



Grosmont

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

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FORUM
Heritage
Services

Report Title: Grosmont Conservation Area Appraisal & Management Proposals
Client: Monmouthshire County Council
Project Number: 2009/089

Draft Issued: 20 October 2010
2nd Draft Issued: 28 January 2011
3rd Draft Issued: 8 June 2011
4th Draft Issued: 31 January 2012
5th Draft Issued: 25th March 2013

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The Church of St Nicholas

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

1.4 Key study aims:

- Identify those elements of Grosmont 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 Grosmont

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and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas* and the latest draft guidance from Cadw; *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment in Wales*, adopted March 2011.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 Grosmont, 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 external facades 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 draft 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.

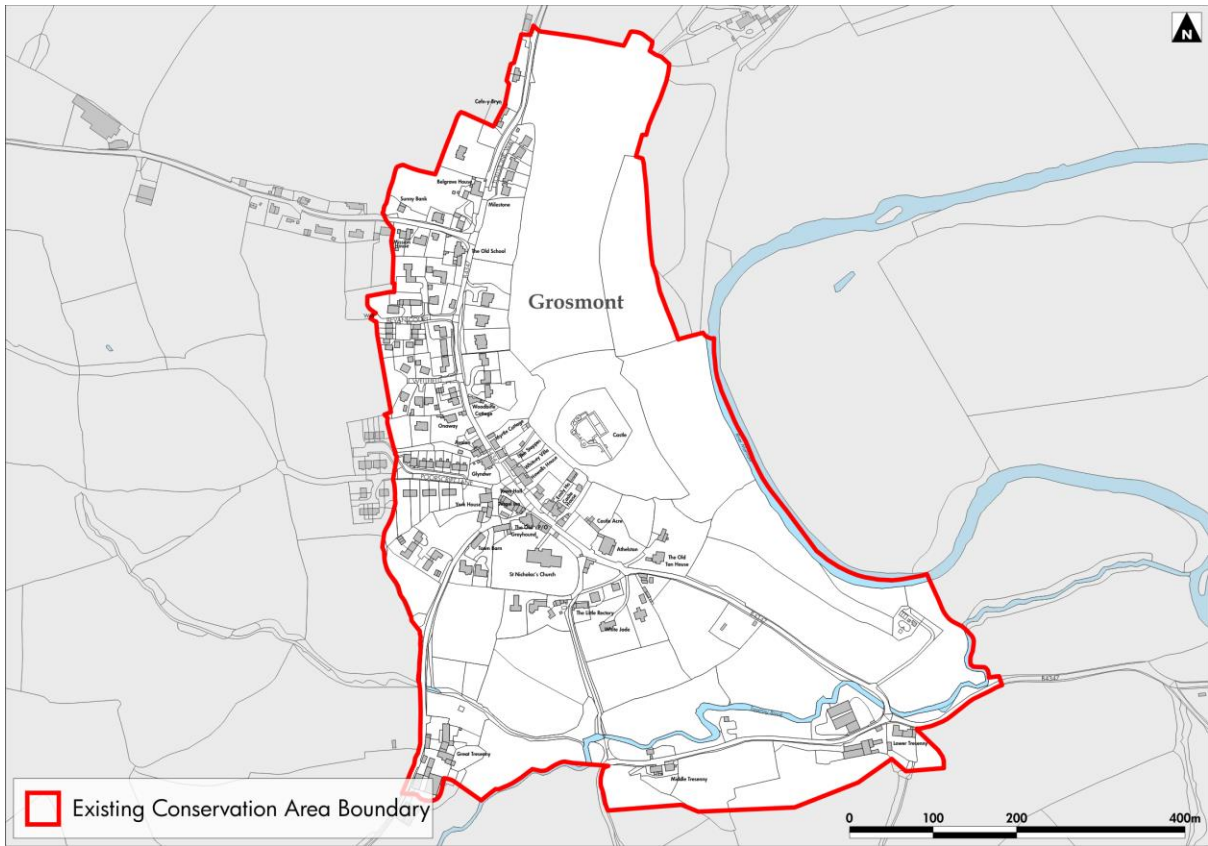
3.8 A number of additional studies carried out to support the LDP should be read in conjunction with the Conservation Area Appraisal. These include Landscape Capacity and Sensitivity Studies of the surroundings of Monmouthshire's towns and villages, including those with conservation areas. Similarly, 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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Fig.1 Study Area

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 The village of Grosmont is situated in the north of the county on the border with Herefordshire, approximately 9 miles north-east of Abergavenny on the B4347. The village is positioned on a promontory overlooking the west bank of the River Monnow, with the castle dominating a loop of the river and England to the east. To the south lies the Tresenny Brook with Middle and Lower Tresenny farms positioned on its south bank and Great Tresenny to the north. The village lies on a south facing slope between the 13th century church and castle with the village core centred on the Market Hall. There are views to the Graig to the south and to the east Garway Hill, Herefordshire, partly covered with woods and plantations of Kentchurch Park. (**Fig.1** & **Fig.2**)

Refer to:

Part D - Plan 1 Conservation Area Plan



Fig.2 Grosmont Location Plan

6 Historical Development & Archaeology

6.1 Historic Background



Fig.3 Duchy of Lancaster estate map of 1588

6.1.1 After the last ice age glacial deposits re-routed the River Honddu and River Monnow. Below the confluence of the two rivers the Monnow carved the gap between Garway Hill and the Graig, creating the scarp on which the village stands (Pickford, 2003). A series of springs rise in the village from aquifers fed from the Graig which drain into the Tresenny Brook. Late Paleolithic flints have been found in the locality (Aldhouse-Green & Howell, 2004) suggesting that there may have been some form of settlement close to the edge of the glaciers of the Brecon Beacons at an interface that provided seasonal hunting territory. Mesolithic flints have been found on the banks of the Monnow, less than a mile from the village and Neolithic finds have also been discovered in the locality.

