



Llanarth

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

Document Prepared By:



FORUM
Heritage
Services

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**Llanarth Court seen across the ornamental lake
viewed from the carriage bridge**

Part A: Purpose & Scope of the Appraisal

1 Introduction

1.1 Conservation Areas comprise the accumulation of an area's positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of Conservation Area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

1.2 Llanarth is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a Conservation Area on 12th January 1976.

1.3 The *Llanarth Conservation Area Appraisal and Management Proposals* are seen as the first steps in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the Llanarth Conservation Area and to provide a basis for making sustainable decisions about its future management.

1.4 Key study aims:

- Identify those elements of Llanarth which contribute to its character
- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of Llanarth

1.5 The framework for the study follows guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas* and the latest draft guidance from Cadw; *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment in Wales*, adopted March 2011.

2 Consultation

2.1 A consultation event covering a number of Conservation Areas, including Llanarth, was undertaken on 1st March 2010 at County Hall in Cwmbran.

2.2 The purpose of this event was to obtain initial views from the local community on the strengths, weaknesses, opportunities and threats to the Conservation Area.

2.3 Participants were broadly asked to consider the following:

- Positive characteristics (i.e. strengths) of the Conservation Area that makes it special
- Negative aspects (i.e. weaknesses) of the Conservation Area that threaten its special character
- Areas or features within the Conservation Area that need to be improved or enhanced (i.e. opportunities within the Conservation Area)
- Areas or features within the Conservation Area under threat or at risk
- Whether the boundary of the Conservation Area is correctly drawn
- The use of additional powers available to the Council's Planning Department to control alterations to original features on housing in the Conservation Area, such as windows and doors (where this is not already controlled)

2.4 Feedback from this initial consultation has been used by the study team in preparing the Conservation Area Appraisal.

3 Planning Policy Context

3.1 Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as:

"Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance"

3.2 In addition, the Act puts particular emphasis on specific duties:

"It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas..."

3.3 This is reinforced by the guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas*. In particular, the local authority should from time to time, formulate and publish proposals for the preservation and enhancement of these Conservation Areas (management proposals).

3.4 In order to undertake works of enhancement, the character of the Conservation Area needs to be clearly defined and understood (character appraisal).

3.5 National planning policy is set out in Planning Policy Wales (PPW). PPW provides the overarching national strategic guidance with regard to land use planning matters in Wales. Conservation of the historic environment is set out in Chapter 6 of PPW. Policies relating to Listed Buildings, Scheduled Ancient Monuments, Archaeological Remains and Historic Parks and Gardens are contained in PPW unless locally distinct elements require further Local Development Plan policies. PPW also sets out clear statements for development management in Conservation Areas.

3.6 This Conservation Area Appraisal should be read in the context of the Monmouthshire County Council Local

Development Plan (LDP) which was adopted on 27 February 2014, covering the period 2011-2021. Strategic Policy S17 helps to meet LDP objectives to protect and enhance the historic and built environment by ensuring good design that enhances the character and identity of Monmouthshire's settlements and respects the County's distinctiveness. Conservation Area Appraisals can play a significant part in helping to meet such aspirations. The historic environment chapter is contained in pages 167-172 of the LDP. Policies HE1, HE2 and HE3 directly relate to Conservation Areas.

3.7 The detailed criteria for assessing development proposals in Conservation Areas is set out in Policy HE1 and where appropriate aims to ensure the findings of the Conservation Area Appraisals are fully taken into account when considering development proposals. The Council will seek to preserve or enhance the special character or appearance of Conservation Areas in the assessment of Planning Applications. Policy HE2 relates specifically to the alterations of unlisted buildings in Conservation Areas to ensure that the conversion, alteration and extension of such buildings make a positive contribution to Conservation Areas. A number of detailed criteria relating specifically to the design of shop fronts in Conservation Areas are provided in Policy HE3. Policy HE3 seeks to maintain high standards of shop front design in Conservation Areas.

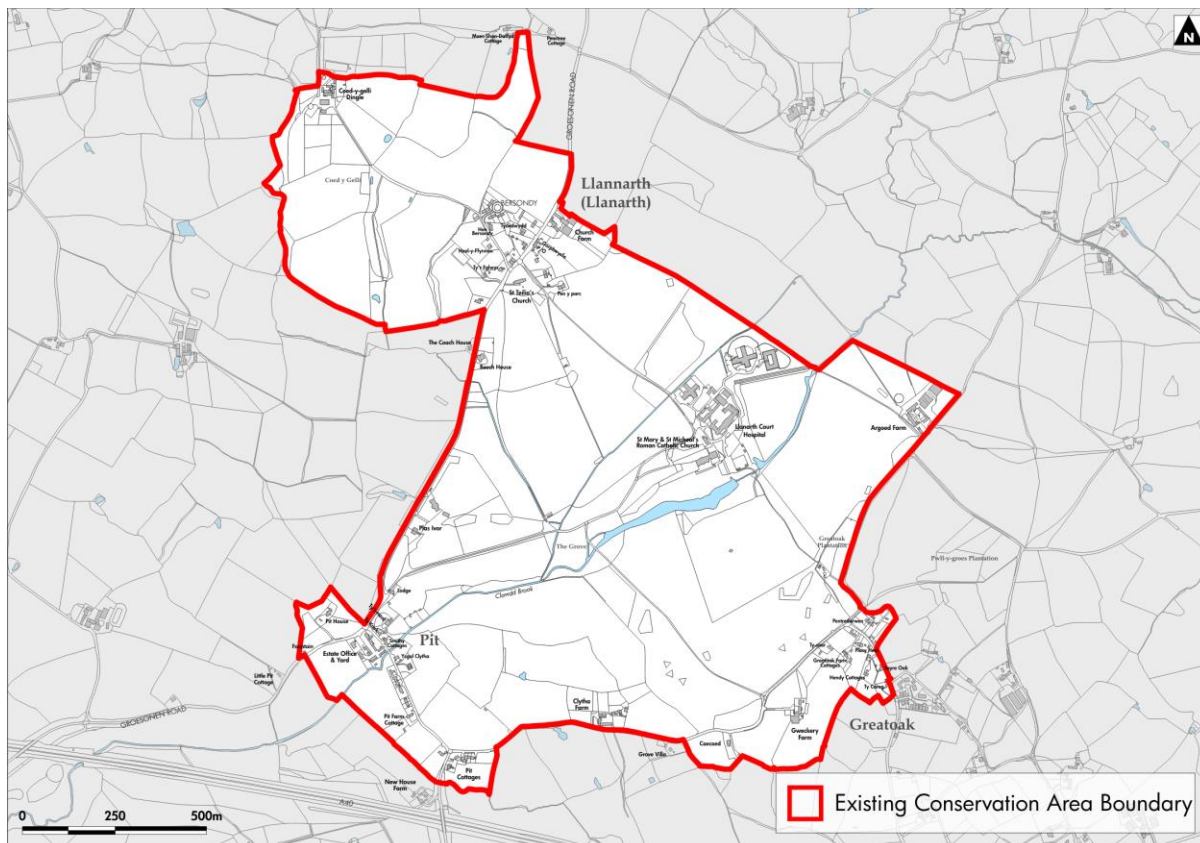
3.8 A number of additional studies carried out to support the LDP should be read in conjunction with the Conservation Area Appraisal. These include Landscape Capacity and Sensitivity Studies of the surroundings of Monmouthshire's towns and villages, including those with Conservation Areas. Similarly, published studies on Accessible Natural Greenspace and Habitat Connectivity may also include information that needs to be taken into account in preparing development proposals in Conservation Areas. Relevant information is also contained in the Monmouthshire LANDMAP landscape character assessment.

3.9 Draft Green Infrastructure Supplementary Planning Guidance (SPG) has also been produced. This provides practical design and planning checklists along with good practice case studies. This SPG should be

read in conjunction with the Conservation Area Appraisal.

For Additional Information:
 Monmouthshire Local Development Plan
<http://www.monmouthshire.gov.uk/planning>

4 The Study Area



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- Monmouthshire County Council Boundary
- Wye Valley Area of Outstanding Natural Beauty
- Brecon Beacons National Park

Fig.1 Study Area

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 Llanarth (**Fig.1 & Fig.2**) lies 8.5 km south-east of Abergavenny and 6.5km north-west of Raglan, situated on a south-facing slope north of the A40 dual carriageway.

5.2 The Conservation Area comprises the village of Llanarth, Llanarth Court and parkland, the hamlet of The Pitt to the south-west, the hamlet of Great Oak to the south-east and a collection of outlying farms with undulating farmland and pockets of woodland between.

5.3 The shallow valley of the Clawdd Brook runs diagonally across the Conservation Area from the north-east, through the hamlet of The Pitt on its way to the River Usk. The river has been widened to form a narrow lake as it runs through the landscaped park of Llanarth Court which forms a major part of the Conservation Area. Llanarth Court sits, with its parkland, in an open landscape of vale and

distant mountains. An early 19th century writer on the properties of noblemen commented that:

'though situated in the vicinity of hills and mountains, of which the adjoining grounds command the most beautiful and picturesque views, it presents no other object in front, but the quiet and retired vale in which it stands, with the surrounding park and plantations; a circumstance which has often been remarked as forming one of its best and most peculiar attractions' (Neale & Moule, 1823).

5.4 Great Oak, Pit, the village of Llanarth and the outlying farms are all united with Llanarth Court and its parkland setting, developing, as they did, to support the estate providing workers cottages and administrative buildings.

