efficient use of the plot. Buildings within the core of the town centre are mostly arranged in continuously built up frontages, and maximising use of the long, narrow plots (burgage plots). Residential areas close to the core of the town centre also are arranged in terraced form, either planned terraces such as along Tower Street, or informal as along Bridge Street.

All the buildings within the conservation area are of a human scale, particularly the vernacular cottages, but also the narrow fronted 3-storey town centre buildings. Architectural detail is used to emphasise the scale and importance of some buildings, for example the rich detail on the town hall; the soaring giant pilasters on 52-53 High Street; and the extravagant detail on Clarence Hall.

Moving away from the historic core of the town centre, the pattern of development tends to be of a lower density with more detached buildings set within more spacious plots. However, there are still some denser pockets of development.

## 7.3. Materials

Stone and render are the two predominant facing materials seen on Crickhowell's buildings. The local Devonian red sandstone was readily available from the surrounding quarries and used in the construction of the town's earliest buildings surviving today such as Aisby's Castle and St Edmunds Church. Usually randomly coursed, the local stone was used to construct the Gentry houses as well as the more modest vernacular cottages and boundary walls. Dressed stone is found on formal buildings such as the Town Hall which



*3 storey buildings, part of C19<sup>th</sup> re-modelling*



*1 ½ storey vernacular building*



*52- 53 High Street – planned architectural set piece*



*Red sandstone used to construct vernacular cottages*

is constructed from ashlar sandstone with contrasting rock-faced sandstone quoins. A number of buildings on Beaufort Street are constructed from rock-faced Pennant sandstone from the nearby coal measures which is of a grey / green colour. Some stone buildings have been painted and it is likely that traditionally they were limewashed to protect the stone.

Render is also found throughout the town, generally painted off white, cream or pastel shades. There are a number of examples where detailing is picked out black. Smooth render is typically the facing material for the 19<sup>th</sup> century buildings in the core of the town centre where there are a number of good examples of scribed render intended to mimic ashlar stonework. Smooth, painted render is also the facing material for many of the cottages and there are also examples of traditional roughcast render. 20<sup>th</sup> century alterations have resulted in the use of pebbledash and Tyrolean renders which detract from original vernacular character.

Brick is found in limited quantities as the main building material but it is used for detailing such as in combination with Pennant sandstone. Many of the chimneys are built from brick, in some cases replacing a stone chimney. There are also examples of Terracotta detailing.

Roofing materials are predominantly natural Welsh slate. There are a few examples of red clay tiles including the Roman tiles on the semi-detached houses at the junction of Beaufort Street and Castle Road and the rosemary tiles on the main roof of St Edmunds Church which had its roof replaced in 1897.

#### **7.4. Architectural Detail**

There is a wealth of architectural detail found on buildings within the conservation area. There are buildings designed as architectural set pieces with repeated details; others have



*Scribed render and flat stringcourses*



*String course, sills and mouldings around windows picked out in black*



*Terracotta detailing to Edwardian window with rock-faced pennant sandstone above*

an individual, unique design; and some buildings have evolved over time with a range detailing from different periods. As a consequence, the variety in the architectural detailing can be quite eclectic in places but this contributes to the overall character and interest of the conservation area. There are however features which unify the buildings, including string courses and the sash windows found on many buildings, the smooth render finish of town centre buildings; raised banding on the rendered groups; and the local stone.

### Windows and doors

Windows and doors are important architectural details and windows have often been described as the 'eyes' of the building. Timber sash windows are the most common window type found within the conservation area, reflecting the influence of Georgian architecture during the town's growth during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The earlier sash windows tend to be multi-paned, typically 12 pane, whereas the later ones from the Victorian and Edwardian period have fewer panes within each sash, typically 2 over 2. There are however some variations in the basic sash window style: the Venetian window on the Dragon Hotel and examples of bow and bay windows, oriel windows and semi-circular headed windows. There are also examples of side hung casement windows on some of the more vernacular buildings, although many of these also have sash windows.

Unfortunately, there are some examples where timber windows have been replaced with PVCu windows. These modern PVCu windows usually have only a very superficial relationship with the character of the original timber windows and cannot replicate traditional joinery details.

Original doors are a valuable architectural feature, revealing the date and style of the building, and possibly its social status. 6 panel doors are typically found on buildings, including



*16-pane sash window*



*Venetian window, Dragon Hotel*



*Bow window, Bridge Street*

cottages. There are some good examples of 6 panel doors, with fanlights over and some with elaborate pedimented doorcases. There are examples of more modest door surrounds such as on the terrace row along Tower Street. Original handles, door knockers and other door furniture also add interest.

There are some examples of plain timber boarded doors on vernacular buildings.

### Shopfronts

Shopfronts are an important element of the town centre's streetscape, making a significant contribution to its vitality and interest. There are attractive retail frontages along the High Street and Beaufort Street, many retaining traditional designs and materials. Details including stall risers, pilasters, corbels, fascias with well-designed signage, and paint colour are all important shopfront features. A notable feature of the town centre are the retail corner properties making the most of two street frontages.

### Roof details

Dual pitch roofs, sometimes with gable ends to the street are the most common, but there are variations. Hipped roofs, low profile roofs hidden behind parapets are also found. Occasionally there is quirky roof detail that stands out. This is true of Clarence Hall with its tower, and Beaufort Chambers where the roof addresses the curvature of the corner and includes leadwork detail. Chimneys make an important contribution to the variety and interest of the roof line. They are typically of brick, with some rendered and topped with clay pots. There are examples of stone chimneys but often they have been replaced with brick.

Dormer windows are not common within the conservation area but there are a few examples, including the catslide dormers within the roof of 44 High Street and the gabled dormers on the Dragon Hotel.



*Pedimented doorcase with inset 6-panel door and traceried fanlight above.*



*Traditional shopfront*



*Roof detail*

Cross gables to the street, some with attic windows are a feature in a number of locations throughout the conservation area.

Deep, decorative eaves are a feature of some of the high status buildings. Features such as dentillated cornices and brackets under the eaves add to the richness and quality of these buildings.

Decorative bargeboards are found on the later villas beyond the town's historic core. Decorative clay ridge tiles also feature on some buildings.

## **7.5. Streetscape**

### Boundaries

Boundary walls built of the local rubble stone are a feature found throughout most of the conservation area but particularly along Beaufort Road, Castle Road, New Road and Brecon Road. They provide strong definition around important buildings and spaces such as Porth Mawr, the Castle Grounds and St Edmund's Church. Garden boundary walls adjacent to the roadside add interest and consistency to the street scene. However, in some locations, the boundary walls have become fragmented due to the creation of off-street parking. This is particularly noticeable on the east side of New Road.

Although most of boundary walls are of stone, there are also a number of examples of metal railings and gates. A particularly notable example are the railings and gates to each side of the path running between the churchyard and cemetery. There are also examples of low stone built walls topped with cast iron or wrought iron railings.

### Surfaces

There are examples of surviving historic paving or new traditional paving materials within the town, adding texture and interest.



*Decorative bargeboards*



*Bracketed eaves – Dragon Hotel*



*Rubblestone walls*



*Boundary wall topped by wrought iron railings*

Stone cobbles have been retained in front of the Bear Inn and also along parts of Bridge Street. Bridge Street has also retained areas of original stone paving slabs. The courtyard to the Upper House Farm business complex has been attractively paved with stone slabs.