6.1.2 The name Grosmont is of Norman derivation (Gros Mont – the big mountain/hill) and it is suggested that there was no pre-existing settlement at this point before the

foundation of the Norman castle and church (Knight, 2009). The Normans chose the site of the castle carefully. The Monnow valley was a weak point in the natural defences of the Southern Welsh border lying between the river cliffs of the Wye Valley and the hills of the Brecon Beacons, in an area known as Overwent. This major gateway into Wales needed to be defended and the Normans built a triangle of castles to guard the routes of communication between Herefordshire and Wales. The Three Castles, as they are known, comprise Grosmont, Skenfrith and White Castle. Within months of the Battle of Hastings in 1066, William fitz Osbern began the construction of castles at Chepstow and Monmouth. It is not certain, but fitz Osbern could have raised the Three Castles as earth and timber defences before his death in 1071. Earthworks of the early Norman castle still survive at Grosmont. There is also a defensive bank that extends north of the castle across to

Poorscript Gardens, with Bank House located in close proximity to them.

6.1.3 In 1119 Payn fitz John, a Gwent magnate, held the 'honor' of Llantilio [Crossenny] and Grosmont. His daughter Cecilia inherited the lordship of Llantilio and the farm of Grosmont thus uniting Grosmont and White Castle. By 1170 lordships were held at Grosmont, Monmouth, Chepstow, [Shire] Newton, Usk and Abergavenny (Griffiths, 2008).

6.1.4 The borough of Grosmont was laid out in the 12th century and gained municipal status in the 13th century. It was governed by a mayor and burgesses with over 100 burgages recorded in 1256-7 rising to 150 burgages in c.1300 (Griffiths, 2008). The present castle, built on the site of the 12th-century ringwork, is the work of Hubert de Burgh, Lord of the Three Castles in 1201-4 and again in 1219-32, with 14th-century modifications by the Earls of Lancaster; Henry of Lancaster, lord from 1296-1333 and his son Henry of Grosmont who died in 1361 (Newman, 2002). Henry of Grosmont's descendant, King Henry V, was born at Monmouth in 1387. The Church of St Nicholas was founded in the 12th century although the present structure dates from the early 13th century. Evidence for an earlier building is suggested by tombs, found by restorer J. P. Seddon, below the present foundations. The French cruciform plan, with central octagonal tower and long nave, is rare in Wales. The size of the nave is attributed to the needs of the adjacent castle garrison although by the time it was built there was also a sizeable population in the borough (Jenkins, 2008).

6.1.5 The town's prosperity grew from the 12th to 13th century during which time the castle became a favoured Royal hunting lodge. Grosmont held markets on Mondays and Fridays and became the main market centre for the Three Castles. Having the only Friday market in the region, Grosmont attracted business from a large area.

6.1.6 Whilst Grosmont served as a market centre, agriculture still formed an important part of the economy of the town which had common fields stretching west of the town.

Traces of the former strip fields (often 220 yards long by 22 yards wide) can be seen in the form of ridge and furrow earthworks to the west of Poorscript Lane. The free tenants (Welshry) were the native population which lived on the slopes of the hill and in woodland clearings. Pigs were kept in woodland under a system of pannage and corn crops were milled in the mills on the Tresenny Brook (Morgan, 2004).

6.1.7 Although Grosmont was one of only nine early medieval towns in Monmouthshire, its prosperity was not to last. In the 1340s Grosmont, like other settlements in Monmouthshire, suffered from the effects of the plague which caused a reduction in the population and rents. In the 1370s Grosmont was raising a toll and rent of just £3 compared with £11 in 1256. In 1405 Grosmont saw action when both castle and town were attacked by the Welsh during Owain Glyndwr's uprising. Accounts of this attack differ, but a portion of the town was burnt (Thomas-Symonds, 2004). The Welsh were defeated by an English force sent from Hereford but the town seemed never to recover, the castle becoming redundant and eventually being abandoned early in the 16th century.

6.1.8 The castle, church and old roadways (now often footpaths or abandoned sections) are all identifiable on a Duchy of Lancaster estate map of 1588 (**Fig.3**). The map, a landscape view drawn from Garway Hill looking south, was created to settle a dispute over corn mills on the Tresenny Brook. This very unusual map depicts the entire manor of Grosmont of 17 square miles with 143 houses, 6 watermills, other buildings and bridges. The map does not depict barns or other separate agricultural buildings. The houses comprise a wide range of timber-framed buildings with thatched or stone-slate roofs. The map provides a graphic impression of the countryside in the Elizabethan period as an area of farms or smallholdings working relatively heavy soils, largely utilised for pasture rather than for arable land, together with some woodland (Palmer, 2009). The position of the mills can be identified by the looping leats and the wheels drawn on the

gable ends of the buildings. Two new mills had been built at Great and Middle Tresenny farms, seen just above and to the left of the church, and these were being challenged by two established mills. The buildings appear to have been drawn as seen, with the larger houses drawn in greater detail. Today there are no matches between the external appearance of houses and the map images. Nevertheless Lower Tresenny Farm (which contains internal framing, later encased in stone) is depicted as a substantial, two-storeyed, timber-framed house with a stone-slate roof and three chimneys (Palmer, 2009).

6.1.9 The Duchy of Lancaster did not seem to control encroachments in the area. Many houses were erected alongside highways with the cottagers enclosing strips of land alongside the roadside for their gardens. A survey of 1788 found that there were many encroachments which 'consisted of small clay hovels with gardens and orchards...chiefly occupied by paupers and poor labouring persons...' (Pickford, 2003).