Refer to:

Part D - Plan 1 Conservation Area Plan

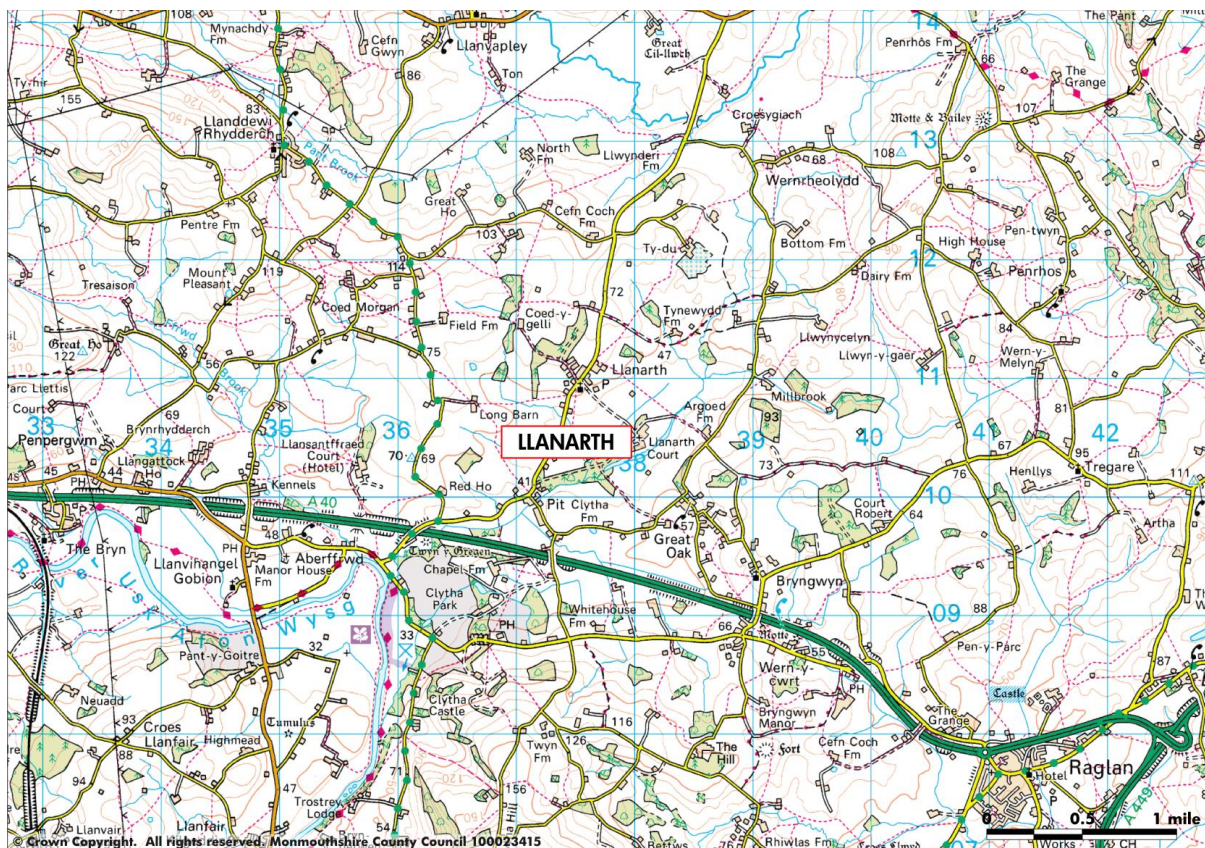


Fig.2 Llanarth Location Plan

6 Historical Development & Archaeology

6.1 Historic Background

6.1.1 There is relatively little archaeological evidence for the early history of the area, with a Bronze Age axe found approximately 1.2km north-east of Llanarth probably being the only prehistoric artefact recorded in the vicinity of the Llanarth Conservation Area although a mid 19th century directory mentioned a tumulus 'near Llanarth' (Lewis 1848). Some Roman artefacts were found in the field south of the church suggesting that there may have been some form of settlement in the area at that time.

6.1.2 Llanarth was first recorded in c.600 AD in a charter recording the donation of Llanarth by King Iddon to the monastery of St. Teilo at Llandeilo Fawr in Carmarthenshire, one of the major early churches of Wales. This may have been for the donation of St Teilo church (Locock, 2002). It is believed that there was a pre-Norman monastery here which is likely to have comprised a small community serving the local area. The presence of a monastery may be confirmed by a possible interpretation of the Llanarth place name, which can be taken as meaning 'church with a garth (cloister)'. The present building of St Teilo Church dates from the 13th century with no evidence for the early building (**Fig.3**).

6.1.3 Little is known about Llanarth in the medieval period; the settlement probably consisted of the church, Llanarth Court (then called Hendre-obaith) which is believed to have existed since the 14th century at least, probably as a defensive site, and a scatter of isolated farmhouses and cottages. Some of the buildings in the area, for example, Little Pit Cottage (just outside the Conservation Area to the south-west) and Coed-y-Gelli have 16th century/early 17th century origins.

6.1.4 In the 17th century William Jones of Treowen moved to Llanarth Court, changing its name from Hendre-obaith. All that survives of Hendre-obaith are the cellars under the existing Neo-classical building that was

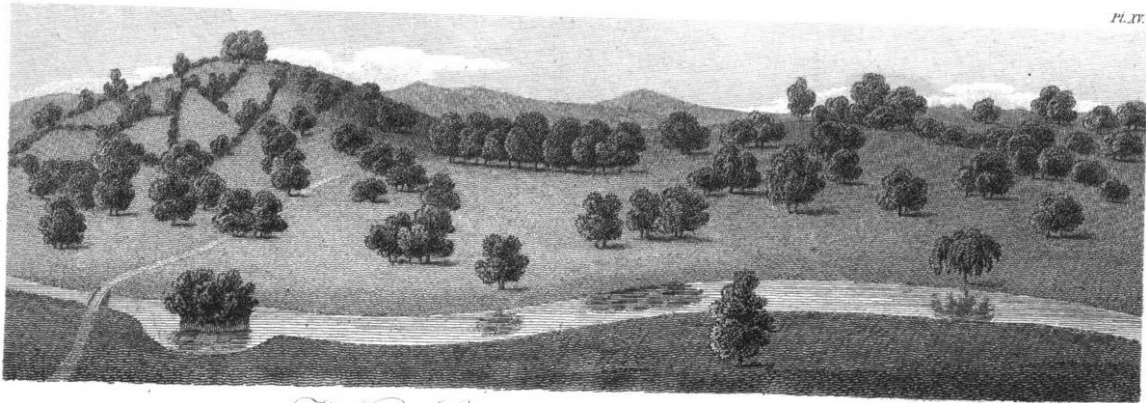
constructed in c.1770 under the stewardship of John Jones. These cellars apparently contain long passages, one of which leads under the grounds to a cell-like secret chapel where the family celebrated Catholic Mass (Barber, 2004).

6.1.5 Contemporary with the 1770 house is the Roman Catholic Chapel of St Mary and St Michael. Built as a family chapel decades before the Catholic Emancipation, this is one of the first Catholic chapels to be constructed in Wales after the Reformation. Perhaps for this reason it has the appearance of an orangery. It was not until Catholic Emancipation Act of 1829 that it became possible to extend and improve the building.

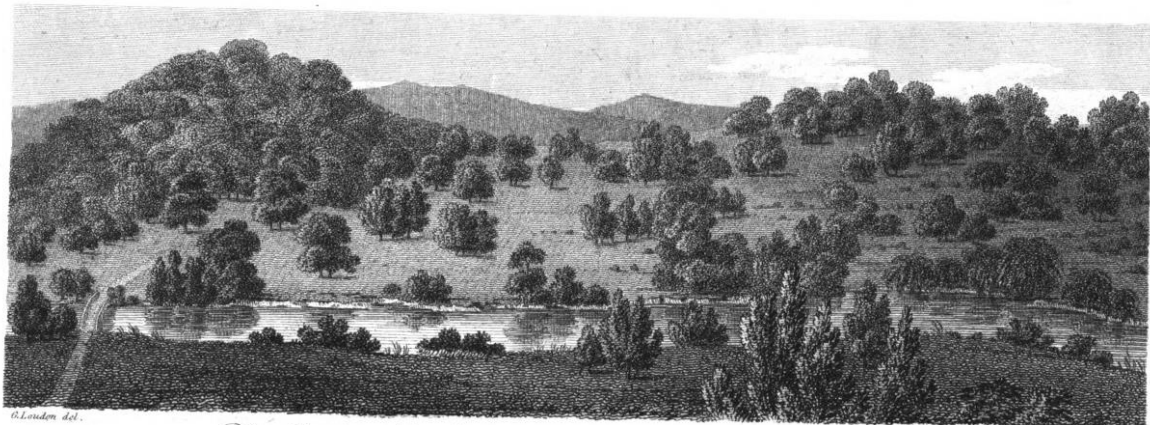
6.1.6 John Jones also developed the 240 acre landscape park. Samuel Lapidge (a draughtsman who worked for Capability Brown) worked on the park from 1792, designing a lake and setting out the grounds. J. C. Loudon altered the park for Jones in 1805 (**Fig.4** next page), reconfiguring the lake, which was altered again in 1849 into the long narrow lake it is today (Cadw). The picturesque landscape of Llanarth Court became highly praised and Ralph Hall produced a series of Staffordshire Blue plates entitled the 'picturesque scenery collection' in 1822-1836 depicting Llanarth Court and gardens (**Fig.5** next page). In 1849-50 W. G. & E. Habershon altered and extended Llanarth Court (**Fig.6** next page). The French Chateau style gatehouse situated at the entrance to the western approach was erected in 1863.



Fig.3 St Teilo Church at the turn of the 20th century



The view at Llanarth, as it appeared in August 1875.



The effect intended to be produced by the alterations at present executing

Fig.4 Loudon's vision for Llanarth Estate in 1806



Fig.5 An example of Ralph Hall's Staffordshire blue plates depicting a picturesque scene of Llanarth Court



Fig.6 The Court in 1823 before the Habershon alterations and extensions

6.1.7 The nearby estate of Clytha was sold to William Jones, third son of John Jones of Llanarth. William is best known for the eccentric folly of Clytha Castle (near Abergavenny and now in the care of the Landmark Trust) erected in 1790. At his death both estates (Llanarth and Clytha) were left to his great-nephew William Jones, who took the surname of Herbert. Lady Llanover's daughter married John Jones of Llanarth Court in 1846, thus uniting the estates of Llanover and Llanarth (Barber, 2004).

6.1.8 The estate controlled large areas of surrounding land and the settlements of The Pitt and Great Oak. The Catholic beliefs of the family at Llanarth Court had an impact upon the estate. Great Pitt House acted as the home for the Catholic priests serving the estate chapel and in 1858 a R.C. village school (Ysgol Clytha) was built in The Pitt (Newman, 2002). Behind the building a cemetery was created which is still in use. It contains the extremely large 'Herbert of Clytha' vault.

6.1.9 The estate invested in and rebuilt many properties, for example, Coed-y-Gelli and Ty'r Nant, the latter being a mid-18th century house substantially rebuilt by the estate in the early 19th century. The 20th century saw the expansion of estate holdings and the construction of a number of estate cottages. Two red brick houses either side of the T-junction in The Pitt are dated 1901 and 1902. Pentre Derwen, a block of four estate cottages, was built in Great Oak in a vernacular revival style inspired by the Arts and Crafts tradition, in 1914. Later came the 1930s semi-detached houses of Nos. 1-2 Plas yr Haul in Great Oak and a series of three more early 1930s detached houses, two in Great Oak and one in Llanarth itself. Estate building continued on a small scale with the addition of further estate houses in the 1980s.

6.1.10 During the Second World War Llanarth Court housed a girls' school. In 1947 the last family owner, Mrs Florence Roch, gifted the property to the Dominican Order, who founded Blackfriars Preparatory School for Boys. The Benedictines of Belmont Abbey succeeded the Dominicans in 1967. In 1986 the

Court ceased to be a school and the RC Chapel came under the administration of the Archdiocese of Cardiff. Today the Court is an independent psychiatric hospital which has necessitated the construction of new units within the grounds and most recent developments include a new medium-secure ward for mentally disordered males.

6.1.11 Today the estate, part of the Llanover Llanarth and Coldbrook estates, remains privately owned. The village is surrounded by farmland and forestry, which is managed by the Trustees of Llanarth Estate.

6.2 Settlement Plan

6.2.1 This area is characterised by dispersed settlement; scattered farmsteads and hamlets linked by a network of small lanes and paths and set within a landscape of often small, irregular fields that were created through woodland clearance in the medieval period. Many of the isolated farmsteads have their origins in the medieval period, some of them having manorial status.