The pavements along the northern section of the High Street, Tower Street and partway along Beaufort Street are surfaced with modern block pavements. Otherwise, pavements are surfaced with black bitumen, as are the roads, including the less trafficked side streets such as Church Lane and Tower Street. Unfortunately, some of the historic surfaces along Bridge Street have been patched with modern materials, detracting from the quality of the pavements. Where modern paving materials have been used, they are not of a standard that matches the high quality of the town's historic buildings and the spaces around them. On some streets the kerbs are natural Pennant sandstone; but in places stone kerbs have been replaced with concrete kerbs.

#### Street furniture

Street lighting is a significant feature within the street scene because of the visual impact of lighting columns and fittings. Well-designed lighting can play a useful role in creating a positive night-time atmosphere. The lighting columns on the main roads passing through the town are functional rather than attractive and designed to provide safe lighting for vehicles and pedestrians. On High Street, Market Place, and partway along the Brecon Road the utilitarian lighting columns give way to light fittings of a period design featuring a striking decorative metal bracket holding a large lantern on columns or fixed to the buildings. Lighting columns of a period design are also found in Tower Street, Bridge Street and partway along Standard Street, although the approach is more mixed around the Church Lane area, with some standard modern lighting appearing.



*Cobbles and stone flags – Bridge Street*



*Street lamp with decorative bracket on High Street building*



*Post Box, High Street*

The traditional red post boxes are an attractive, positive contributor to the street scene, as is the traditional red telephone kiosk by the CRIC building.

Waste bins are mostly plastic, and of the homogeneous 'heritage' design found in many towns and cities. Bollards to control vehicle movements are of a utilitarian, modern design in either plastic or concrete. While some have a necessary and functional role such as those around the Memorial Fountain, unfortunately they are not of sufficient quality for their historic setting. The safety barrier by the bus stop on Beaufort Street also provides a necessary function but is visually unappealing.

Metal finger post signs have been placed in a couple of locations, including by the CRIC building and in the Castle grounds. They are of a standard heritage design used in many other historic areas countrywide but they are of good quality. There are however, a few directional signs that are of lesser quality.

Well-maintained hanging baskets and planters add a splash of colour during the summer months and contribute to the visual appeal of the town.



*Directional post and telephone box outside CRIC building*



*Plastic bollards and road markings detract from the Memorial Fountain's setting*



*Hanging baskets make a colourful display on the High Street*

## 8. DESIGNATED HISTORIC ASSETS

Within the conservation area boundary there are 121 listed buildings. 107 are grade II; 11 grade II\*; and 3 are grade I. There are also 3 Scheduled Ancient Monuments (SAMs) within the conservation boundary: Crickhowell Castle; Crickhowell Bridge; and the gatehouse at Porthmawr. Figure 15 shows the location of the listed buildings and SAMs within the conservation area. Appendix 3 provides a list of the listed buildings and SAMs within the conservation area. Photographs below are of a selection of listed buildings representing some of the different building types within the conservation area. List descriptions can be viewed on CofCymru: <https://cadw.gov.wales/advice-support/cof-cymru>



44 High Street – grade II



The Dragon Hotel – grade II\*



Pen-Y-Dre – grade II



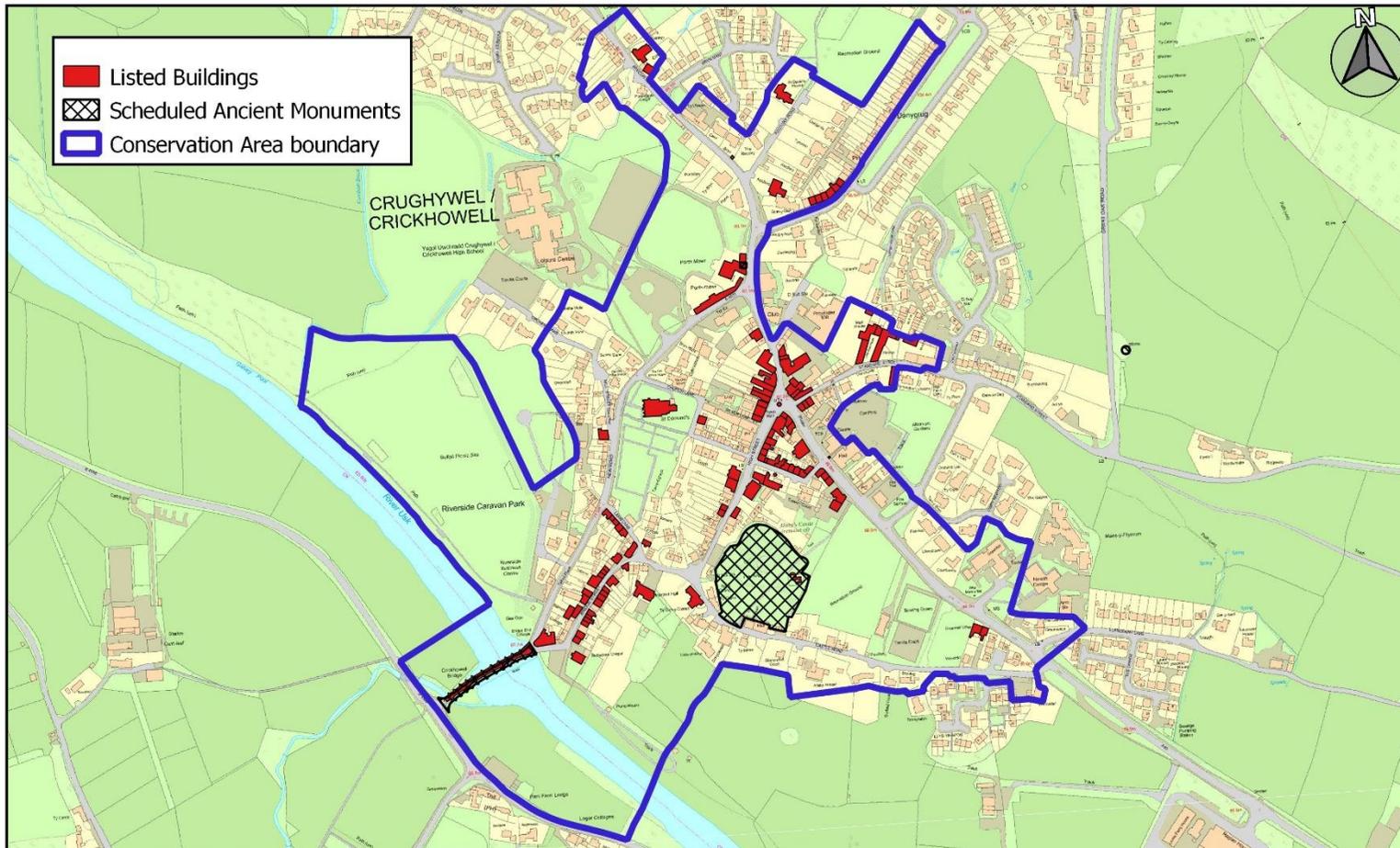
Town Hall grade II\*; James Isaac – grade II



Betharbara Chapel –grade II



Ivy Tower – grade II\*



**Figure 15:  
Listed Buildings and Scheduled Ancient  
Monuments**

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## 9. KEY UNDESIGNATED HISTORIC ASSETS

There are a number of buildings and structures within the conservation area that are not listed but none the less make a particularly positive contribution to the character and appearance of the conservation area. The buildings and structures that have been identified as making a particularly positive contribution are shown on figure 16 and listed within Appendix 4.