6.1.10 Grosmont's economy was based on agriculture with perhaps, the area once being heavily wooded, charcoal burning. The good farmland of red clay and loam, shared with neighbouring Herefordshire, explains the existence of a number of substantial farmsteads. These included the late 16th-century Lower Tresenny Farmhouse with a mid-16th-century cruck-framed threshing barn, the early 17th-century Great Tresenny Farmhouse with associated outbuildings and the late 17th-century Town Farm with contemporary stable block. The Cistercian grange on the Graig farmed sheep. Agriculture remained the mainstay of the village economy with the revival of a fortnightly market and three annual fairs in 1591. The timber-framed market house was replaced in 1831 with the current building which incorporated the village lock-up.

6.1.11 In William Coxe's description of the village in 1801 he writes that, 'the natives boast of its former extent [and] point out spots at some distance which formed streets of the

town'. Coxe identified its former importance seen in the numerous causeways which diverged in the village from several directions, two of which were over a mile long, one leading to the Graig and Abergavenny Road, the other to Skenfrith and Monmouth. The roads, falling into decay due to robbing for building materials, were raised several feet high and nine to twelve feet wide, constructed of stones laid one on the other (Coxe, 1801). The road to the Graig probably served the Cistercian Grange (Cold Grange) positioned on top of the hill, owned by the monks of Dore Abbey in Herefordshire.

6.1.12 19th century Grosmont remained reliant on agriculture with a large number of farmers as well as associated trades including grocers, a baker, butcher, cattle dealer, boot and shoe makers and blacksmith. Following the picturesque movement and a series of guides including William Coxe's History of Monmouthshire, the castle ruins became a tourist attraction and the Angel public house offered accommodation for tourists.

6.1.13 The population of Grosmont in 1801 was 519, rising to a peak of 742 in 1871. By 1901 it had fallen back down to 518 (Bradney, 1907). The 20th century saw the growth of the village. In 1961 the population had reached 677. This soon increased with the 1970s housing development along Poorscript Lane, further housing west along the road to Abergavenny and the development on Tollstone Way. The 1990s and early 21st century have seen further housing developments including Poorscript Gardens, infill along the B4347, Wellfield and Bevan Court. The village still has a shop and post office, tea rooms and a public house. The castle continues to attract tourists, many on the Three Castles Walk.

6.2 Settlement Plan



Fig.4 The Tithe map of Grosmont 1841

© Gwent Record Office

6.2.1 The medieval town was laid out between the castle and church and focused on the market hall. The houses are believed to have stood within burgage plots but although there were up to 150 burgages recorded in Grosmont by c.1300, little evidence of a planned town has survived in the form of the regular long, narrow property plots typically associated with burgages. Earthworks which may be associated with former settlement have been recorded on open ground near the castle.

6.2.2 The 1841 Tithe map of Grosmont (Fig.4) shows the main arterial route through the settlement, now the B4347, roughly travelling north-south following the contours of the hill and the curving River Monnow to the east. Along this street are the property plots of the village but they are characteristic of a small

village resulting from organic growth. A lane south of the church, travelling down the hill and crossing the Tresenny brook before it continues southwards, appears to have been a main route way, but it is now little more than a sunken track. The short spur of Poorscript Lane is shown on the Tithe map west of the market hall. It has been suggested that this was an access lane to the fields. To the north another short lane may have also provided access to the fields although at the time of the Tithe map led to a house. Given the uncertainty over the form and extent of the medieval town, it is possible that these lanes are remnants of an earlier street pattern.

6.2.3 In the 19th century a number of well-apportioned houses and villas were constructed along the main B4347 to the north and to the south of the church but generally

the plan of the village remained virtually unaltered into the 1960s when various writers commented on the attractiveness of such a historic village largely free from 20th century development. In the 1970s the village expanded with a housing development on Poorscript Lane, later extending to Poorscript Gardens and a group of bungalows, overlooking the castle, on Tollstone Way. In the 1990s and early 21st century development has continued with modern infill along both sides of the B4347 and the creation of a new road, Wellfield, and Bevans Court. Recent developments include a group of stone-faced houses west of the church, below Poorscript Lane.

6.2.4 To the south are the three Tresenny Farms and to the north The Lawns; the farmsteads representing the more dispersed character of settlement that was probably typical of the area before the development of the town.

6.3 Key Historic Influences & Characteristics

6.3.1 The key historic influences and characteristics of Grosmont are:

- Development of a Norman planned town and market centre, the properties laid out in burgrave plots, which grew up between the castle and church. Fields with ridge and furrow were laid out around the town
- 1405 attack on the town during Owain Glyndwr's uprising resulting in the loss of a number of houses and the ultimate decline of the town
- Agricultural economy resulting in a number of farmsteads, represented today by a good survival of 16th and 17th century farmhouses
- 19th century tourism and antiquarian interest in the castle ruins
- Late 20th century growth and infill
- Continued 21st century growth and new housing developments, primarily on the

west side of the B4347, the east side being restricted due to the setting of the castle

6.4 Archaeological Potential

6.4.1 Grosmont is a settlement that raises some major questions regarding its development, medieval form and later changes. It is probable that evidence for the origins and development of the settlement will survive below ground except where modern development will have destroyed or compromised archaeological deposits. Evidence of post-medieval development will also be encountered within some of the standing buildings of the village.

6.4.2 There has been some archaeological work undertaken within the village which helps to inform the potential for archaeological deposits. Based on the results of this work, together with historic map evidence and settlement analysis an Area of Special Archaeological Sensitivity (ASAS), a non-statutory designation supported by national planning policy guidance, has been identified. Any proposed development within the ASAS 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 Glamorgan-Gwent Archaeological Trust (GGAT), the council's archaeological advisors, should be sought at an early stage in any proposed development scheme.