6.2.2 The Llanarth Conservation Area contains four principal areas of historic settlement. Close to its centre is Llanarth Court, which has existed since the 14th century at least, with the hamlet of Llanarth clustered around the church of St Teilo. To the south-west is the hamlet of The Pitt (formerly marked on the tithe map as Tump) and to the south-east is the loose cluster settlement of Great Oak which in the 19th century comprised a scatter of estate cottages set between small fields and orchards. In addition to these areas there are several isolated farmsteads including Clytha Farm and Coed-y-Gelli, reinforcing the dispersed character of the area.

6.2.3 The Pitt and Great Oak served as the focus for the construction of estate houses from the 18th century, but with most buildings presently within the Conservation Area dating from the early 20th century.

Refer to:

Part D - Plan 2 Historical Plan

6.3 Key Historic Influences & Characteristics

6.3.1 The key historic influences and characteristics of Llanarth are:

- A Llandaff charter records the donation of Llanarth by King Iddon to Teilo in c.600 A.D
- Pre-Norman monastery governed by the monasterium of St Teilo probably on the site of the 13th century church of St Teilo
- Dispersed settlement pattern with two hamlets and several isolated farmsteads, some of 16th century origin
- Hendre-obaith manor house in existence since at least the 14th century. Replaced with Llanover Court in c.1770 when the parkland was laid out with a lake and trees
- 18th and 19th century estate development with the construction of estate housing
- 1846 union of Llanarth and Llanover Estates by marriage
- 20th century estate workers cottages built in Llanarth, The Pitt and Great Oak
- Conversion of Llanarth Court into a psychiatric hospital and on-going development of patient facilities and accommodation in the grounds

Refer to:

Part D - Plan 2 Historical Plan

Part D - Plan 3 Area of Archaeological Potential

6.4 Archaeological Potential

6.4.1 Generally, areas of dispersed settlement have not received the same level of archaeological study that has been directed on nucleated villages. The hamlet of Llanarth has probably been the focus of settlement since the 7th century and therefore it is possible that evidence for the origins and development of the settlement, as well as its later development, may survive below ground. Although there is less historic information available for the origins of Pit, it too may contain features of archaeological interest that can add to the story of the development of settlement in the wider area. Given the medieval origins of Llanarth Court, this area may also contain archaeological evidence for the early development of the site as well as features relating to the later Court.

6.4.2 In addition to the statutory designations an Area of Archaeological Sensitivity has been identified. Within this area there is potential for the survival of archaeological remains relating to the historic buildings within the Conservation Area which have the potential to add to the understanding of development of settlement in Llanarth. Any proposed development within this area (see **Plan 3**) will need to include appropriate measures to assess and, if necessary, protect or record the archaeological interest of the site or building. Advice from the GGAT, should be sought at an early stage in any proposed development scheme.

7 Spatial Analysis

7.1 Background

7.1.1 Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'character areas' and provide a clear understanding of the defining elements making up the character of a particular part of the Conservation Area. This leads to a more useful and comprehensive document in development control terms.

7.1.2 Whilst individual character areas have been defined with a line (see **Plan 6**), adjacent areas will, in almost all cases, have a direct effect on the character of any defined sub-area. Character areas do not sit in isolation and when considering the impact of proposals on the character and/or appearance of a Conservation Area the character area and adjacent character areas and their wider setting (which may in some cases extend beyond the Conservation Area boundary) should be very carefully considered. There are often cases where character areas will overlap giving these spaces added complexity and importance in terms of proposed changes.

7.1.3 It should be noted that whilst five character areas have been identified, it is also important to appreciate the cohesion to the whole Conservation Area, which should always be considered when addressing the character of the Llanarth Conservation Area.

7.1.4 For general guidance on the criteria used for assessing buildings making a particularly positive contribution to the Conservation Area, please refer to **Appendix 1**.

7.2 Overview

7.2.1 Llanarth is an estate village and its resulting homogeneity is a key characteristic of the Conservation Area and its wider setting. The Conservation Area covers a large area including the village, hamlets of The Pitt and Great Oak, outlying farms and the central parkland of Llanarth Court. The rolling agricultural (arable and pasture) land is dissected by low hedgerows and plantations. The parkland to the house was laid out in the 1790s in a Capability Brown style, with the landscaped park surrounding the house. Although still actively managed and forming an important setting to the Grade II* listed Llanarth Court, the once picturesque parkland, that still features its ornamental lake, has lost some of its former landscaped qualities but still retains its essential legibility.

7.2.2 The wider setting of the house and park still retains its picturesque charm situated as it is with the backdrop of distant hills and mountains. The house and grounds do not feature any planned focus, only the vale in which it stands, with the surrounding park and plantations. This layout was described as a peculiar arrangement for the time that led to its 19th century plaudits. The surrounding hamlets contain a variety of buildings from 19th century vernacular cottages to early 20th century estate houses of some considerable architectural quality and special interest.

Refer to:

Part D - Plan 4 Spatial Analysis

Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

Part D - Plan 6 Character Areas

7.3 Character Areas

7.3.1 Five distinct character areas have been identified in Llanarth, the boundaries of which have been identified in **Fig.7** below and **Plan 6**. This section will identify the key attributes of each character area.

Refer to:

Part D - Plan 6 Character Areas

7.3.2 Each character area makes reference to the following key considerations

- Form (cohesiveness – why is it a character area)
- Scale & Building Line
- Significant buildings or groups of buildings making a positive or special contribution
- Materials
- Views
- Local Features
- Significant Spaces & Gaps
- Trees, hedges and boundaries
- Surfaces

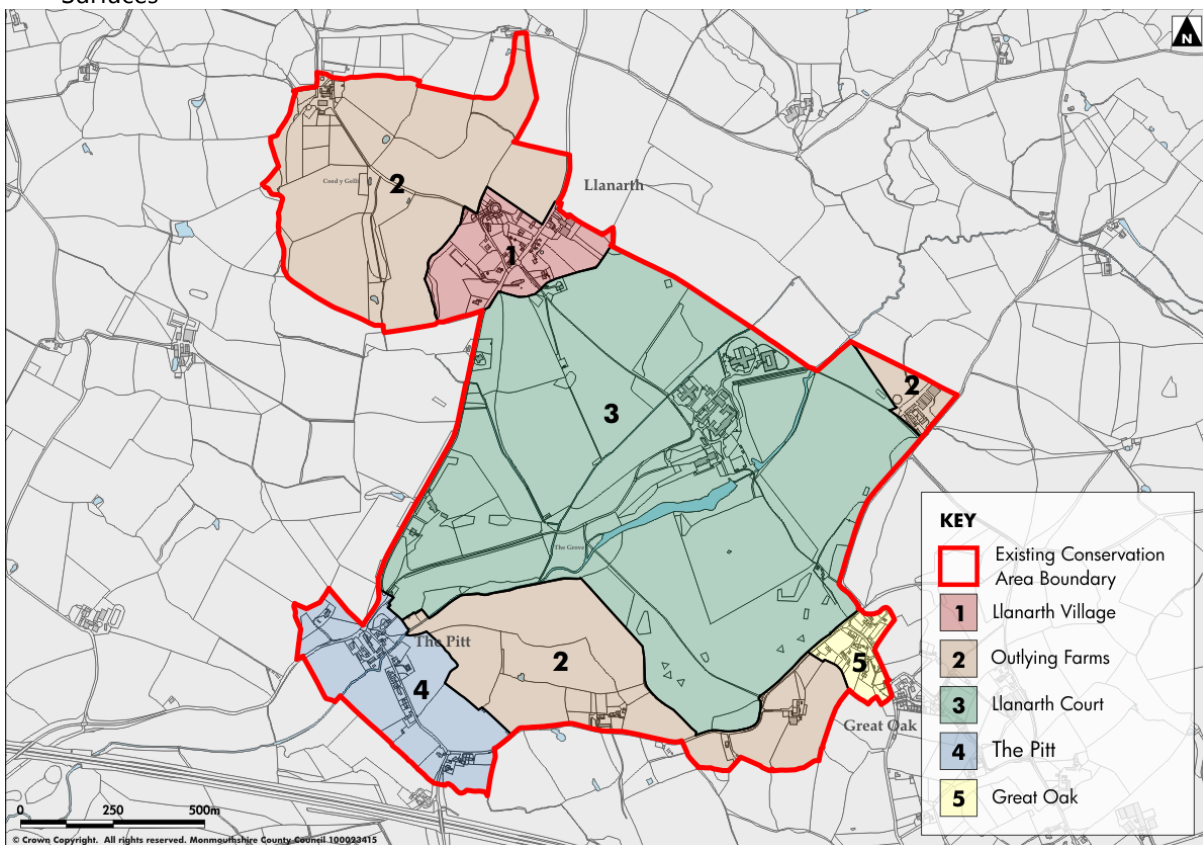
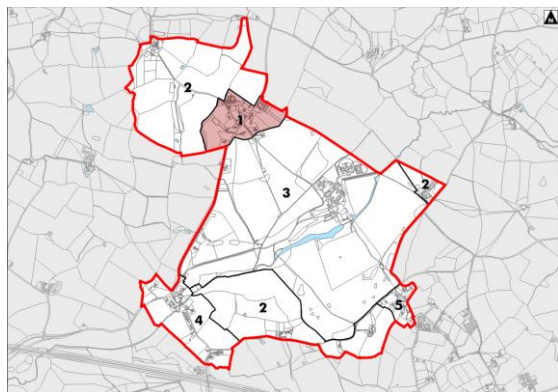


Fig.7 Llanarth Character Areas

CHARACTER AREA 1 Llanarth Village



Refer to:
Part D - Plan 6A



Fig.8 Bryn Teg. A pair of 'High Victorian' cottage scale houses in an early Vernacular Revival style at the core of the settlement



Fig.10 Church Farm comprises an important group of farm buildings to the edge of the village core

7.3.3 This character area is focused on the village of Llanarth from the Church of St Teilo in the south to Church Farm in the north. The village, a linear settlement strung out along the road, also extends west towards Coed-y-Gelli. The village is characterised by its mix of

vernacular cottages and farm buildings, High Victorian cottage designs, 1930s estate cottages and 20th century infill. The land rises from south to north and from east to west. The church is prominently located within a triangular churchyard to the southern edge of the settlement.

7.3.4 The buildings within this character area are predominantly two-storey, domestic scale, detached and semi-detached houses facing the roadside. Building lines vary being either set on the roadside with front boundary walls or railings, or set back behind gardens. Entering the village from the south, buildings are set back from the roadside. On the west side the two-storey Bronwydd is orientated facing south, set in its own secluded grounds away from the rest of the village. Opposite the church lies the distinctive, white painted, two-storey 1933 estate house, Ty'r Eglwys, also facing out of the village to the south-west.