Photographs and brief description is provided below of a selection of the buildings identified on the map.



### Clarence Hall, Beaufort Street

Clarence Hall was built 1890-1 and named after the Duke of Clarence who laid the foundation stone. Pevsner notes that the building *'adds a defiantly Victorian note, its chapel-like front with corner tower with steeply hipped roof'*. It includes some extravagant detailing such as the carved stone door hood.



### Swn-yr-Afon, New Road

Small, stone built, late 19<sup>th</sup> century villa with decorative bargeboards and distinctive lozenge pattern iron glazing.



### Boundary wall to former walled garden, Castle Road

This high wall, is all that remains of kitchen garden wall associated with Glanyrafon (an early Victorian house demolished in the 20<sup>th</sup> century)



### Beaufort Chambers, Beaufort Street

The building has some attractive detailing, picked out in terracotta. The roof form over the splayed corner with lead detail and window detailing is also of interest.



**Semi-detached cottages, Castle Road**

Attractive details include the scalloped red clay hanging tiles, and a substantial central, red brick chimney.



**The Old School and Old School House**

These former school buildings are constructed from local stone and includes Gothic Revival detailing.



**Dan y Castell Chapel, Castle Road**

The chapel is located on Castle Road and dates from the early 19<sup>th</sup> century. It is of gable entry type facing the road. Rendered walls and slate roof.



**Castle Garage, Beaufort Street**

This 1920s style garage is relatively rare and adds to the interest of the street scene as well as to the range of services found within the town centre.



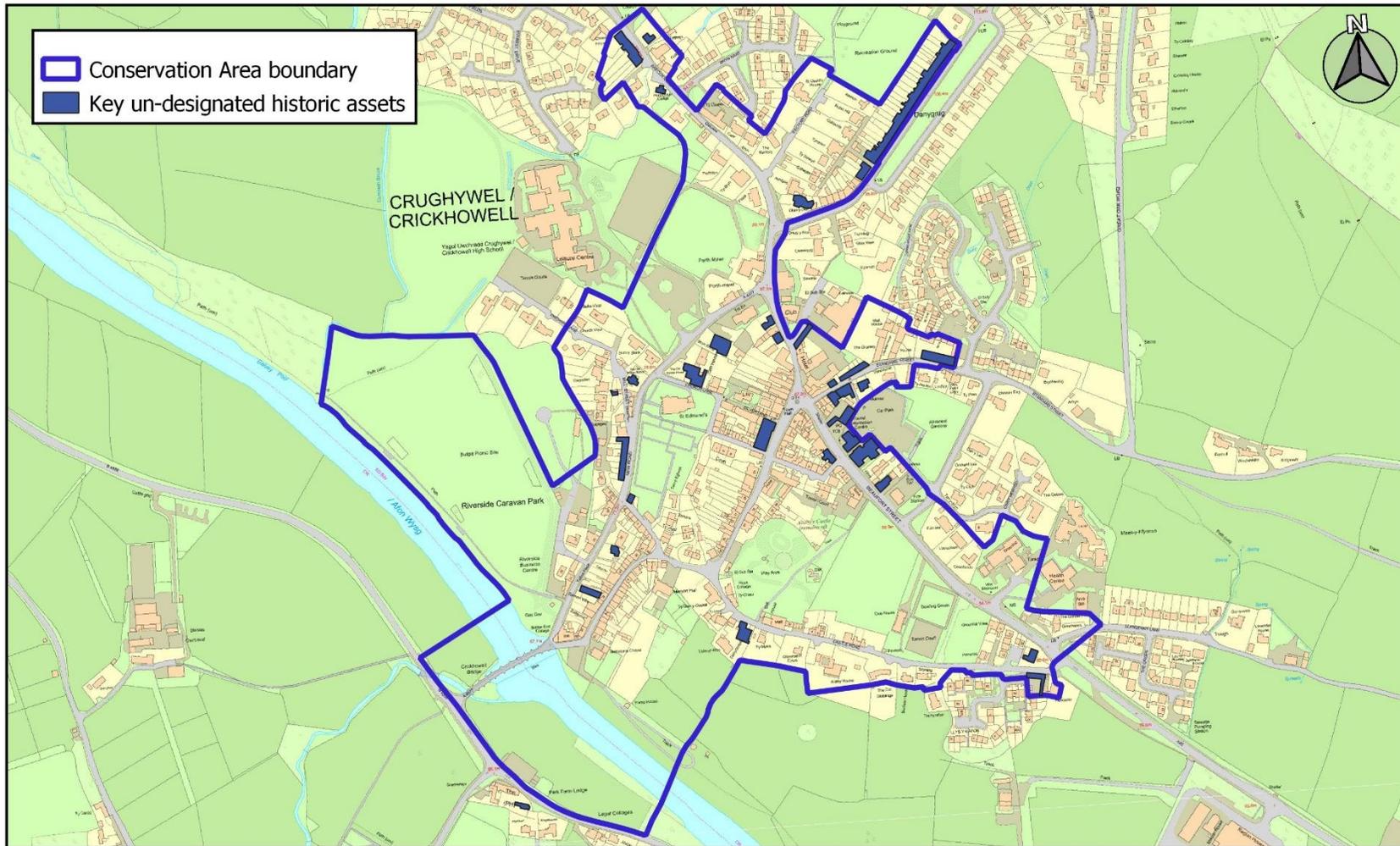
**19, 20, 21 & 22 High Street**

This row of 3 buildings integrate with the surrounding listed buildings, sharing common historic details such as multi-pane sash windows and string coursing.



**The Crickhowell Resources and Information Centre (CRIC) building, Beaufort Street**

This new building is faced in stone and successfully complements its historic setting.



**Figure 16:**  
**Key Un-designated historic assets**

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## 10. LANDMARK BUILDINGS

Crickhowell has a wealth of historic buildings and many of these have a significant presence within the street scene, whether individually or as a group. Buildings may have a strong street presence for a variety of reasons, including their use, position, scale, form, relationship with neighbouring buildings, and architectural detail. However, certain buildings and structures stand out with a combination of these qualities to a greater degree than others.

In Crickhowell the Town Hall in High Street stands out from its neighbours, due to its scale and elaborate design, reflecting its use as a public building. The Memorial Fountain and also the gazebo on the Brecon Road are relatively diminutive in scale compared to the surrounding buildings; however, their key position, form and unique design give them presence. At the other end of the scale, St. Edmunds church is the town's tallest building with the spire standing out in short and long-distance views.



### 1. St Edmunds Church

This is the tallest building in the town and is located to the west of the High Street. The spire can be seen rising above the rooftops

from locations within the town and in long-distance views.

For the purpose of this appraisal landmark buildings or structures have been identified that have a combination of qualities that make them stand out in a way that contributes positively to the character of the area. The buildings that have been identified as landmark buildings are shown on Figure 17 and briefly described in this chapter.



### 2. Town Hall, High Street

The Town Hall occupies a prominent position on the High Street. Its scale and architectural style helps it stand out from the adjacent buildings.



### 3. Memorial Fountain

Although a relatively small structure, the Fountain's central position makes it a focal point and landmark within the Market Place.