Refer to:

Part D - Plan 2 Historical Plan

Part D - Plan 3 Area of Special Archaeological Sensitivity

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 Grosmont 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 The conservation area covers the hilltop village of Grosmont. Of Norman origins and once a market town with a borough charter, today's village comprises the fine Norman parish church of St Nicholas, the castle ruins, and a wide variety of building types ranging from small vernacular cottages to elegant Georgian and Victorian 'town houses' and 17th and 18th century 'gentry' farms with associated buildings. At its core, the 19th century town hall is a focal point of the village. The village, situated on the east facing slope of a sandstone ridge, is largely a linear settlement following a wide curve in parallel with a broad meander of the River Monnow to the east.

7.2.2 It is the quality and diversity of the numerous historic buildings, set within the linear settlement, surrounded by a spectacular landscape, which gives Grosmont conservation area such significance. The whole area is classed as a Special Landscape Area (SLA) with small to medium sized fields with well-defined, (sometimes medieval), field boundaries and mixed native hedging. As well as the confines of the village core, castle, church, and outlying farms the conservation area covers a large area of 20th and 21st century development to the west and on the ridge to the north. Unfortunately some of this development is out of context with the character and plan form of the rest of the conservation area.

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

Refer to:

Part D - Plan 6 Character Areas

7.3.1 Five distinct character areas have been identified in Grosmont, the boundaries of which have been identified in **Fig.5** below and **Plan 6**. This section will identify the key attributes of each character area.

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

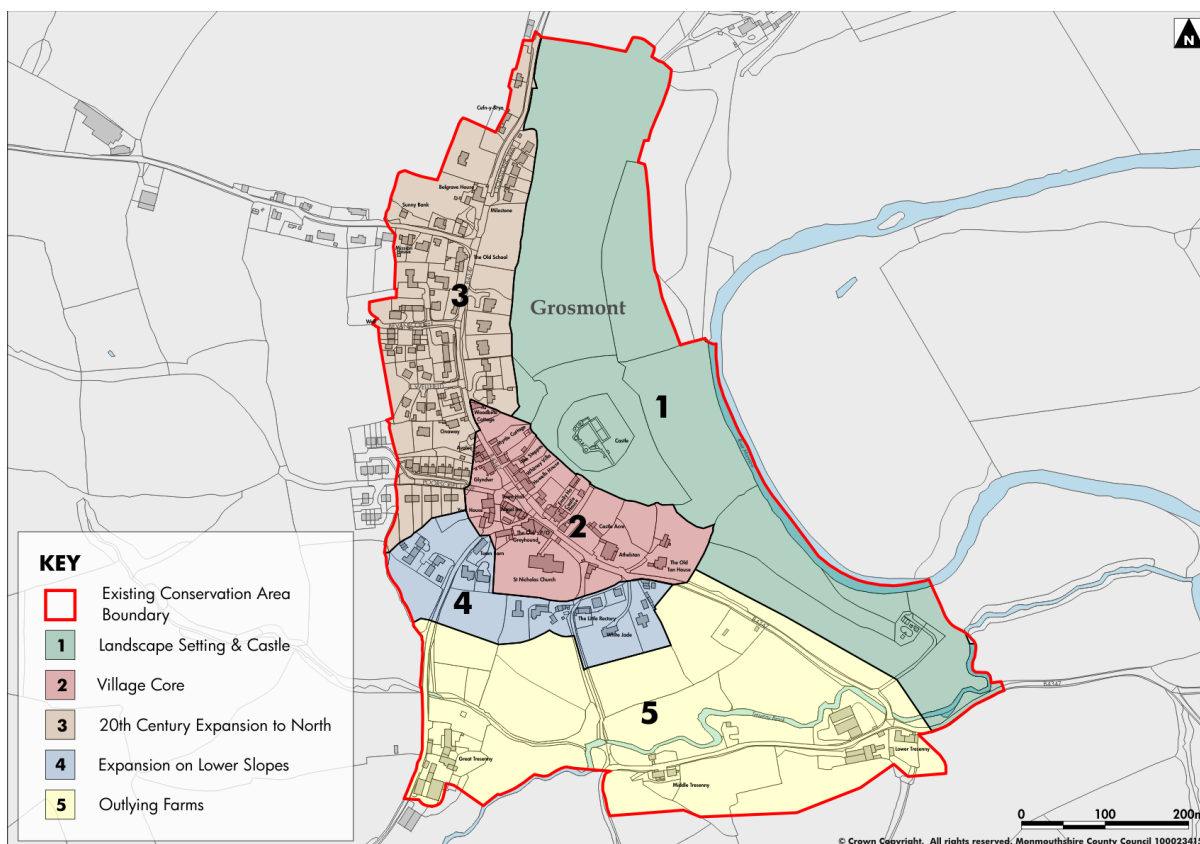
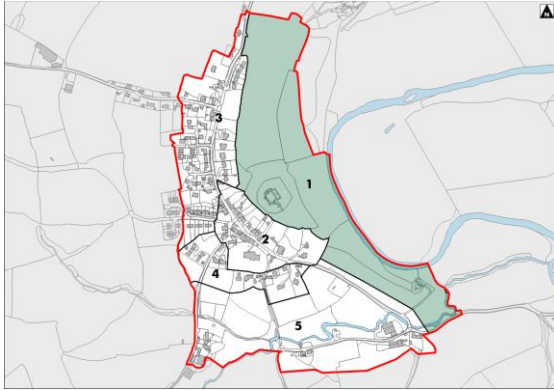


Fig.5 Grosmont Character Areas

CHARACTER AREA 1

Landscape Setting & Castle



Refer to:

Part D - Plan 6A

7.3.3 This character area comprises fields on the east side of the village that lead down to the west bank of the River Monnow. The castle ruins sit high on a ridge to the east of the village. The area is characterised by the steeply sloping valley side of the river with ridge above. The area is predominantly under pasture with medium-sized fields, low cut hedges and occasional trees. There are areas of deciduous woodland cover on steep slopes, for example Castle Wood to the east of the castle. The exposed valley sides are widely visible to the east and there are panoramic views from Grosmont Castle across the area, along the slopes.