7.3.5 Further north is the former School House, separated into two cottages in the 1970s. This building is positioned on the roadside facing south-east. Gardens separate the School House from the prominent red-brick pair of 'High Victorian' cottages called Bryn Teg with a complex and distinctive style roof of varied size gables facing the roadside and a half hip to the south, almost giving the impression of a building which has been altered over time rather than a single build (**Fig.8**). The cottages are set back from the road behind a low stone wall and picket fencing. Opposite Bryn Teg is a group with a strong building line facing the roadside. These comprise a single-storey outbuilding, attached to the two-storey, Old Post Office and further two-storey Gorphwysfa, all with varying roof heights. This area, with post box and K6 telephone box, has an intimate village core character (**Fig.9** next page). To the north, houses are set back including the 20th century bungalow, Ty Dedwydd and the semi-detached Tyr Gwent. On the east side of the road is the Church Farm complex with three-storey farmhouse set back from the road amongst a series of outbuildings including a former threshing barn and cart sheds (**Fig.10**).



Fig.9 View looking north along the Old Post Office grouping of buildings which defines the 'centre' of the village

7.3.5 A lane leads west opposite the church, with detached houses between paddocks. On the south side the 1916 two-storey, Heol-y-Ffynnon is set back off the road while the stone cottage, Hen Bersondy, is offset to the roadside to the north (**Fig.11**). Bersondy, a 20th century cul-de-sac comprises four semi-detached, two-storey houses set informally around a small circular access loop with wide pavements, suburban street lights and central circular green. A series of ten prefabricated concrete garages lie to the east.

7.3.6 Groups which make an important positive contribution towards the character and appearance of the Conservation Area include the church, walled churchyard, stone churchyard building with stone slate roof, and cross with medieval cross base. This group forms a significant ecclesiastical focus to the village, the size of the church reflecting its former history as a site of a monasterium. To the north-east Bryn Teg, the Old Post Office, Gorphwysfa and Church Farm form an attractive village group of special character defined by their harmonious palette of building materials and varying but complementary architectural styles (see **Fig.10**).

7.3.7 Houses within this character area are predominantly stone as at Hen Bersondy or sometimes rendered and painted, for example, the Old Post Office and Church Farm. Brick is also seen and is used with the render such as Bronwydd and the estate house, Ty'r Eglwys (constructed 1933). The High Victorian Bryn Teg is constructed of red brick and Gorphwysfa uses a combination of red brick with yellow brick dressings. Roof coverings are a mix of stone slates, natural slate and plain clay tiles, including the use of fish-scale courses on Bryn Teg. There are concrete tile roofs to mid-late 20th century houses including those on Bersondy Close and the houses leading down the lane to the north gate of Llanarth parkland. There are occasional stone chimney stacks but red brick stacks are more common. Windows are predominantly timber casements, for example; Church Farm, School House, Ty'r Eglwys, Old Post Office (**Fig.12**). Hen Bersondy has multi-pane leaded

casements and Gorphwysfa has six-over-six timber vertical sliding sashes.

7.3.8 The area is strongly defined by its topography with the church, a focal point, elevated on a mound. The tower of St Teilo Church is a landmark in views north-east on the southern approach to the village. The tower also terminates views south down the lane from Heol-y-Ffynnon. Views north-east from School House take in the attractive streetscape of the village core (**Fig.13** next page). Important public open spaces are limited to the triangular churchyard. Paddocks between houses on the lane leading to Coed-y-Gelli provide important breathing spaces between built form and give the village its rural character.



Fig.11 Hen Bersondy, stone cottage to the north side of the lane leading west from the church



Fig.12 Casement windows, an important characteristic of the houses to Llanarth Village

7.3.9 Local features include a selection of good boundary walls/iron railings, for example, to the churchyard, Bryn Teg and Gorphwysfa (**Fig.13**). The restored cross with medieval base south of the church (a Scheduled Ancient Monument) is of high historic significance in addition to a fine

collection of tombs with historic iron-railing enclosures featuring decorative finials. The grouping of the red post box and K6 telephone box outside the Old Post Office defines part of an attractive village scene.



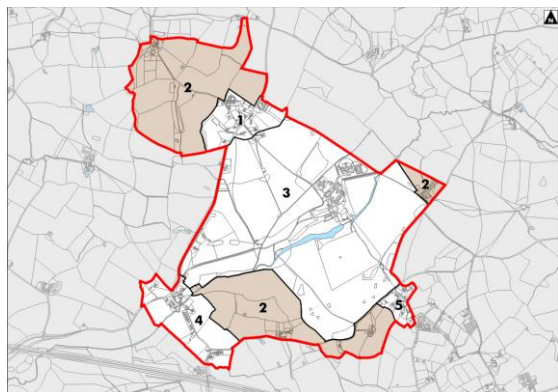
Fig.13 View looking into the village core from the south, one of the significant views into the attractive streetscape of the village core



Fig.14 Boundary walls are an important local feature of this part of the Conservation Area

CHARACTER AREA 2

Outlying Farms



Refer to:

Part D - Plan 6B

7.3.10 This character area is split into three separate areas each with farms and land. To the north-west is Coed-y-Gelli Farm set in a landscape of rolling fields against a wooded backdrop. To the east is Argoed Farm with numerous outbuildings and a paddock. To the

south are a series of medium to large fields with Clytha Farm, Caecoed and Gweckery Farm seen as a series of building groups set along the roadside. Both Clytha Farm and Argoed Farm have farm buildings converted to residential use within the groups of traditional buildings.

7.3.11 By the nature of the dispersed farmsteads there are no defined building lines although the grouping and pattern of farm buildings in each case share some similarities with all of the farmsteads of the loose courtyard type. Farmsteads do however vary in size and complexity.

7.3.12 Gweckery Farm is a compact steading (**Fig. 15**). It comprises a one and a half storey, three-bay, stone house with neighbouring barn, stone and brick outbuildings, 20th century Dutch barn and steel framed shed to the south.



Fig.15 Gweckery Farmhouse with white-washed stone barn

7.3.13 Argoed Farm features a large courtyard layout with the farmhouse facing into the courtyard (**Fig.16** & **Fig.17**). This very long, one and a half storey, farmhouse is now divided into cottages. A large barn shields the courtyard to the north and a long 'L' range encloses the yard to the east. The farmyard has surviving fold yards and an off-centre hexagonal dovecote. Three modern steel framed buildings are located on the north side of the courtyard. These face their own yard and are separated from the historic farmstead enough to limit their visual impact on the historic group.



Fig.16 White-washed stone buildings are a feature of Argoed Farm

7.3.14 Clytha Farm, west of Gweckery, comprises a two-storey rubblestone farmhouse with a collection of small outbuildings to the east and two large barns to the south-west. Both barns have been converted into domestic use, Swallows Nest faces the roadside while Owls Barton Barn is positioned at right angles (**Fig.18**). The long roadside range of Swallows Nest provides some enclosure to the roadside.



Fig.17 Argoed farmstead with a range of barns and distinctive dovecote

7.3.15 To the north-west Coed-y-gelli stud farm comprises a late 16th century/early 17th century two-storey cross-passage farmhouse with attached c.1900 extension and c.1800s single-storey milking parlour, which has been converted into holiday accommodation (**Fig.19**). At a right angle to the converted milking parlour is a five-bay red brick barn of c.1700. Further traditional farm buildings are located to the north and west creating a courtyard. Two large modern steel-framed buildings are located south of the brick barn, which partially hide the historic buildings in landscape views. In addition to the four farms the character area contains a cottage on the south side of the road between Clytha Farm and Gweckery Farm. Caecoed is a two-storey, symmetrical three-bay building set back from the roadside orientated north-south. To the west is a similar two-storey, symmetrical three-bay house called Grove Villa (currently outside the Conservation Area).



Fig.18 Swallows Nest barn, a long threshing barn at Clytha Farm



Fig.19 View to Coed-y-Gelli farmstead set in the landscape

7.3.16 The four separate farmsteads within the character area contain groups of buildings which are considered to make a positive contribution towards the character and appearance of the Conservation Area. These buildings are significant in terms of their layout, building materials and building types. Coed-y-gelli is a particularly interesting group with its cross-passage farmhouse, converted milking parlour and early 18th century red brick barn. Clytha Farm combines an attractive white-washed rubblestone farmhouse with two white-washed rubblestone converted threshing barns; Owls Barton Barn, short and tall, and Swallows Nest, very long (see **Fig.18**). At Gweckery Farm the attractive symmetrical three-bay stone farmhouse features small pane casement windows, first floor dormers and a steeply pitched stone slate roof next to which is the white-washed stone barn (see **Fig.19**). Argoed Farm features the extraordinarily long farmhouse (probably converted from a farmhouse and barn) flanking white-washed brick barns and the striking hexagonal dovecote. Both Caecoed and Grove Villa (see **Fig.20** & **Fig.22**) are villa-style 19th century cottages presumably

originally relating to the estate. Both make a positive contribution towards the character and appearance of the Conservation Area.

7.3.17 Buildings are commonly stone, many of which are white-washed (see **Fig.16**). Gweckery Farm is an exception with its exposed coursed rubble-stone and stone lintels. Brick is also seen in farm buildings, for example, at Argoed Farm and Coed-y-gelli. Roofs are generally natural slate or replacement cement fibre slate with replacement corrugated iron and/or asbestos sheeting to some outbuildings. Gweckery Farmhouse has stone slates whilst Argoed Farmhouse and principal outbuildings, unusually have plain clay tiles. Owls Barton Barn and the single-storey outbuilding to Clytha Farm have clay pantiles. Chimney stacks are mostly red brick but stone stacks are seen, for example Gweckery Farmhouse. Farmhouse windows are timber casements with timber mullions and casements (where found) to outbuildings. Caecoed has six-over-six vertical sliding timber sashes and Grove Villa has distinctive margin glazed sashes (**Fig.20**).



Fig.20 Grove Villa, a symmetrical three-bay house with elegant margin glazed sashes.

7.3.18 The character area contains a mix of pasture and arable land in medium to large sized hedge-lined fields. Coed-y-Gelli is accessed via a long lane leading north-west, with its entrance opposite the parish church. The lane passes through a large area of mixed deciduous and coniferous woodland that extends in a belt from south to north. The farm itself is positioned in a dingle surrounded by pasture and backed by a narrow woodland belt to the west. There are open views from the head of the farm track, as it emerges from the tree line, looking north-west towards the farmstead backed by trees and the tops of distant hills. At Argoed Farm there are glimpsed views west towards Llanarth Court and hospital buildings, with the hills of the Black Mountains in the distance (**Fig.21**). To the north of Clytha Farm there are large pasture and arable fields on the edge of the parkland. Along the road there are views east, terminated by Caecoed on the bend east of Grove Villa (**Fig.22**). Gweckery Farm is prominently positioned set back on the bend of the road with a number of fine mature oaks starting in front of the farmhouse and extending into the distance to the south-east. The large, open-canopy trees dwarf

surrounding built form and punctuate landscape views.

7.3.19 Locally distinctive features include the white-washed rubblestone and brick buildings and a range of historic loose courtyard farmsteads complete with threshing barns, granaries and shelter sheds. The dovecote to Argoed Farm is a distinctive building type, usually found on high-status farmsteads.