**4.** Crickhowell Castle – the open space around the dramatic ruins accentuate the gatehouse as landmark.



**5.** Crickhowell Bridge – the bridge is landmark because of its physical presence and use as a major river crossing.



**6.** Porthmawr Gatehouse, Brecon Road – the architecture and ochre limewash of the gatehouse together with the associated boundary walls combine to give this structure a significant presence.



**7.** Gazebo, Brecon Road – this building is small but has a prominent position by the roadside due to its original use as a look-out tower for passing coaches.



**8.** Bridgend Inn. The inn occupies a prominent site on the approach over Crickhowell Bridge. During the late 19<sup>th</sup> century the west end facing the bridge was a toll house.



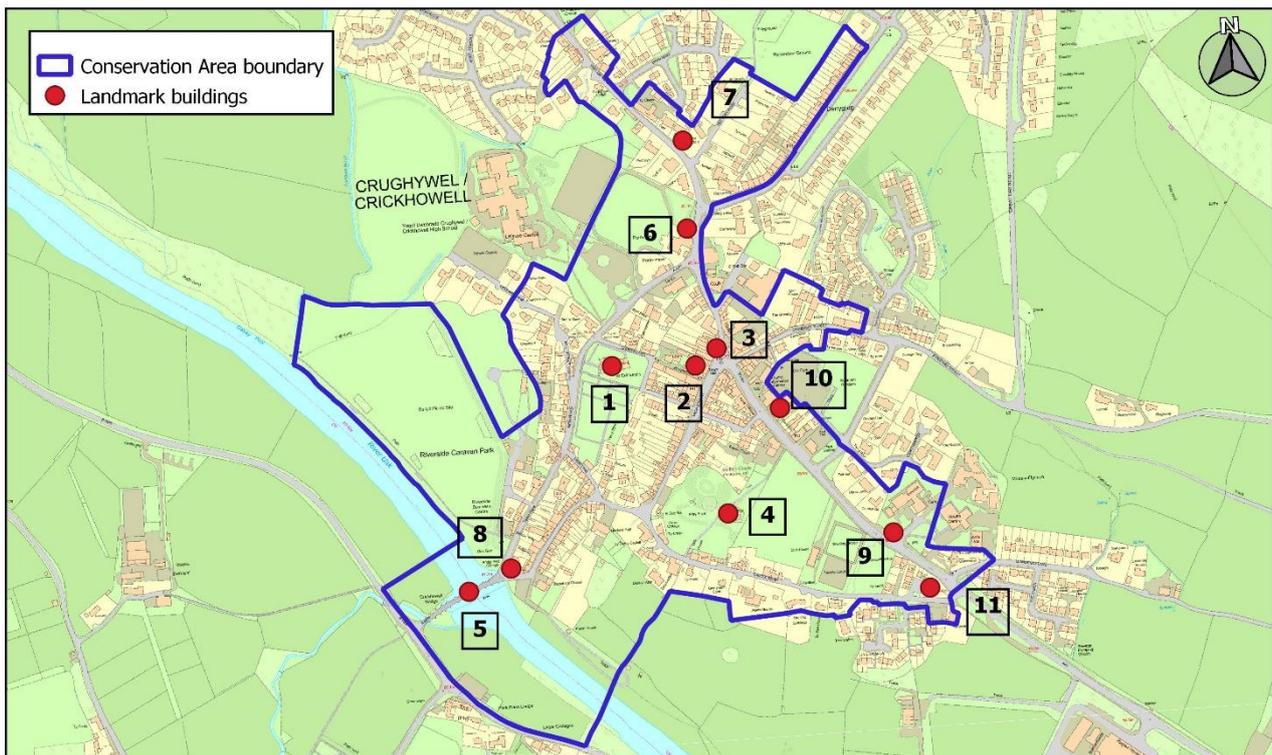
**9.** War Memorial, Beaufort Street. This is a small structure but prominently sited on a corner.



**10.** Clarence Hall, Beaufort street. The building stands out due to scale and its elaborate architecture.



**11.** Cottages in prominent location on the main approach road into the town from the east.



**Figure 17:**  
**Landmark buildings**

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## II. USES AND ACTIVITIES

Conservation areas are designated for their character and appearance. The focus is often on architecture but uses and activities also make a significant contribution to the area's character.

Within Crickhowell's conservation area there are a range of services serving residents of the town and surrounding villages as well as visitors to the area. Residential uses are also found close to the core of the town centre but houses and cottages become the more dominant use moving further towards the edges of the conservation area.

Commercial activity primarily centres on the High Street but also extends down Beaufort Street. Historically, there were also shops along Bridge Street, although the street is now fully residential. The majority of the shops in the town centre are independent, providing for most day to day needs as well as boutique shops and cafes. Crickhowell also retains its coaching inns and smaller public houses which continue in use as hotels, bars and restaurants. Some of the shops and cafes spill out onto the pavement with tables and seating or attractive displays of produce such as fruit and vegetables. Overall, the town centre has a busy, vibrant quality with plenty of activity at street level, making an important contribution to the conservation area's character.

There is a further commercial area at Upper House Farm, a short distance but separate from the High Street. This complex comprises of small business units in the former farm buildings surrounding a courtyard.

Crickhowell has historically provided a base for visitors attracted to the area for activities such as walking and fishing. This continues, and in particular the attractive landscape draws ramblers to the town throughout the year. The town provides a range of hospitality services related to tourism, with the former coaching



inns such as The Bear providing accommodation, as they did historically.

Green, open space used for formal and informal recreation is found close to the town centre and also towards the edge of the conservation area, following the river corridor.

The main town carpark lies just outside of the conservation area and is mostly hidden by the buildings fronting Beaufort and Standard Street. Short-term on-street parking is permitted along Beaufort Street and High Street but that does have a negative visual impact on the quality of the conservation area.

The CRIC building and Clarence Hall on Beaufort Street form a community hub with the CRIC providing services and a meeting point for the local community, and Clarence Hall is regularly used for events and by community groups. The town also hosts a number of events throughout the year, including the Walking Festival in the Spring. The core of the town centre has little in the way of outdoor public meeting spaces with much of the Market Place taken up by road. In spite of that, the shops, cafes and pavements in the town centre and small areas of seating provide a place for social interaction. Generally, there is a strong sense of community spirit.



## 12. GREEN SPACES AND BIODIVERSITY

Green spaces, both public and private, make an important contribution to the character of the town and also have nature conservation value. These spaces also contribute to the views within the town and are important to the setting of the town and key historic buildings.

Key green spaces include:

- The grounds surrounding Crickhowell Castle
- The park adjacent to Greenhill Villas
- Formal recreational grounds and sports fields, Beaufort Road
- The River Usk meadows, including the Bullpit Picnic Site
- The churchyard of St. Edmunds
- The Town Council Cemetery
- Private gardens including the rear gardens of the properties on Castle Road; the grounds to Greenhill Nursing Home; Porthmawr's garden together with the landscaped approach to Crickhowell High School



*Castle grounds*



*St Edmund's Churchyard*

There are numerous examples of individual and groups of mature trees that make an important contribution to the character of the town. The deciduous trees also provide seasonal changes in colour and texture giving different perspectives of the town depending on the time of year.