7.3.4 The area's built form is limited to the castle, which is surrounded by a dry moat and accessed via a timber footbridge from the south-east. The castle comprises gatehouse,

south-west tower, west tower, north block, hall block, inner ward and curtain walls (**Fig.6**). One of the most prominent features is the striking 14th century octagonal chimney that served the fireplaces in the two upper chambers of the north block (**Fig.7**). This chimney, with its fine gabled and coroneted top, demarcated the high status rooms within the castle. The castle is surrounded by mown grassland and groupings of deciduous trees. Its Norman earthworks are visible in places, extending west into the village. There are archaeological traces of a medieval building in what was the outer ward.



Fig.6 The prominent and distinctive octagonal 14th century chimney stack, a rare survival at Grosmont Castle



Fig.7 The ruins of the castle from the south set in its dry moat

7.3.5 The castle is constructed of coursed rubble masonry of local Old Red Sandstone. Ashlar detailing was used in the north block and in the south-west tower, which has fireplaces with chamfered jambs of pale cream ashlar. A red brick garden wall bounds the outer court of the castle forming the boundary wall of gardens to houses on the main road including Rock Villa, The Steppes, Whitney Villa, Howells House and Castle View (**Fig.8**).

7.3.6 The landscape nature of this character area means that there are many wide-ranging views across the area, both towards the village and east towards Herefordshire and Garway Hill and north from the castle to open countryside.

7.3.7 From the castle ruins there are key views south-west to the spire of St Nicholas Church. These views also include prominent buildings; Castle Acre, Athelstan and Alma House (**Fig.9** next page). Views west are focused on the rear of Rock Villa and to the distant hedge-lined fields beyond. To the north-west the 20th century bungalows (Annwylfa, Arosfa and Homefield) are apparent in local views. From the north-west opposite Lawns Cottages there are fine open views north and east to open

countryside (**Fig.10** next page), the Lawns Farmstead (**Fig.11**) and Garway Hill in Herefordshire. There are also glimpsed views south towards the castle ruins with the instantly recognisable and highly distinctive octagonal chimney.

7.3.8 Features of local importance (and also national significance in some cases) would include the pastoral landscape of hedge-lined fields and deciduous woodland which gives the conservation area such an important rural wider setting and the old red sandstone castle which is a key landmark of national as well as local significance with its highly distinctive and prominent octagonal chimney stack.



Fig.11 View of the Lawns farmstead



Fig.8 View to the rear of properties on the main road with the rolling green backdrop of hillside beyond



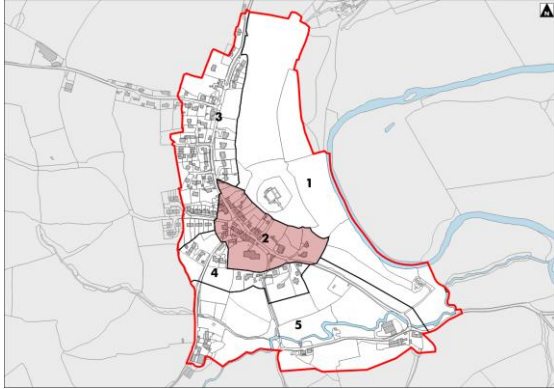
Fig.9 Views of the church spire and houses of Grosmont from the castle ruins with the hillside context of the village beyond



Fig.10 View of the Monnow Valley

CHARACTER AREA 2

Village Core



Refer to:

Part D - Plan 6B

7.3.9 This character area comprises the historic village core from Woodbine Cottage in the north to the Old Tan House in the south-east. The area includes the parish church, the Church of St Nicholas and Town Farm. It is characterised by its diverse mix of building materials, both exposed stone, rendered and painted, all set in close proximity either on the roadside or set slightly back behind small front gardens (**Fig.12**). The area has a mixture of stone boundary walls, railings and hedges. The spire of the very large parish church is an ever-present landmark within this part of the conservation area.

7.3.10 Most buildings are two-storey with notable pairs of (mostly) three-bay, semi-

detached groups including Whitney Villa, Howells House, Emily House and Castle House (**Fig.13**). Most buildings are of a consistent, relatively modest cottage scale and corresponding building height with some notable exceptions. Glyndwr is a large five-bay, two-storey plus attic building with a distinctive double height corner canted window. The Old Tan House is a substantial square plan, three-bay, two-storey building with hipped roof and Athelstan is a very large two-storey house of 16th century origins, extended in the 17th and 19th centuries. Opposite this Alma House is a large two and a half-storey house, possibly of 17th century origins with an early 19th century frontage. The exceptionally fine 13th century cruciform parish church is of remarkable size (reflecting the former importance of the castle and town) with an octagonal broached tower with spire.



Fig.13 Emily House & Castle House



Fig.12 View of the village core with town hall to the foreground and Angel Inn beyond, an attractive mix of stone, painted stone and natural slate roofs

7.3.11 Houses face the town’s principal road, with the town hall offset in front of the Angel Public House. The hall and public house, together with Angel Cottage, form a triangular ‘island’ with York House on the road to the west and Town Farm to the south (**Fig.14**). Buildings are a mix of houses set to the roadside or to the back of pavement or slightly further back beyond small gardens. In some places the houses are raised from the roadside giving a heightened sense of proportion. Consistent buildings lines to both sides of the road creates strongly defined townscape throughout the village core with good enclosure from built form throughout this part of the conservation area.