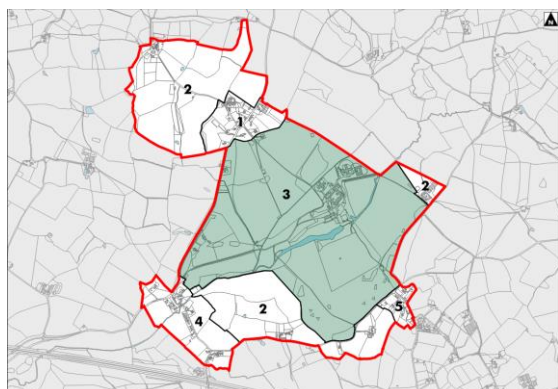
Fig.22 Views east are terminated by Caecoed on the bend east of Grove Villa



Fig.21 Views west to Llanarth Court with the Black Mountains in the background

CHARACTER AREA 3

Llanarth Court

**Refer to:****Part D - Plan 6C**

7.3.20 This character area encompasses Llanarth Court and its historic landscape as it survives today (a Grade II Cadw registered Park and Garden of Special Historic Interest). Llanarth Court is now a private hospital with restricted access. The land slopes south-east to the Clawdd Brook that runs through the parkland south of the house where historically it has been widened to form a picturesque lake. The park is a mix of arable fields with grassland around Llanarth Court. The regular medium to large fields with low hedges and occasional tree clusters gives the area an open character. Key views are to be had from the Court across parkland to the village and church. Public footpaths cross the parkland, which has lost much of its previous splendour. Many of the original carriageways and paths are now no more than footpaths, the large terraces south of the house are now grassed

over, the east garden, walled kitchen garden, glasshouses, summerhouse, fountain and sundial are all gone. In addition the ornamental lake is silted up in places and the Register of Parks and Gardens entry recorded a stone boat house surviving but without its roof in 2006. The 19th century formal trapezoidal walled kitchen garden, positioned between the house and stable block, was demolished when the Court was a school and since in hospital use a large patient block has been built in its place. There are a number of footbridges over brooks and a stone carriage bridge survives over the lake to the south-west. To the south-east in the Great Oak Plantation a stone and red-brick tank house still survives, although in a poor condition.

7.3.21 The focus of this character area is Llanarth Court, a very large Neo-classical, late 18th century house (**Fig.23**). The substantial country house has a double pile plan, is three-storey and 11 bays in length. On the south front facing the park the end three bays are full height bows and the centre has projecting pediment supported by ionic columns. At the east end, linked to the main house, is a substantial five-bay service block of basement and two-stories. To its north, at right angles to the house, is the Roman Catholic chapel of St Mary and St Michael. The chapel is orientated on an unusual axis north-east to south-west with the altar in the north-west. The long white-rendered building with six large round-headed windows was built before Catholic emancipation hence its orientation and appearance as an Orangery.



Fig.23 Substantial Neo-classical Llanarth Court set in its historic landscape

7.3.22 North-east of the house, the former walled garden space is occupied by a late 20th century building which forms part of the hospital complex which includes the converted Llanarth Court. The large accommodation and facilities blocks are positioned parallel to one another facing south-east. The central block is the converted 19th century 'E' plan stables. There are two further late 20th century buildings. The northern block is a more discreet 'x' plan building. The south block, as a large two-storey 'U' plan block with projecting central carriageway entrance, makes some references to a country estate 'stable block style' (Fig.24). To the east are two new blocks for male patients (Treowen Ward) built at an angle to the other buildings and located in a triangular plot bounded by a brook to the north and a historic tree-lined path to the south. At the west entrance at The Grove is a grand Victorian Gothic 'French chateau' style lodge with carriageway entrance equivalent to two-storey plus attic (Fig.25).

7.3.23 On the west side of the park boundary (outside the park) is a collection of buildings on Groesonen Road comprising; Beech House (the former vicarage), The Coach House

(currently outside the Conservation Area), Llanarth Village Hall and the 1930s semi-detached Plas Ivor. The Coach House is a single-storey converted barn on the west side of the road opposite which is Beech House, a large two-storey, double depth house orientated facing south-east over the parkland. The village hall (constructed in 1952) is a large single-storey building set back from the roadside with a large car parking forming its immediate setting. The hall, associated building and playing fields are all within the park. Further south Plas Ivor is outside the park facing the roadside. The semi-detached building is single-storey plus attic.



Fig.24 20th century hospital buildings at Llanarth Court



Fig.25 The Lodge at the main entrance to Llanarth Court

7.3.24 The character area contains a number of historic and architecturally important buildings of which Llanarth Court, the chapel (the Roman Catholic church of St Mary and St Michael, **Fig.26** & **Fig.27**), west entrance lodge and northern gateway are statutorily listed. Llanarth Court, gardens (a Grade II Cadw registered Park and Garden of Special Historic Interest), ornamental lake and chapel form an historic group of some considerable significance. The 19th century stable block to the north-east of the house is also of importance; although late 20th century hospital buildings have compromised its setting and relationship to the main house. The west gate lodge, northern entrance gates, stone bridge over the lake and former tank house in the Great Oak Plantation all contribute to the special interest of the historic parkland. To the west Beech House and The Coach House are both buildings which make a positive contribution towards the character and appearance of this part of the Conservation Area so does Plas Ivor, which has been sensitively enlarged to the south with an additional stone, oak and glazed Tudor-style extension with suspended attic-level room (**Fig.28**).



Fig.26 Llanarth Courts' chapel



Fig.28 The stone Plas Ivor, an attractive estate style building



Fig.27 Llanarth Court's chapel (part of the series of buildings forming the private complex)

7.3.25 Building styles and building materials are diverse within this part of the Conservation Area. The Neo-classical Llanarth Court is rendered with slate roofs. The Roman Catholic Chapel, white painted roughcast with slate roof. The gatehouse comprises polychrome stonework with bands of coursed brown stone between broader bands of crazed grey and pink rubblestone, with an ornate, banded French pavilion slate roof with fish-scale courses (Fig.29). The north drive gate piers are sandstone ashlar with rubblestone walling. Beech House is rendered and painted with natural slate roof, and The Coach House painted rubblestone with natural slate roof. The Village Hall is of rendered brick with concrete tile roof, whilst Plas Ivor is of coursed grey rubblestone with stone slate roof. Chimneys stacks are either stone or brick, sometimes rendered. Features of particular note include ornate ironwork to Llanarth Court and Gatehouse. Garden structures include the stone ashlar carriage bridge (Fig.30) and local rubblestone and red brick tank house. Modern hospital buildings are rendered brick painted cream with natural slate roofs.



Fig.29 The gatehouse with an eclectic palette of materials and architectural detailing



Fig.30 The stone carriage bridge over the lake in the grounds of Llanarth Court

7.3.26 Due to the open nature of the parkland the character area contains a good variety of views to landmarks, open and planned vistas and intentional and unintentional glimpsed views. From Llanarth Court itself there are key views south across the parkland in the direction of Gweckery Farm and key views north-west to the tower of St Teilo Church. From the north gate there are views south-east across the parkland (**Fig.31**) opening out to view the north façade of Llanarth Court. The Court, chapel and hospital buildings are also visible landmarks from the footpath to the south of Beech House. From the footpath leading over the stone carriage bridge there are planned views north-east along the ornamental lake to an oblique view of the south façade of Llanarth Court (**Fig.32** next page). A full appreciation of the south façade can be seen in views from the footpath leading towards the south gate and from the road leading to Great Oak where the principal house is a dominant landmark in the countryside (**Fig.33**).

7.3.27 Between Great Oak Plantation and Argoed Farm there are glimpsed views north-west of the modern hospital blocks, the Church of St Teilo rising above them in the distance. From the footpath leading alongside Argoed Farm there are general views west to the Court, hospital buildings and distant church tower. The imposing gatehouse lodge dramatically and with some degree of theatricality (this is an unexpected building in this rural setting) terminates views along the road, north of Pit.

7.3.28 Distinctive local features include the parkland boundary, a mix of stone walls, estate fencing and hedging. The tall cross in front of the apse of the Catholic Chapel is of special note crowned by a rare late medieval cross-head carved with the Virgin and Child on one face and a Crucifixion on the other. The parkland retains an attractive stone carriage bridge over the lake, a series of modernised or collapsing footbridges and a stone and brick tank house (**Fig.34**).



Fig.31 Views south-east across parkland opening out to the rear of Llanarth Court



Fig.33 Llanarth Court with the Skirrid in the distance



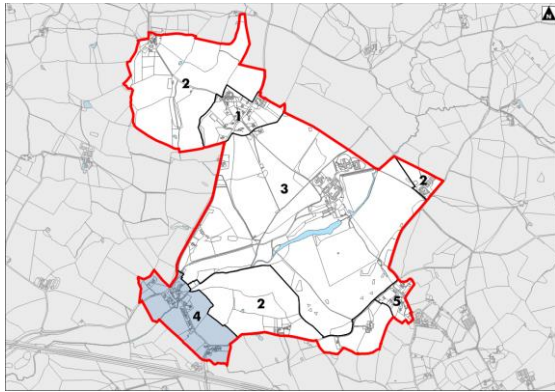
Fig.34 The Court tank house hidden in a copse on the south side of the park



Fig.32 Planned views north-east from the bridge over the lake towards the Court

CHARACTER AREA 4

Pit



Refer to:

Part D - Plan 6D

7.3.29 This character area is focused on the hamlet of The Pitt, which is very much at the centre of the estate administration with estate cottages, the estate office and yard, the former estate house Ty'r-Nant, Pitt House (the former home of the Catholic priests), and the former Catholic village school, Ysgol Clytha (converted to a house in 1990). The area covers the land from Llanarth Court gatehouse lodge in the north, the stone water pump of 1885 to the north-west, to Pit Cottages and Plas-Newydd in the south-east. New House Farm, south of Pit Cottages, is currently outside the Conservation Area.

7.3.30 Buildings are often two-storey although there are a series of single storey estate cottages and the single storey plus attic Ty Cornel. The scale and massing of buildings varies considerably with the two-storey, three bay, double depth Ty'r-Nant, the long four bay range of Smithy Cottages, the two-storey, three-bay Pit Farm Cottage with attached barn and the tall two-storey Ysgol Clytha with its steeply pitched slate roof.

7.3.31 Occasionally houses are set back from the roadside within their own grounds, for example Ty-r-Nant and Pitt House, but they are often built on the roadside (**Fig.35**), either gable end to the road as seen with Ysgol Clytha and Pit Farm Cottage or facing the roadside like Smithy Cottages (**Fig.36**). The estate cottages of Sant Anna, Plas-y-cwm, Ty-Maes and Maes-Gwynne form a strong

building line on the west side of the road (**Fig.37**). To the south-east Plas-Newydd, Laundry Cottage, Ty Cornel, Pit Cottages and Pit Acre, occupy a prominent corner site some distance south of The Pitt on the road to Great Oak.