Examples include:

- The copper beech and the Yew trees within St Edmund's churchyard
- The mature beech within the grounds of Dan y Castell
- The linear group of trees within the park adjacent to Greenhill Villas
- The Sweet Chestnut next to the War Memorial
- Groups of trees within the Castle Grounds
- Trees along the banks River Usk
- Woodland on north side of River Usk and to east of Bridge Street

A number of protected species and / or species of principal importance for conserving biodiversity in Wales have been recorded in the Crickhowell area. These include the otter, bats (including Lesser

Horseshoe, Pipistrelle, and Brown Long-eared), Kingfisher, Barn Owl, Adder, Lesser Spotted Woodpecker and Hedgehog. The

River Usk is an important biodiversity feature, along with small tributaries, including the Cwmbeth Brook and the Nant Onneu to the south. The River Usk is designated as a Special Areas of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The River, its tributaries, and the vegetation along their corridor provides important wildlife habitat, including for protected species. For example, the otter is one of the qualifying features for the designation of the River Usk as a SAC.

Large areas of amenity grassland are found at the Bullpit recreation ground and the castle grounds as well as smaller areas throughout the town. Within these two larger areas are zones where cutting regimes have been reduced allowing wild flowers to thrive. This provides a benefit to wildlife, particularly insects and birds. An area of semi-improved grassland on the north side of the river, downstream of the bridge also offers a more diverse range of grass types and flora.

Many of the hedges within the conservation area are made up of garden species. However, there is native hedgerow forming the boundary to some of the paddocks south of Castle Road. These hedges provide habitat and movement corridors for wildlife.



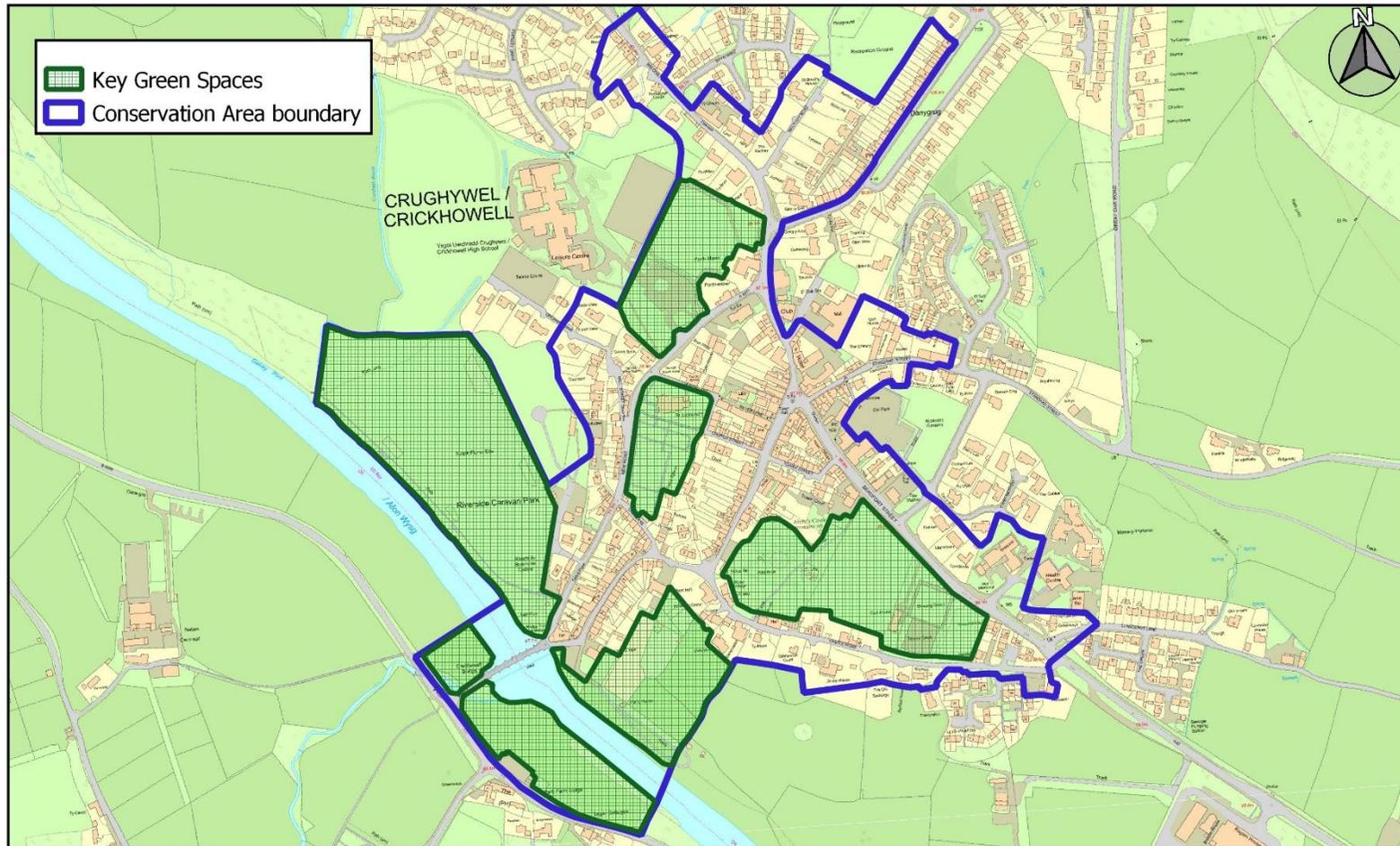
*Wildflowers within the Castle grounds*



*Bullpit Picnic Site /Meadows*



*The River Usk and its tree-lined corridor*



**Figure 18:**  
**Key Green Spaces**

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### 13. ROUTES AND MOVEMENT

The town sits astride the A40 Trunk Road, a busy major east-west route that follows the historic coaching road. Local traffic joins it from the south via Crickhowell Bridge and New Road. At certain times of day the flow of traffic can be quite heavy, creating an uncomfortable environment for pedestrians and cyclists. The volume of traffic also compromises the quality and character of the streets and buildings. Apart from the visual intrusion and impact on pedestrians, there are the associated problems of noise and pollution. This of course is not a problem that is unique to Crickhowell. There are quieter streets beyond the main thoroughfares such as Church Lane which connects the High Street with New Road and Tower Street which links the High Street with Beaufort Street. Bridge Street is a narrow one-way street but is used by vehicles as a short cut through to High Street and Castle Road which compromises one of the most attractive and historic streets in the conservation area.

There are a few pedestrian only paths, providing useful connections between various parts of the town, including the path between the church and cemetery, and the path crossing the Castle grounds. Sometimes the level of enclosure and lack of natural surveillance can make some of these routes less attractive to use at less busy times of the day. Some of the pedestrian routes would benefit from improvements such as surfacing and lighting.

The publically accessible open spaces close to the town centre provide additional routes and provide a haven for pedestrians away from the traffic.

The linear public right of way along the River Usk also provides a pleasant and traffic free environment for pedestrians.



*Path from New Road to Mill Street*



*Path from St. Edmund's Churchyard to New Road*



*Path through park adjacent to Green Hill Villas*



*Pedestrian section of Church Lane through to the High Street*

## **14. ISSUES AND OPPORTUNITIES**

The existing conservation area has a number of great physical assets, such as the listed buildings, an intricate and interesting townscape with characterful buildings, and the surrounding landscape setting. The appraisal work has however identified a few negative issues, some of which have also been highlighted in the Crickhowell Community Plan. A list of strengths and weaknesses is set out below.