7.3.12 Most of the buildings within this character area are designated as Listed Building. Their collective townscape quality means they form part of a large group of buildings making a positive contribution towards the character and appearance of the conservation area. Castle View and Bryn Castle are the only 20th century buildings set between the early 17th century Howell’s House and 17th/18th century Emily House. The latter, a gabled white rendered building with a slate roof, retains the scale and massing of the streetscape and whilst obviously a 20th century insertion it does not detract from the conservation area. Notable groups include Howell’s House, Whitney Villa (**Fig.15**), the Town Hall and The Angel whilst further south The Old Greyhound, Gentle Jane and the Post Office also form a very attractive and cohesive group of considerable architectural and historic merit (**Fig.16**). To the west Town Farm

(1673) and its stable (1671) make up the remains of a historic village farm. The lofted stable block with former cart shed/coach house, later a cow byre, has been sensitively converted into a domestic residence. The collective architectural and historic quality of the streetscape to this part of the conservation area and its ability, due to scale and the topography, to be seen as a series of ever changing attractive groups of historic buildings is a key characteristic of the conservation area.



Fig.14 The Town Hall & Angel Public House with narrow lane between the two



Fig.15 Howell’s House & Whitney Villa



Fig.16 View along the main road to the gable of the Old Greyhound with Gentle Jane and the Post Office stepping down the hill, with the hillside backdrop beyond

7.3.13 Buildings are generally stone, many of which are white-washed or painted white/cream (Fig.17). Occasional buildings are rendered such as Alma House, Gentle Jane (Fig.18), Glyndwr (with stucco quoins) and Athelstan with incised render simulating ashlar. Others are distinctive because of their unpainted or rendered stone façades including the coursed rubble stone Old Greyhound, the red sandstone Old Tan House with ashlar dressings, (see Fig.56 & Fig.73, section 7.4) the Town Hall and rock-faced red sandstone Rock Villa with ashlar dressings. The church is local sandstone rubble with ashlar dressings. Roofs are predominantly natural slate with ridge tiles, for example, to York House and Glyndwr and 20th century tiles to the Post Office. Stacks are usually red brick end stacks. Windows reflect the prosperity of the houses with many 17th century houses with small timber casements and others re-fronted in the 18th and 19th centuries with timber-framed vertical sliding sashes. Windows of note include Glyndwr with its 12-pane hornless sash windows and Gentle Jane with its matching ground floor 18th century 20-pane bow windows. Iron railings and gates are also a feature including those to Glyndwr, Rock Villa, The Steppes, Whitney Villa, Emily House, Castle House and Alma House (Fig.19).

7.3.14 The character area comprises a strongly defined streetscape. Many views are glimpses between buildings. However, due to the topography of the village, distant views to the surrounding countryside and hills are frequently to be had above rooflines. Key views would include those looking south from Rock Villa taking in the Town Hall, the gable of the Old Greyhound, the church spire and distant hills beyond (Fig.20 next page). There are enticing glimpsed views south from York House that take in the church spire and east between the Town Hall and The Angel public house. From the south at Alma House there are views north-west along the main road towards the Town Hall. At the Old Tan House the road falls away to the south-east and there are views down the hedge-lined road to the countryside. There is a key glimpsed view of

the octagonal chimney of the castle between Rock Villa and The Steppes. There are also good views from the castle grounds between Castle House and Woodview terminated by the Post Office (Fig.21 next page). Despite its position in a hollow set down below the main road, the church is a key feature within the character area primarily due to its scale which includes a large spire which dominates views across the village (Fig.22 next page).



Fig.17 The cream painted Angel Cottage



Fig.18 The rendered Gentle Jane with striking bow windows



Fig.19 Cast iron railings are a notable surviving feature to some of the grander houses in the conservation area



Fig.20 View south to the village core with church spire and distant hills



Fig.21 View back from the castle track terminated by the Post Office



Fig.22 The spire of the church of St Nicholas – an important landmark in the village seen from a multitude of viewpoints throughout the conservation area and beyond

7.3.15 Locally distinctive features include cast and wrought iron decorative gates and railings to roadside properties. This includes a disused and dilapidated gate to Athelstan and the 'kissing gate' to the churchyard next to Town Farm (**Fig.23**). The stone flagged pavement between the Town Hall and Angel is a feature of note as are stone walls to Woodbine Cottage, Glyndwr and leading to the castle between Woodview and Castle House. The K6 traditional red telephone box, and remains of a medieval churchyard cross are also of local significance and add to the character and appearance of the streetscene. Houses exhibit a varied and interesting mix of traditional windows and timber doors adding to the locally distinctive townscape. In the south-east gable of Castle House there are curious stones with circular recesses, possibly re-used sections of a medieval arrow loop from the castle. A series of bracketed streetlights attached to houses are a locally distinctive feature found throughout the character area (**Fig.24**).