Fig.35 Estate houses built on the roadside create enclosure which defines areas of the roadside settlement



Fig.36 The roadside Smithy Cottages



Fig.37 Estate cottages form a strong building line set back from the roadside

7.3.32 The character area contains a number of significant groups that can be said to be of special interest to the character and appearance of the Conservation Area due to their estate style and history. At the north end of the character area is the Janus-faced Ty'r-Nant; the front of c.1830 of three bays with full-height outer bows, the rear of 18th century brick. West of Ty'r-Nant is Pitt House, a 17th century gentry house with projecting gabled porch with huge timber lintel (**Fig.38**). Immediately south-west of Ty'r-Nant is Ty Knwk (1901) and The Tump (1902), two very early 20th century red brick examples of the estate houses in this character area. West of these is the 1933 estate office and yard with a large group of red brick outbuildings, which define the formal spaces. Opposite the yard are Smithy Cottages, south of which over the Clawdd Brook, is the historically and architecturally significant Ysgol Clytha (a former Catholic School with coped gables and cross windows). There is a stone step-topped gateway with a cross linking with the cemetery behind that contains the Herbert of Clytha vault (presently in need of repair – October 2010). On the west side of the road are the collection of 20th century estate cottages denoted by their architectural style and colour scheme (a pale blue/grey) on windows, doors, fascias and rainwater goods. South of these is

Pit Farm Cottage with attached stone barn dating to 1737. To the south-west a further group of houses form a small community focus. Plas-Newydd Cottages are typical estate houses with projecting porches, stone boundary walls, white-painted casement windows and muted blue painted fascias and rainwater goods. Ty Cornel is a further example of the estate cottage, this time with a half hipped roof. Tucked between Ty Cornel and Plas-Newydd is the rendered Laundry Cottage of 1859. Nos.1-2 Pit Cottages are to the south, a distinctive estate building with multi-paned casements with margin lights and ornate barge-boards (**Fig.39**).



Fig.39 Nos 1-2 Pit Cottages distinguished by their large casements with margin lights and ornate barge-boards.



Fig.38 The 17th century Pitt House, just north of Pit, set in fields and woodland

7.3.33 Buildings exhibit a wide range of materials and architectural styles. Exposed stone is limited to Pitt House, Ysgol Clytha (**Fig.40**), Pit Farm Cottage barn and the estate collection of Plas-Newydd, Ty Cornel and Pit Cottages. Otherwise there is rendered stone including Pit Farm Cottage and Smithy Cottages. Brick is used in estate cottages with the red brick estate office, agricultural outbuildings, Ty Knwk and The Tump (**Fig.41**) (both with dates in vitrified brick). Ty Knwk also displays faux timber-framing at first floor level with pebble-dash panels. Later estate buildings are rendered brick. Roof coverings are often natural slate, but plain clay tile is also seen, for example, to Smithy Cottages, Ty Knwk and the Estate Office. Stone slates laid to diminishing courses are used on Pitt House. Chimney stacks are predominantly red brick with shaped stone and brick stacks to Ysgol Clytha. Windows are a mix of timber casements (Smithy Cottages, Pit Farm Cottage), vertical sliding sashes (Ty'r-Nant), mullion-and-transom (Ysgol Clytha, **Fig.42**), and metal-framed 'Crittall' types (Ty-Maes).



Fig.40 The dominant rubblestone Ysgol Clytha



Fig.41 The Tump, an early 20th century red brick estate house



Fig.42 Mullion and transom or 'cross windows' distinguish Ysgol Clytha as the former Roman Catholic school

7.3.34 The area contains groups of landmark trees including those to the rear of Pitt House, surrounding Ty'r-Nant, the Estate Office and Ysgol Clytha (**Fig.43**). There are a series of terminated views with views north-east from the estate office terminated by the gatehouse lodge, views south from The Tump, funnelled along the road by walls and hedges, terminated by Ysgol Clytha (**Fig.44**) and views east from Pit Acre along the hedge-lined road terminated by Ty Cornel. South of Pit Cottages there are open views west across farmland to the distant mountains. The Black Mountains are also seen in views west from Plas-Newydd to Pit Acre (**Fig.45**). The character area includes a series of medium to small fields that place key buildings in the context of their rural landscape, for example, Pitt House, set back from the road and Pit Farm Cottage set within paddocks front and back.



Fig.43 This view from Ysgol Clytha takes in the backdrop of mature trees at Ty'r-Nant



Fig.44 Views south from The Tump are terminated by Ysgol Clytha



Fig.45 Mountain view west from Plas-Newydd

7.3.35 Significant local features include the estate cemetery containing the very large Herbert of Clytha vault (**Fig.46**). The estate painting scheme of white and pale blue is a notable feature as are date stones to houses and the estate motif of the letter 'T' (the letter T stands for Treowen; after one of the many Jones' owners of Llanarth Court became Lord Treowen) and a crown (**Fig.47**). To the west the commemorative water trough of 1885 is a key estate feature (**Fig.48**).



Fig.46 The very large Herbert of Clytha vault is a prominent feature of Pit

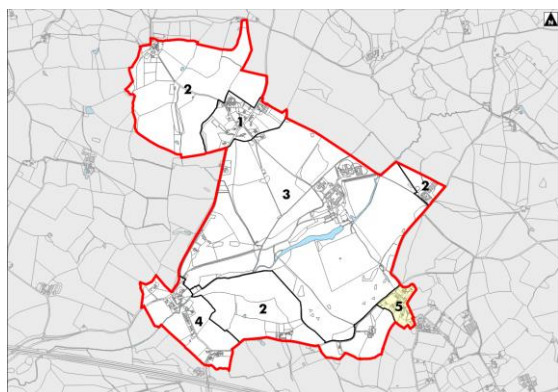


Fig.47 1930s estate cottages are marked by a datestone with T and crown motif



Fig.48 A commemorative water trough is a key part of the estate's historic infrastructure to the west of the settlement

CHARACTER AREA 5
Great Oak



Refer to:
Part D - Plan 6E

7.3.36 This character area covers the small and compact estate hamlet of Great Oak. Situated in a hollow, south of the walled parkland estate boundary, the area contains a selection of 19th century cottages and 20th century estate houses. To the south-east is a mid-late 20th century expansion outside the

Conservation Area. Houses are dispersed, many set back from the roadside, but facing the road.

7.3.37 Buildings within the character area are scattered between paddocks either side of the main through-road (**Fig.49**). Houses are occasionally set on or near the roadside, for example Nos. 5 and 6 facing the road and Fayre Oak and Ty Carreg, gable-end on. Others are set back behind gardens, for example, Pentre Derwen and Plas-yr-Haul. Outlying cottages include Tyr-tor-Gwellt to the north-east and Ty-Saer to the west. Greatoak Farm is positioned to the east some distance from the core of the hamlet and is presently outside the Conservation Area. There is a mixture of semi-detached and detached houses, mostly two-storey with some one and a half storey groups, for example, Plas-yr-Haul and Pentre Derwen.



Fig.49 The rural lane is bounded by mixed native hedging, the informal settlement comprises a collection of houses set between paddocks

7.3.38 The distinctive estate cottages form a group of considerable significance which make a positive contribution towards the character and appearance of this part of the Llanarth Conservation Area. Due to the consistent use of materials and architectural form, the buildings make a particularly cohesive group. The white painted 1930s houses, with plain clay tile roofs and estate motifs and colour scheme are well-defined within the hamlet with Ty-saer to the west and No. 9 to its east opposite which is the 1914 Pentre Derwen group with gables and central through arch. The 1930s Plas-yr-Haul has an unusual design; timber-framed with a cedar-shingle mansard roof. To the east are two more conventional stone cottages. Nos. 5 and 6 are a fine pair with asymmetrical façade, casement windows set in brick openings, red brick stacks and gabled timber porches with cross members (**Fig.50**).

7.3.39 Buildings are generally brick, rendered and painted white. Nos. 5 & 6 are stone (5 is white-washed and 6 exposed stone). The majority of buildings have natural slate roofs. The 20th century estate cottages have distinctive plain clay tile roofs and the estate colour scheme of white and pale blue to joinery and rainwater goods. Plas-yr-Haul is an exception with its timber-frame and cedar shingle roof (**Fig.51**). No. 9 was constructed in

1931 and has a weather-boarded extension. Windows are mainly multi-paned timber casements.



Fig.50 Nos. 5 & 6 are a distinctive pair, now differentiated by their roof coverings and wall finish



Fig.51 Plas-yr-Haul, an unusual timber-clad estate property with cedar shingle roof

7.3.40 The character area contains a series of small grass paddocks with native mixed hedgerows which are seen between houses providing the area with its essential open rural character. There are no public open spaces of note. There are general views east and west along the road leading through Great Oak with more dramatic views west over the parkland wall to the park and distant hills (**Fig.52**). There are key glimpsed views to houses set back from the roadside including glimpses through the archway in Pentre Derwen and between No.5 and No.6 to Ty-to-Gwelt.

7.3.41 Features include the K6 phone box and red post box, the matching porches to Nos. 5 and 6, and a good survival of historic iron railings and gates.



Fig.52 View west over the parkland walls to the Court and its landscape setting

7.4 Architectural & Historic Qualities of Buildings

7.4.1 The scattered settlements comprising the Llanarth Conservation Area contain some buildings of significant architectural interest both listed and unlisted dating from the medieval period to the first half of the 20th century.

7.4.2 This appraisal of the architectural interest in Llanarth is based on assessment by the consultant team during field surveys supported by reference to the Statutory List of Buildings of Special Architectural or Historic Interest for Llanarth and the Monmouthshire/Gwent volume of the Buildings of Wales series by John Newman (*Yale U.P 2002*).

Medieval Period to 17th Century

7.4.3 The Church of St Teilo (Grade II* listed, **Fig.53** & **Fig.54**) standing in a commanding position on the road rising on its approach to Llanarth village, has a simple plan with chancel, nave and tower in line, without aisles. The only projection is the low south porch. Neither

tower or nave have buttresses, adding to the simplicity of the building. Nevertheless St Teilo Church has interesting elements; the tower is well proportioned, with small central openings and a stair tower and is delineated in three stages by projecting string courses. The church dates mostly from the 15th century and its windows and details therefore are characteristic of the late Decorated and the Perpendicular periods, in their tracery and the flat headed Perpendicular windows with hooded drip moulds, giving the south-eastern end of the nave an almost domestic appearance. The church was restored in the 19th century when the battlements and pinnacles of the tower and some of the windows were replaced. The squat square storeroom with pyramidal roof at the south-west corner of the churchyard gives a strength and focus to the boundary wall and helps to define the entrance space.

7.4.4 Coed-y-Gelli (Grade II* listed). The core of this group situated at the northern corner of the Conservation Area is a 16th to 17th century farmhouse of a cross passage entry type with whitewashed rubble walls and an end stack on its original eastern range. Most windows are

19th to 20th century replacements. However, the slit windows lighting the staircases are original. The interior is particularly noteworthy in that its floors are stone flagged, the screens are contemporary post and panel construction and it possesses a late medieval wall painting beneath the plaster near the hall chimney. Other buildings in the group date from the first decade of the 20th century.