### **Strengths:**

- Crickhowell possesses a high quality historic environment with a significant number of listed buildings within the town centre.
- The general condition of historic and contemporary building stock is good.
- The listed buildings which have a high degree of protection, and other unlisted historic buildings with no permitted development rights, have mostly retained architectural detail.
- The town is located within the Usk Valley and surrounded by high quality landscape.
- The town has a strong and diverse retail offer of mostly independent shops, creating a vibrant and busy town centre.
- There are few vacant buildings within the town.
- Use of local stone as a building material which contributes to local distinctiveness.
- There is an active community with an interest in enhancing the local environment.
- The town has substantial areas of public green space which is an asset for local residents, visitors and wildlife.
- Good pedestrian links across open areas.

### **Weaknesses:**

- Some loss of architectural detail including the replacement of traditional timber windows with modern plastic windows.
- Some stone boundary walls have been fragmented to create parking spaces, leading to some loss of definition to street edges.
- There are a few negative buildings in prominent locations
- Loss or damage to historic surfaces within the public realm
- Pressure from development proposals to extend the settlement into the open countryside on rising ground, north of the town. Potential impact on the high quality setting of the town.
- Much of the town centre is dominated by moving and parked vehicles, detracting from the historic streetscape and creating a difficult environment for pedestrians.
- Some of the pedestrian routes and lanes within the town suffer from poor surfaces and lighting.
- Miscellaneous clutter including standardised signs, security cameras, wiring, burglar alarms and some poor quality street furniture.
- There are a small number of buildings that are deteriorating and detracting from the quality of the town's built environment.

## 15. MANAGEMENT PLAN RECOMMENDATIONS

In order to address the issues identified above, the list below sets out a range of proposals which are all aimed at the protection or enhancement of the Conservation Area with an indication of the lead body in most cases. Minor amendments to the conservation area boundary are also included.

PROPOSAL	LEAD BODIES
<p><b>Proposals for new development:</b> Development proposals will be assessed for their effect on the conservation area's character or appearance and also its setting as identified in this Appraisal, together with any other relevant planning policies and supplementary planning guidance.</p> <p>The Brecon Beacons National Park Authority will encourage prospective developers and home owners to make use of the authority's pre-application service.</p> <p>The local community could consider producing a Design Statement to ensure that proposals for new development reflect the town's locally distinctive characteristics.</p>	<p>Brecon Beacons National Park Authority (BBNPA)</p> <p>BBNPA</p> <p>Crickhowell Town Council (CTC) and local community groups (supported by BBNPA).</p>
<p><b>Loss of architectural detail and minor alterations to historic buildings:</b> The BBNPA will encourage the restoration of authentic architectural features where there is sound evidence of original detailing.</p> <p>The production of a design statement for the town (see above)</p>	<p>BBNPA, CTC and local residents</p> <p>Crickhowell Town Council (CTC) and local community groups (supported by BBNPA).</p>
<p><b>Building maintenance and repair:</b> The BBNPA will provide advice on the repair and maintenance of historic buildings and structures, or direct enquiries to sources of appropriate advice.</p> <p>The BBNPA will monitor the condition of all historic buildings within the conservation area, and if necessary, will take appropriate actions to secure their future.</p> <p>When funding is available, the BBNPA will offer grants to suitable enhancement schemes where these have a wider community benefit.</p>	<p>BBNPA, building owners</p> <p>BBNPA</p> <p>BBNPA; CTC; community groups</p>
<p><b>Negative sites and buildings:</b> In appropriate circumstances, the use of legislation will be considered for situations where buildings, structures or land is significantly detracting from the</p>	<p>BBNPA</p>

PROPOSAL	LEAD BODIES
<p>character or appearance of the conservation area. If redevelopment opportunities arise in relation to negative sites of no historic value, the BBNPA will seek to enhance these sites through the planning process.</p>	
<p><b>Historic surfaces:</b> Historic paving, stone setts and kerbs should be retained and repair is required this should be carried out using traditional techniques and materials. Natural stone paving and kerbs should be used when there is an opportunity to replace modern paving materials.</p>	<p>Powys County Council Building owners (for areas adjacent to buildings not within highway land)</p>
<p><b>Public realm:</b> The BBNPA will support initiatives to enhance the public realm.</p> <p>When funding is available, the BBNPA will offer grants to public realm enhancement schemes where they match criteria of the particular funding initiative.</p> <p>Where control is available through the planning system, the BBNPA will seek to minimise extraneous clutter on buildings.</p> <p>Building owners are encouraged to take an audit of modern signs; wiring, security equipment; external lighting etc., and remove any that are redundant.</p> <p>Development of a cohesive street lighting scheme as opportunities arise to replace standard, utilitarian street lighting.</p> <p>Improvements to urban spaces including the Market Place (particularly in the vicinity of the Memorial Fountain), and the junction of High Street, Bridge Street and Castle Road. Consider ways of calming traffic that use alternative devices to standard road markings and traffic bollards.</p> <p>Improvements to pedestrian routes throughout and linking to the conservation area. There is an opportunity to replace modern surfaces with natural paving and improve lighting (also see above)</p>	<p>PCC; BBNPA; CTC</p> <p>BBNPA</p> <p>BBNPA</p> <p>Building owners Support and advice BBNPA</p> <p>PCC; CTC</p> <p>PCC; CTC Support and advice BBNPA</p> <p>PCC: CTC</p>
<p><b>Gateways to the conservation area:</b> All development will be expected to respect the 'gateways' into the conservation area: particularly the approach from the south across Crickhowell Bridge and from the east along Beaufort Street.</p>	<p>BBNPA</p>

PROPOSAL	LEAD BODIES
<p><b>Traffic and Parking:</b> On-street parking is identified as a negative issue in terms of the historic townscape and has also been identified as problem in the Crickhowell Community Plan. An independent study commissioned by the Crickhowell and District Civic Society looked at the level of use of the town's carpark using ticket data from Powys County Council who own the carpark. This identified days, and times when the car park is full. Although the car park is outside of the conservation area, there is likely to be a knock on effect on the historic environment with on-street parking when it reaches its full capacity. Support will be given to any further work to augment the parking study already undertaken, and input into developing appropriate solutions to benefit the local community, visitors and the historic environment.</p> <p>The level of traffic on some of the narrow streets can harm their character and amenity as well as damaging historic surfaces. In some areas, the signage, road markings and street furniture to manage vehicular traffic is visually intrusive. Sympathetic solutions that calm traffic and signal that a driver is entering a street were particular care is needed will be encouraged.</p>	<p>CTC; PCC; Crickhowell and District Civic Society; BBNPA</p> <p>PCC</p>
<p><b>Green spaces:</b> Public open green space will be protected from development or insensitive public realm works.</p> <p>Support will be given to enhancement works to public green spaces such as additional planting of appropriate native trees; extending planting of native, pollinator friendly flowers; initiatives to improve wildlife habitat; and improvements to boundaries and paths.</p> <p>Landowners of private green space will also be encouraged to introduce similar initiatives.</p>	<p>BBNPA</p> <p>CTC; community groups; support from BBNPA PCC</p> <p>Local landowners</p>
<p><b>Trees:</b> As part of the consultation process for the conservation area review, the BBNPA will consider whether additional Tree Preservation Orders within the conservation area or within its setting are required.</p>	<p>BBNPA in consultation with stakeholders</p>
<p><b>Boundary amendment:</b> Amendments to the boundary include the inclusion of the west side of Llanbedr Road and also Rectory Road; and the Bullpit Picnic Site. Glan Yr Afon and Llys Yr Afon estate off Castle Road are no longer within the conservation area.</p>	<p>BBNPA</p>