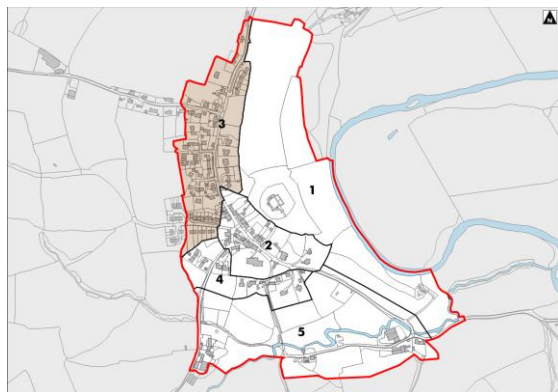


Fig.23 Iron kissing gate leading to the churchyard



Fig.24 An example of the series of bracketed streetlights found throughout the village

CHARACTER AREA 3 20th-Century Expansion to the North



Refer to:
Part D - Plan 6C

7.3.16 This character area encompasses the area from Poorscript Lane in the south, north to Nos. 1 & 2 Lawns Cottages including the housing areas of Wellfield and Bevan Court and extending west along the road to Llanvihangel Crucorney. The area comprises 1970s development (Poorscript Lane), and late 20th century infill on the main road, Wellfield and Bevan Court, with barn conversions and new build around Well Farm and 21st century bungalows to the east including Gate House, interspersed with older buildings including Belgrave House, Sunny Bank, the Grosmont Mission Chapel and the Old School (1877).

7.3.17 This character area has less focus due to the nature of the infill development with buildings often positioned off the roadside in contrast to the historic street pattern. Buildings are a mixture of bungalows and modest two-storey semi-detached and

detached houses found in groups. The long range of the Old School and the imposing three-bay Belgrave House with coach house/outbuilding are the most dominant and architecturally and historically interesting buildings. Building lines vary throughout; from the lines of bungalows set back and high above the street and two-storey weather boarded houses down below Poorscript Lane to the inward facing Bevan Court (**Fig.25**), dispersed Wellfield with offset building lines to the close, and the roadside buildings from Willow Cottage to Swallow House stepped down the roadside (**Fig.26**). On the south side of the road to Llanvihangel Crucorney houses face north onto the road with those on the north either built on the bank (Sunny Bank) or built into the base of the bank (Mount Pleasant). To the north on the main road Belgrave House is built into the bank, gable end on as the road falls away to the north, with two-stories plus cellar on the lower side. Opposite, Tollstone Way is a group of five 20th century bungalows built on a ridge overlooking the countryside to the east. Other cottages to the north are built on the bank, facing east (Cefn-y-Bryn and Lawns Cottages).



Fig.25 View west with the rendered houses of Bevan Court to the left

Fig.26 Buildings with stepped rooflines hillside leading down the



7.3.18 The character $A = \pi r^2$ is now defined by its 20th century development interspersed with a selection of key historic buildings most of which are largely lost within areas of relatively recent development such as The Well (with its dilapidated well still surviving on the lane) and Well Farm Cottage and barn. From the Llanvihangel Crucorney road there is a group of buildings which can be read more easily between the more recent development. This includes The Old School, Mission Hall and Mission House, Sunny Bank and the formal Belgrave House with coach house/outbuilding, formal forecourt, stone wall and gates (Fig.27). The impressive, three-storey, three-bay Bank House, set off the roadside facing south is an attractive building with a well-proportioned coach house near the roadside (Fig.28).

7.3.19 Older buildings are coursed rubble stone with natural slate roofs and brick or stone stacks. Sunny Bank and Belgrave House are good examples. Bank House has coursed red sandstone rubble walls with a dressed grey stone façade and ashlar dressings. The Gothic style Old School is a well-considered building which utilises rock-faced stone with ashlar and moulded brick dressings (Fig.29) while Cefn-y-Bryn has yellow brick dressings. The Well has been extended and is a mixture of stone and brick. Twentieth century housing comprises mostly rendered walls and slate roofs. Some very recently built houses have departed from this and have used rubble stone facing, for example Rowan House (Fig.30) or rock-faced stone (Mount Pleasant). Roofs are mainly natural slate, with some cement fibre slate and concrete interlocking tile replacement. 1970s

buildings have concrete tile roofs while later 20th century buildings are generally natural slate. Architectural features of note include crested ridge tiles to the Old School, six-over-six vertical sliding single glazed timber framed sash windows to the Mission Chapel, multi-pane mullion and transom windows to Belgrave House and two-over two vertical sliding single glazed timber framed sashes to Bank House with ashlar window surrounds and bracketed eaves.



Fig.27 Belgrave House group with walls, gates and coach houses



Fig.28 The polite architecture of Bank House



Fig.29 Rock-faced stone used to good effect in the Grade II listed Gothic style school building



Fig.30 New build using a combination of render, rubble stone and slate roofs

7.3.20 Due to the raised topography of the ridge on which the village sits there are fine views to the open countryside. Key distant landscape views are to be had south from between Well Farm Barn and The Gables (**Fig.31**). There are views north by Lawns Cottages to the countryside and north-east to The Lawns Farm attractively set within a wooded hollow (**Fig.32** next page). Views south along the main road give glimpses to the village core. There are also views east to the castle ruins from houses on the east side of the main road. The open space between modern houses on the east side of the main road (Gate House and No. 1 Tollstone Way) allows for views east and provides an attractive setting to the Old School and Belgrave House.

7.3.21 Distinctive local features include the remains of a well by The Well, remains of stone walls, probably associated with Well Farm, next to The Gables, a milestone on the opposite side of the road to Belgrave House (**Fig.33**) and stone walls and railings to the Old School as well as a pair of fine gates to Belgrave House (**Fig.34**).