Fig.53 Church of St Teilo, from the south. The simple form of the church, without aisles or buttresses is apparent from this point of view at the junction with Heol y Ffynnon.



Fig.54 Church of St Teilo from the south. The south porch opens directly onto the nave. Windows typical of the late Decorated and Perpendicular periods can be seen to the right of the porch.

7.4.5 Pitt House (Grade II listed, **Fig.55**) is almost contemporary with Coed-y-Gelli, being a gentry house of the 17th century, possibly with earlier origins. It is located on the north side of the road approaching Llanarth from the south-west, just north of The Pitt. Typical of the period it is a long house, relatively shallow with a low profile. It has two storeys including a two storey gabled porch, with a massive lintel carrying the upper storey over the recessed entrance. The main (southern) elevation of the house is enlivened by three gables. Walls are of rubble stone and the roof is clad in stone slates with characteristic diminishing courses towards the ridge. Windows on this elevation have drip moulds and are mullioned, some having transoms. A massive brick ridge stack is counterbalanced by brick gable-end stacks. All of these features place the building in its period.

7.4.6 Church Farmhouse (**Fig.56**) on the northern edge of Llanarth village is a tall (two-storey plus attic) simple rectangular building on the crest of the road. Its mullioned windows (some with transoms) and stone slate roof suggest a late 17th century house. The brick end stacks may well be rebuilds.



Fig.55 Pitt House. A fine example of a 17th century gentry house, having gables, low profile, substantial porch, large chimney stacks and mullioned casement windows.



Fig.56 Church Farm House on the northern fringe of Llanarth. This tall shallow building probably has late 17th century origins. It is the focus of a number of low buildings in the farmyard.

18th & Early 19th Century (Georgian & Late Georgian)

7.4.7 Pit Farm Cottage (Grade II listed, **Fig.57**) dates from 1737, according to its datestone. A simple stone cottage faced in rough cast render with casement windows, it gives little away in terms of architectural style details. Ty'r Nant (Grade II listed) is a Llanarth estate house with 18th century origins although probably rebuilt in a late Georgian style about 1830. Its main elevation is two storey, with three bays, rendered and painted white. The outer bays are full height bows, a refined architectural feature of Regency architecture. The overhanging eaves on paired brackets and oversailing verges together with the traceried fanlight and porch hood complete this interesting villa.

7.4.8 Llanarth Court (Grade II* listed, **Fig.58** next page) situated in the centre of the Conservation Area as the focus of its extensive park designed in the English landscape tradition, is a large country house designed and built in the Neo classical style in about

1793, although it was remodelled in 1849-51 in the late classical Italianate style, giving the building a somewhat hybrid and severe appearance. The house is large, being eleven bays wide with a conventional slightly projecting central three bay section and side wings of four bays each. The door and its side windows are round headed (more Italianate than Neo classical) and the central bay is capped by a stepped parapet rather than a Palladian pediment. Roofs, typically, are low pitched and hipped, receding behind tall parapets supported by a bold dentilled cornice. The chimneys are probably part of the Italianate rebuild as are the mullion and transom windows.

7.4.9 Of particular historic interest is the Roman Catholic Church (Grade II* listed, see **Fig.26**) in the grounds of Llanarth Court. The church, possibly converted to this use from an orangery or built to resemble an orangery (disguising its use before Catholic emancipation) in about 1790, is one of the oldest Catholic churches in Wales. Externally this is a simple roughcast building with hipped

slate roof and arched windows, probably in order that it should not draw attention to itself in the period prior to Catholic Emancipation. Internally, classical motifs are used more readily and freely, for example, in the use of Roman Doric columns and piers.

7.4.10 To the south-west of Great Oak, two large cottages Caecoed and Grove Villa mirror each other, separated by about 100 metres. They are probably early-mid 19th century in origin (**Fig.59**). The main white painted elevations are symmetrical, three bays, with strictly Georgian proportioned windows; those to the eastern house are typical 6 over 6 panes vertical sliding timber sashes, the house to the west a later Regency type with glazing bars to the outer edges of the windows. Both have natural slate roofs with overhanging eaves and verges and end stacks (although the houses to the east has differing terminating brick details to each chimney suggesting some rebuilding).



Fig.57 Pit Farm Cottage, dated 1737 (to datestone) but may have earlier origins



Fig.59 An estate house of the mid-19th century. This well proportioned building faces its near twin some 100 metres apart.

Fig.58 Llanarth Court. This wide fronted building was built in the second half of the 18th century, but was extensively remodelled in the mid 19th century, when its windows were probably replaced. The house is situated in its landscaped parkland setting.



Victorian

7.4.11 Perhaps the most exuberant expression of the Victorian Gothic Revival in Llanarth (other than the restoration work in St Teilo Church), is the gatehouse to Llanarth Court (Grade II listed, **Fig.60**), to the south-west of the Conservation Area. The gatehouse was built in 1863. The gate arch itself is a low pointed gothic arch. The archway is topped by a single room with triple mullioned windows, again with shallow arches and crowned by a drip mould. Above this is a sweeping steeply pitched roof reminiscent of a French Chateau. This eye-catching roof terminating the view from either direction has a decorative metal balustrade on its ridge. An exaggeratedly narrow pointed arched dormer adds to the drama of this roof. The gatehouse is prominently buttressed with mock cruciform arrow slits either side of the arch. The stonework is typically 'busy', polychromatic and laid in contrasting bands. To the right is the gatekeeper's cottage, more restrained but in the same materials and with mullioned windows capped by hoodmoulds.

7.4.12 At the southern end of the Conservation Area an attractive semi-detached estate cottage probably dating from the early Victorian period, is a well preserved example of the 'cottage ornée' style (Grade II listed, **Fig.61**). Its exposed rubble walls, low pointed arches over the first floor window, scrolled fretwork bargeboards, late Regency style glazing bars, rustic porches and stone slated roof to its canted bays and porches are all characteristic.

7.4.13 In Llanarth village itself stands Bryn Teg (**Fig.62**) an asymmetrical pair of cottages, two storeys plus attic under a steeply pitched roof. The roof is a lively composition of a main and subservient gable to the front and a half hipped gable on its side (south) elevation. The main elevation is brick; the main (mullioned) windows are capped by low gothic arches with brick voussoirs and stone keystones and imposts. The entrance and side windows are sheltered by a generous pent roof supported by bold brackets. This is a lively and well considered example of Victorian Gothic

domestic architecture, which looks also to the vernacular revival.



Fig.60 The gatehouse to Llanarth Court. This exuberant High Victorian Gothic gatehouse and lodge utilises all its stylistic vocabulary to memorable effect.



Fig.61 An attractive, well preserved pair of semi-detached cottages of the first half of the 19th century which incorporate many of the rustic/romantic features of the cottage ornée style, whilst being quite formal in plan.



Fig.62 Bryn Teg. A particularly fine pair of High Victorian houses in Llanarth village. The reinterpretation of farmhouse architecture suggests a fusion between the revivals of both Gothic and vernacular styles.

7.4.14 The (former) Llanarth Post Office (Grade II listed, **Fig.63**) is a well preserved mid 19th century village house which is the centrepiece of an attractive informal terrace, a relatively rare grouping in this Conservation Area. To the south is a vernacular single storey outbuilding of painted rubble with a tiled roof, to the north a conventional late Victorian red brick three bay house with buff brick dressings and two single storey canted bay windows. The Post Office building is two storey plus two attic dormers. It is wide fronted with a generous porch supported by two slender iron columns, the timber mullioned canted bay is to the right, a Victorian posting box is inset into the wall to the left. The casement windows on the first floor are set in cambered arch openings. The white painted stucco and pale blue-grey boarded door, cills and porch reflect the estate colour scheme. The two houses create an interesting contrast, one a more urban type (to the north), the other (the Post Office) perhaps 50 years earlier.



Fig.63 The former Post Office, Llanarth. A modest but attractive mid Victorian house, with few architectural details but well proportioned, providing an effective centrepiece to this range of buildings.

Early 20th Century

7.4.15 Whilst there are two large houses with prominent brickwork patterns spelling their dates of completion in 1901 and 1902 in The Pitt itself, the significant architectural contribution of the 20th century in Llanarth is the cluster of Arts and Crafts inspired estate cottages in a Vernacular Revival style found in various combinations and groupings in Great Oak. These cottages were built between 1914 and the 1930s. Pentre Derwen (Grade II listed, **Fig.64**) is a terrace of four cottages, twinned either side of a central passage under a narrow gable. Broader gables on either side of the centrally placed entrance are shared by two cottages to each side of the gable so that the windows to the gable are shared by these two cottages. The terrace of one and a half storeys height, with a dominant plain tile roof and casement windows, is set back from the road behind a hedge, typical features of cottages found in garden cities and suburbs designed by Parker and Unwin or M.H Baillie-Scott, leading architects and urban planners in the Arts and Crafts movement of the early 20th century.

7.4.16 Ty Saer dated 1931 (Grade II listed, **Fig.65**) is a large freestanding cottage of one and a half storeys, roughcast with a single casement window breaking the eaves line with a gable. Its rustic porch is supported by timber posts. The gable end is an interesting design as half of the upper gable end is recessed, with the roof oversailing the recession, supported at the eaves, with a low 'bread oven' feature adjacent to the stack. Another individually designed cottage, in this case 'L' shaped, also dated 1931, stands closer to the road.

7.4.17 Numbers one and two Plas yr Haul (Grade II listed, **Fig.66**) is a pair of semi-detached estate houses of one and a half storeys, with a large gambrel roof clad in cedar shingles. The extensive roof and its dark stained weatherboarding give this building a complete colour contrast with its white painted neighbours. Its high cilled windows and light blue-grey painted planked doors complement this unusual design. Projecting side doors with stores are integrated with the structure of the

lower plane of the gambrel roof. This pair probably dates from the late 1930s and like its neighbours are inspired by ideas of ideal rural cottage styles and motifs with a vaguely Northern European influence.



Fig.64 Pentre Derwen, Great Oak. Built in 1914, this terrace of four estate cottages set in large plots is a fine example of the Vernacular Revival style.



Fig.65 Ty Saer, Great Oak. One of two individual estate cottages dated 1931. The interesting design shows that the Vernacular Revival style still had validity at this later stage.



Fig.66 Numbers 1 and 2 Plas yr Haul, Great Oak dating from 1939. A pair of estate cottages contrasting with its neighbours has dark stained timber cladding and a tall distinctive gambrel roof.

7.5 Activity: Prevailing & Former Uses

7.5.1 The area has been bound to Llanarth estate since at least the 17th century with the central estate house and outlying farms. Historically the area's prosperity was largely based on an agrarian economy. The estate hamlets developed in the 19th century following the late 18th century construction of Llanarth Court. The Roman Catholic leanings of the family at Llanarth Court manifested themselves with a Roman Catholic Chapel, Catholic school, priest's house and cemetery.