## SOURCES OF INFORMATION

### Websites

<https://www.uksouthwest.net/powys/crickhowell-castle/>

<http://history.powys.org.uk/school1/crickhowell/cricmenu>

<https://historicwales.gov.uk>

[www.cpat.org.uk](http://www.cpat.org.uk)

### Published literature and articles

Buildings of Wales Powys: Montgomery, Radnorshire, and Breconshire	Scourfield R, Haslem R	2013
Landscape Character Assessment	BBNPA	2012
Brecon Beacons National Park Local Development Plan 2007 - 2022	BBNPA	2013
Historical Notes of Crickhowell and District	Crickhowell and District Civic Society	1983
Biodiversity in the towns of the National Park	BBNPA	2016
Domestic Service in a small Market Town: Crickhowell 1851 – 1901	Gant R	
Historic Settlement Survey – Brecon Beacons National Park	Clwyd Powys Archaeological Trust	
Crickhowell Yesterday	Addis J	1992
Crickhowell Community Plan	BBNPA	2017
Crickhowell and District Archive		
National Library of Wales		

## **GLOSSARY OF ARCHITECTURAL TERMS**

**Ashlar**- finest quality worked and carved stone

**Bailey** – external wall or defences surrounding a keep or motte of a medieval castle

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

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

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

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

**Console**- ornamented bracket or corbel

**Corbel** – projection built into the face of a wall providing support for a feature such as an arch or truss.

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

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

**Cross-gable** - two or more gable rooflines that intersect at an angle

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

**Door-case** – case or frame lining a door opening

**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

**Decorated Gothic style** – style of Gothic architecture during which detailing became even more elaborate

**Fanlight** – glazed light over door

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

**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

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

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

**Limewash** – traditionally, limewash was the principal finish applied externally and internally to historic buildings. Limewash was and is used as a decorative finish but first and foremost provides a protective layer to lime render, plaster and masonry

**Motte** - a defensive earthen mound

**Murage** – a tax levied for the construction or maintenance of town walls

**Parapet** – Low wall or barrier where there is drop such a on the edge of a roof or balcony

**Pediment** - triangular gable, from classical architecture

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

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

**Random rubble**- irregular, un-coursed stonework

**Regency** – continuation of Georgian architecture broadly, spanning first 30 years of the 19<sup>th</sup> century.

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

**Roughcast** - textured render

**Rubble stone** – rough stones of irregular shape

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

**Shingles** – thin timber, usually oak or cedar and used instead of slates or tiles to cover roofs

**Stall riser** – the panel below the shop window

**Stringcourse** – decorative horizontal band on the exterior wall of a building

**Stucco** - calcareous cement or plasterwork

**Terracotta** – hard, unglazed pottery used for architectural detail

**Tyrolean render** – modern method of applying a sand and cement render to create a rough textured finish.

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

**Vernacular** - local building styles using readily available materials, not influenced by national fashions

## APPENDIX I

### ADDITIONAL PLANNING RESTRICTIONS WITHIN CONSERVATION AREAS

In areas designated as National Parks there are some additional planning restrictions in operation within conservation areas:

- Conservation area consent is required for the demolition of an unlisted building or part of a building exceeding 115 cubic metres. The local planning authority normally requires an application for demolition to include full information about what is proposed for the site after demolition. Applications for conservation area consent for demolition will require a heritage impact assessment\*.
- demolition of any gates, wall, fence or railing of 1 metre high or more where it abuts a highway (including a public footpath or bridleway), waterway or open space, or 2 metres elsewhere

Also

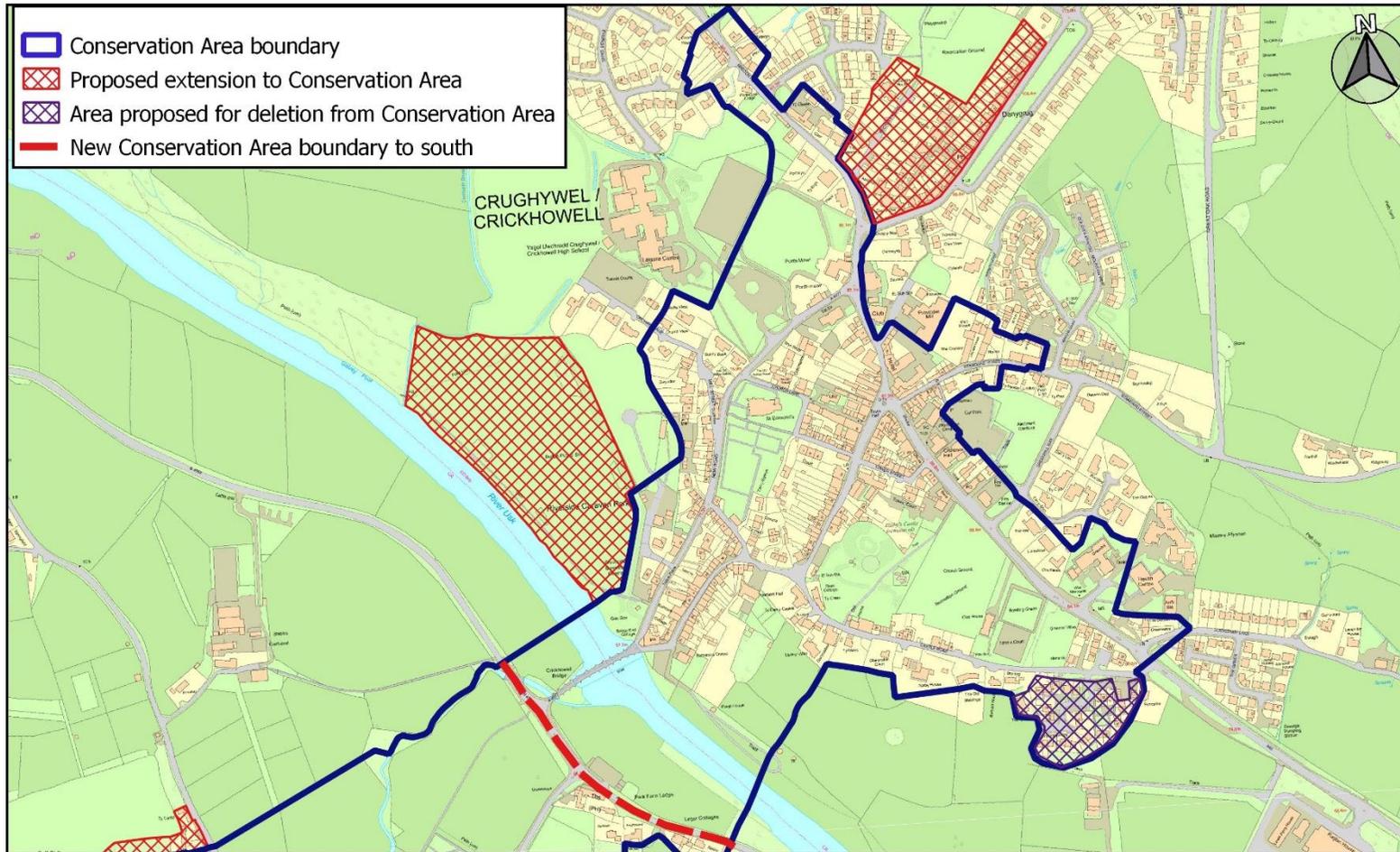
Local planning authorities (LPA) have the power to protect trees and woodlands by making Tree Preservation Orders (TPOs). In addition, the LPA requires 6-weeks notice if a tree is to be cut down, lopped or topped. The local planning authority has to decide within this time it wishes to make a TPO. This requirement does not apply to trees under a certain size, or those that are proven to be dead, dying or dangerous.