7.5.2 Today the Conservation Area is now almost exclusively in residential use. The area is still controlled by the estate, an amalgamation of Llanover, Llanarth and Coldbrook estates, with tenanted cottages, farmland and forestry. Many outlying farms still function including the Coed-y-gelli stud farm, Argoed Farm and Gweckery Farm. The barns to Clytha Farm have been converted to residential use.

7.5.3 Llanarth Court became a private Catholic school before being taken over as a private psychiatric hospital. It continues to grow today with new patient accommodation and facilities blocks.

7.6 Contributions Made By Key Unlisted Buildings

7.6.1 There are a number of unlisted buildings that make important positive contributions to the character of the Conservation Area, both individually and in groups. Key groups are:

- In Great Oak Nos. 5 & 6 form two very attractive matching stone estate cottages. Ty-saer is also an attractive estate cottage of 1931 in the same style and materials as the listed No. 9 also of 1931 and the 1933 Ty'r Eglwys in Llanarth village
- Argoed Farm is an excellent and largely intact example of a L-shaped courtyard farmstead with buildings to three sides of the yard enclosing two foldyards containing farmhouse range, barns, shelter sheds and dovecote
- Clytha Farm, although converted to residential units, contains some fine barns of special character
- Church Farm and barns within Llanarth village form a good loose courtyard group with the majority of historic buildings surviving in their original form.
- On the road between The Pitt and Llanarth Beech House, The Coach House and Plas Ivor are all attractive buildings
- Within Pit, the estate office, Ty Knwk, The Tump, Smithy Cottages and Ysgol Clytha form an important group strongly relating to the former and present management of the estate

7.6.2 Individual properties which make a positive contribution towards the character and appearance of the Conservation Area and important boundary walls and railings are identified on Plan 5.

Refer to:

Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

7.7 Prevalent Local & Traditional Materials

7.7.1 The Conservation Area contains a wide variety of building types and ages. Traditional vernacular cottages and farmhouses are usually coursed rubblestone, often white-washed with natural slate or stone roofs and small casement windows. Later estate cottages are often rendered and painted white with plain clay tile roofs. 20th century infill comprises mainly rendered brick houses with natural slate, cement fibre slate or concrete tile roofs.

Walling

7.7.2 Walls are mostly coursed local rubblestone, often rendered, including to some high-status buildings, for example, The Old Post Office and Ty-r Nant, where this was probably a later alteration. Agricultural outbuildings, as at Argoed Farm and Coed-y-gelli, are often red brick, sometimes white-washed. Red brick, often with dressings or contrasting brick or stone is also seen to great effect in Victorian buildings such as Bryn Teg and Gorphwysfa and early 20th century cottages including Ty Knwk and The Tump (**Fig.67**). 1930s and later estate cottages are often rendered brick.

Roofing

7.7.3 Traditional roofing materials are predominantly natural slate (**Fig.68**) and occasionally stone slate usually laid to diminishing courses (for example, Pitt House). However, plain clay tiles are a feature to many buildings from cottages to farm buildings. Clay pantiles are rare, but are seen on outbuildings in Clytha Farm. Natural slate roofs have sometimes been replaced with cement fibre slates and mid-late 20th century infill generally uses concrete interlocking tiles. Chimney stacks are generally red brick.

Boundary walls and retaining walls

7.7.4 Boundary walls are an important characteristic of some parts of the Conservation Area, and are also found at the

front of some cottages. The historic parkland retains stretches of local rubblestone walling.



Fig.67 Red brick is a characteristic of early to mid 20th century estate buildings



Fig.68 Natural slate in combination with rubblestone and red brick at Ysgol Clytha

8 Contributions Made by Green Spaces (including Biodiversity Value), Trees, Hedges & Natural Boundaries

8.1 Green spaces and parkland are key parts of the spatial quality of the Conservation Area. The gardens around Llanarth Court are included on Cadw's Register of Historic Parks and Gardens at Grade II. The surrounding fields are an essential part of their landscape setting (**Fig.69**). Fields are also important to the setting of the entire Conservation Area which in its wider context is characterised by its rural setting and dispersed farmsteads. High status buildings such as Llanarth Court, and the more modest Pitt House derive much of their special character from their landscape and wider countryside setting. The area contains hedgerows, parkland trees and areas of woodland that provide essential wildlife habitats. There are some spectacularly large oaks and other specimen trees within the parkland, part of the planting schemes of the 18th and 19th centuries. The Clawdd Brook provides a very high quality wildlife habitat. Conifer trees within domestic gardens are often out of context with the native species found within the Conservation Area.



Fig.69 Green spaces, trees and natural boundaries form such an important part of the setting of historic buildings in the Llanarth Conservation Area

9 Key Views



Fig.70 View from Llanarth Court parkland north to the village with its wooded backdrop

9.1 Landscape Setting

9.1.1 The landscape setting is of high importance to the history and special character of the Conservation Area. The position of Llanarth Court, situated within gently rolling parkland against the backdrop of distant hills and mountains, was key to its picturesque aspirations and the development of its grounds in the 18th century. This landscape character still remains as one of the features of this estate based Conservation Area (**Fig.70**). There are irregular medium-sized fields with a mixture of low cut hedges and outgrown hedges/trees. There is strong tree cover within the parkland and plantations towards Coed-y-gelli.

Refer to:

Part D - Plan 4 Spatial Analysis

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are wide-ranging open views on the road between The Pitt and Great Oak to the dominant Neo-classical Llanarth Court in its landscape setting (**Fig.71**).



Fig.71 A strategic view of Llanarth Court with the neo-classical house set within its landscape setting

Incidental

9.2.2 There are good incidental views across farmland to the surrounding countryside and distant hills. Some of these views are to be had from public footpaths. They are important in realising the dramatic setting of Llanarth Court and estate within the wider setting of the Brecon Beacons.

9.2.3 Good incidental views are to be had of the Church of St Teilo (**Fig.72**) with its landmark tower. These views are present within the village of Llanarth and in more distant views from Llanarth Court's parkland. These views link the village of Llanarth to its wider setting and the expansive agricultural estate.

Glimpsed

9.2.4 There are glimpsed views of Llanarth Court from Argoed Farm and closer views from the bridge crossing the ornamental lake. These views link the outlying farms to the central Court. Many of the glimpsed views of Llanarth Court (**Fig.73**) within the context of its parkland setting are intentional and are likely to have formed part of the planned landscaping of the park in the 18th century following the principles of English landscape tradition promoted so enthusiastically by the likes of Capability Brown and his followers and patrons.

Terminated

9.2.5 There are several terminated views including north-west from the farm track to Coed-y-gelli, from The Pitt estate office north-east dramatically terminated by the gatehouse lodge of Llanarth Court (**Fig.74**) as the road veers to the left, and south-east from Ty Knwk to Ysgol Clytha. In the hamlets and settlements, these views help to define the settlement layout of linear roadside developments of clustered estate houses and later infill.



Fig.72 An incidental view of the landmark tower of the church of St Teilo, one of many to be found throughout the Conservation Area



Fig.73 A glimpsed view of Llanarth Court. The house is often seen framed by trees, an intentional part of the 18th century landscape planning of the park.



Fig.74 The gatehouse to Llanarth Court successfully terminates the view looking north along the road towards this entrance

10 Degree of Loss of Architectural and/or Historic Elements

10.1 Alterations to windows and roof coverings are the most significant changes that can affect their character as historic buildings. Fortunately in Llanarth such changes are minimal and reversible.

Part C: Management Proposals

11 Boundary Revisions

11.1 Overview

11.1.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development or a re-appraisal of the special character of a particular part of the village.

11.1.2 For general guidance on why suggested boundary changes are being made, please refer to **Appendix 3**.

11.2 Areas for Inclusion

New House Farm (Fig.75)

Extend the Conservation Area south of Pit Cottages to include New House Farm, an estate farm, in estate colours with a symmetrical three-bay rendered farmhouse with sash windows and slate roof with traditional stone and brick outbuildings and a later corrugated iron barn and outshut.

Grove Villa (Fig.76)

Extend the Conservation Area to include Grove Villa, an attractive symmetrical three-bay rendered house with Regency style sash windows with margin lights.

Coach House (Fig.77)

Extend the Conservation Area to include the Coach House, a converted stone barn opposite Beech House with local character.

Farmland forming part of the historic parkland to the east

The Conservation Area should be extended to the east to follow the boundary of the Cadw registered historic park to recognise the administrative boundary.

Refer to:

Part D - Plan 7 Management Proposals



Fig.75 The simple layout and building forms of New House Farm share many similarities with individual buildings and groups within the Conservation Area



Fig.76 Grove Villa, presently outside the Conservation Area - it is suggested that the house and its immediate setting be considered for inclusion within the Conservation Area



Fig.77 Coach House, a converted stone barn opposite Beech House

12 Article 4 Directions

12.1 Under Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, planning permission is granted as 'permitted development' for a range of minor developments subject to limits and conditions designed to protect the amenity of the environment. Due to the sensitive nature of Conservation Areas and the fact that such 'permitted development' in this environment could be harmful to the character of the area, it is recommended that these 'permitted development rights' are restricted in order to preserve the character of the Conservation Area.

12.2 Article 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a Conservation Area, and which therefore should be brought within full planning control in the public interest. There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the Conservation Area.

12.3 Article 4 Directions may be applied to the whole Conservation Area, to parts of it such as Character Areas, or to individual buildings or groups of buildings, or features. This will be subject to further detailed consideration and recommendation. Their introduction does not mean that development specified within them is automatically precluded, but does seek to ensure that through the exercise of full planning control that such development does not harm the character or appearance of the Conservation Area and that all alternatives that can avoid this have been fully explored."

12.4 Examples would include:

- The erection, alteration or removal of a chimney
- Various kinds of development fronting a highway – to include gates, fences or walls or any other means of enclosure
- The construction of an external porch
- The painting of the dwelling house
- The construction of a building or enclosure within the curtilage of a building
- Alteration including partial demolition of a gate fence or any other means of enclosure and the construction of a means of access to a property
- Microgeneration – possible restrictions on changes which fall within permitted development rights relating to the retrofitting of renewable energy equipment; for example, wind turbines and photovoltaic cells, where they would have a significant impact on the character and appearance of the Conservation Area.

12.5 Within the Llanarth Conservation Area, possible Article 4 Directions identified include windows and door to Grove Villa, windows, porches, railings and gates to No. 5 and No.6 Great Oak, windows doors and roof coverings to Plas Ivor and Plas-Newydd.

Refer to:

Part D - Plan 7 Management Proposals

13 Proposals for Enhancement

13.1 General Enhancement Opportunities

13.1.1 A number of opportunities exist that would help to enhance the overall appearance of the Conservation Area. These include:

- Boundary walls: maintenance and upkeep
- Footpaths and routes
- Maintenance of the public realm
- Traffic, parking and street improvement.
- Signage strategy

13.2 Specific Enhancement Projects

Ornamental Lake

13.2.1 The ornamental lake, an integral feature of the historic parkland, is somewhat overgrown and requires continued management and maintenance. The stone carriage bridge which crosses it is in similar need of management and maintenance.

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