\*Guidance on preparing a heritage impact assessment can be found on Cadw's website:

<https://cadw.gov.wales/advice-support/placemaking/heritage-impact-assessment/heritage-impact-assessment>

For further advice on planning restrictions within conservation areas, the development management team can be contacted by emailing [planning.enquiries@beacons-npa.gov.uk](mailto:planning.enquiries@beacons-npa.gov.uk) or by telephone – 01874 624437

## APPENDIX 2 - AMENDMENTS TO THE CONSERVATION AREA BOUNDARY



### Crickhowell - proposed changes to the Conservation Area boundary

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

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### APPENDIX 3

#### LISTED BUILDINGS AND SCHEDULED ANCIENT MONUMENTS IN THE CRICKHOWELL CONSERVATION AREA

Building	Grade
Crickhowell Bridge, New Road	I
St Edmunds King & Marthyr Parish Church, New Road / Church Lane	II*
Churhyard Boundary Wall running from Gwyn yr Afon to entrance into the later churchyard	II
The Bear Hotel, High Street	II*
The Bear Hotel (Bar to Bear Hotel), High Street	II
1 (Crickhowell Adventure. Gear), High Street	II
2 (D N Stores), High Street	II
2 (McGrath Pearce & Co), High Street	II
Keith Miles & Co, 3 High Street	II
5 High Street	II
6 High Street	II
11-13 (consecutive nos.) (H. J & D Webb & Sons), High Street	II
14, High Street	II
15, High Street	II
16, High Street	II
17 High Street	II
18 (Cheese Press), High Street	II
Latham House, 24 High Street	II*
25 High Street	II
29 High Street	II
30 High Street	II

44 High Street	II
45 (Corn Exchange Public House), High Street	II
49 High Street (corner with Tower Street)	II
50 (Lloyds Bank), High Street	II
51 (Garrod's Newsagents), High Street	II
52 (Jubilee House), High Street	II
53 (Jubilee House), High Street	II
55 (FE Richards/Floriana), High Street	II
Dragon Hotel, High Street	II*
Town Hall, High Street	II*
Cambrian Arms Hotel, High Street	II
Queen's Coffee Tavern, High Street	II
Memorial Fountain, High Street	II
Six Bells, New Road	II
Brick House, Church Lane	II
Bethabara Chapel, Bridge Street	II
Bridgend Inn, Bridge Street	II
Salmon Flat, Bridge Street	II
Salmon's House, Bridge Street	II
Talbot House, 2 Bridge Street	II
3 Bridge Street	II
5 Bridge Street	II
6 Bridge Street	II
8 Bridge Street	II
9 Bridge Street	II
10 Bridge Street	II

11 Bridge Street	II
13 Bridge Street	II
14 Bridge Street	II
15 Bridge Street	II
16 Bridge Street	II
18 Bridge Street	II
19, Bridge Street	II
28 Bridge Street	II
29 & 30 (Talbot House), Bridge Street	II
31 Bridge Street	II
32 Bridge Street	II
33 Bridge Street	II
36 Bridge Street	II
39 (Penaster), Bridge Street	II
Herbert Hall, Bridge Street	II
Addis Builder & Contractor (former school), Bridge Street	II
3 Lamb Lane	II
4 Lamb Lane	II
5 Lamb Lane	II
6 Lamb Lane	II
7 Lamb Lane	II
8 Lamb Lane	II
Crickhowell Castle	I
Dan y Castell, Castle Road	II
Ivy Towers, Tower Street	II*
Former hall house to Ivy Towers, Tower Street	II

The Ivy Tower, Tower Street	II*
1, Tower Street	II
2 Tower Street	II
3 Tower Street	II
4 Tower Street	II
5 Tower Street	II
6 Tower Street	II
7 Tower Street	II
8 Tower Street	II
Beaufort Arms Hotel, Beaufort Street	II
Bank Buildings, 1 Beaufort Street	II
Bank Buildings, 2 Beaufort Street	II
Bank Buildings, 3 Beaufort Street	II
National Westminster Bank, Beaufort Street	II
Gwar-y-castell, Beaufort Street	II
1 Beaufort Street	II
1a (Floriana), Beaufort Street	II
Telephone Call Box 810901, Beaufort Street	II
1 Greenhill Villa, The Green, Beaufort Street	II
2 Greenhill Villa, The Green, Beaufort Street	II
1, Standard Street	II
2, Standard Street	II
3, Standard Street	II
Webb's Yard Warehouse, Standard Street	II
Upper House Farmhouse, Standard Street	II*
Little Malthouse, Standard Street	II*

The Malthouse, Standard Street	II*
Grahame Amey Ltd Workshop (former granary), Standard Street	II*
Pigsty, Upper House Farm, Standard Street	II
Granary, Upper House Farm, Standard Street	II
Gazebo at The Malt House	II*
Porthmawr House, Brecon Road	II
Porthmawr Gatehouse, Brecon Road	I
Coach House at Porthmawr and adjoining boundary wall, Brecon Road	II
Gazebo, Brecon Road	II
Tygwyn, Brecon Road	II
Pen-y-dre Cottage, Brecon Road	II
1, Llanbedr Road	II
2, Llanbedr Road	II
3, Llanbedr Road	II
4, Llanbedr Road	II
5, Llanbedr Road	II
6, Llanbedr Road	II
St. Davids House, Rectory Road	II
Ashfield, Rectory Road	II
<b>SCHEDULED ANCIENT MONUMENTS</b>	
Crickhowell Bridge	
Crickhowell Castle	
Porthmawr Gatehouse	

## **APPENDIX 4**

### **KEY UNDESIGNATED HISTORIC ASSETS**

Dan y Castell Chapel, Castle Road

30, New Road

24, New Road

Swn-yr Afon, New Road

9 – 15 New Road

1 Mill Street

The Old Police Station New Road

The Old School House, New Road

The Old School, Church Lane

Bryn Rhos, New Road

1 High Street

3 High Street

6 – 11 Pen y Dre, Brecon Road

Pen y Dre House, No. 8, Brecon Road

Porthmawr Lodge, Brecon Road \*

6 & 7 High Street

10, 11 & 12 Standard Street

Stone outbuilding to west side of 10 Standard Street

5, 6 & 7 Standard Street

Melrose Standard Street

Lychgate (between cemetery and St Edmund's Church) \*

Stone barns on north side of Standard Street \*

Castle Garage, Beaufort Street

Crickhowell Resource Centre

Clarence Hall, Beaufort Street

Post Office, 9 Beaufort Street

21 Castle Road

22 Castle Road

Former Kitchen Garden Wall to Glanyafon (demolished), Castle Road

Glanydwr, Llanbedr Road

7 – 35 Llanbedr Road (consecutive numbers)

\* Potentially curtilage listed due to association with the principle listed building.