Fig.31 Views between built form to the surrounding landscape are an important part of the character of this part of the conservation area



Fig.33 Milestone opposite Belgrave House, an important feature of considerable local significance

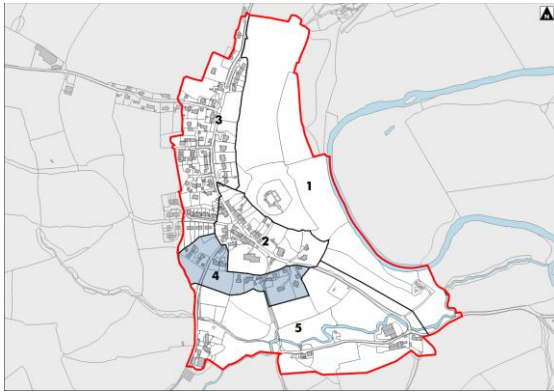


Fig.34 Survival of historic iron gates to Belgrave House



Fig.32 View north to the open countryside of the Monnow Valley

CHARACTER AREA 4
Expansion on Lower Slopes



Refer to:
Plan 6D

7.3.22 This character area covers a strip of land below the church running east to west from Pigeon Close in the east to the recently completed houses (March 2010) on Town Farm Meadow to the west. This area forms a transitional zone between the dense built form of the village core to the open countryside and its outlying farms. Most buildings are mid to late 20th century or recent 21st century infill but there are older buildings such as the converted stone barn (Town Barn) south-west of Town Farm, The Rectory south of the church, The Little Rectory and a dilapidated stone barn on

the side of the road south of the Old Tan House.

7.3.23 Buildings are predominantly two-storey, with a bungalow (Pigeon House) and two-storey plus attic houses on Town Farm Meadow. Buildings south of the church have a strongly defined building line accessed via the lane to the north with bay windows facing south over the countryside to Tresenny (**Fig.35**). Town Barn (**Fig.36**) is built on the roadside whilst the new houses named Ty-Dre-Fferm and Old Garden face south with attached garages on their north sides. On Town Farm Meadow two groups of two houses are positioned parallel to one another orientated north-east to south-west with a larger house positioned on the corner of the access road facing Town Barn.



Fig.36 View to the Town Farm Meadow development



Fig.35 Newly built houses facing south over the Tresenny Valley

7.3.24 Amongst the 20th and 21st century expansion there are a few key groups of buildings including The Little Rectory, Penyard House and The Rectory south of the church and Town Barn (**Fig.37**) to the west and the stone barn and Dutch barn south of the Old Tan House (**Fig.38**). The Town Farm Meadow has little in common with the village in terms of layout and orientation, however some effort has been made to use red sandstone rubble stone for the walls, casement windows and natural slate roofs.

7.3.25 Most of the traditional built form within the character area is stone, occasionally exposed, for example, the Little Rectory, or rendered such as The Rectory and Penyard House. New build is of rendered brick. Stacks are usually red brick. Roof coverings are predominantly natural slate with some concrete tiles (for examples as seen to the roof of Sally Rucks). Most windows to both older and new properties are modern casements, often double glazed, occasionally uPVC. Penyard House has single glazed multi-pane timber vertical sliding sashes and the new Town Farm Meadow development has timber casements.

7.3.26 Within the character area there are key views north towards the parish church. There are also long open vistas south from The Rectory. Views north of the Old Garden take in the church, churchyard and rear of Town Farm. From the dilapidated barn south of the Old Tan House there are good glimpsed views

west to the spire of the church (**Fig.39**). The fields south of Ty-Dre-Fferm and Old Garden are a key component of the open countryside setting of the church from the south (especially in the winter months with leaves absent from the trees).

7.3.27 A key local feature of this character area is a set of decorative iron gates to The Rectory.



Fig.37 The converted Town Barn

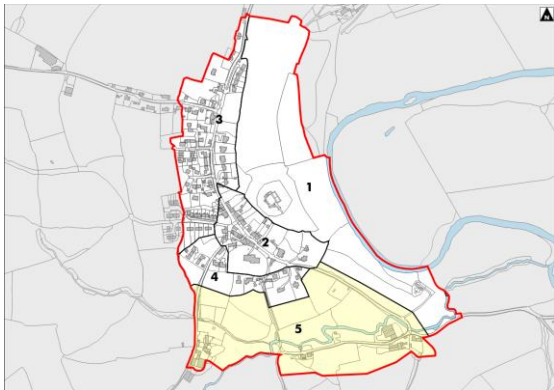


Fig.38 Stone barn opposite Old Tan House



Fig.39 View looking west to the spire of the parish church

CHARACTER AREA 5
Outlying Farms: Great, Middle & Lower Tresenny



Refer to:
Part D - Plan 6E



Fig.40 Great Tresenny farmhouse



Fig.41 Lower Tresenny farmstead

7.3.28 This character area covers the steeply sloping small valleys of the Tresenny Brook and its tributary. There are irregular small to medium-sized pastures with strong boundaries, many with trees. The farmhouses and other dwellings along the valley bottom have a strong locally distinctive vernacular character with their use of local stone and close functional relationship with the surrounding established countryside. Views to and from the church and village across the

valley are very important to the character of the conservation area. The area acts as an important setting for the church and forms an integral part of the southern approaches to the settlement characterised by mainly clear, unspoilt valley sides laid to pasture.

7.3.29 Buildings within the character area are to be found along the length of the Tresenny Brook between paddocks and steep slopes. The brook, on the north side of Middle and Lower Tresenny, sweeps south to be on the east side of Great Tresenny. Great Tresenny comprises a two-storey range orientated north-south with cross-passage farmhouse with hall of c.1600 and parlour of c.1610 (**Fig.40**). Connected to the south is an early 17th century stable block, its west front facing the farmyard (converted to residential) attached to which is a threshing barn dated 1722 orientated west-east. A cobbled horse-walk is positioned to the north-east. South-west of this range is a large stone barn and two detached stone outbuildings parallel to the roadside.

7.3.30 Middle Tresenny is positioned on a lane leading from Lower Tresenny to Barns Farm. This lane was once a route north into Grosmont, but is now no more than a sunken pathway. Middle Tresenny comprises a two-storey, three-bay stone house, facing north, linked to a stone barn (converted to residential) with an outbuilding positioned opposite on the north side of the lane.

7.3.31 Lower Tresenny comprises a multi-phase two-storey farmhouse of 16th-century origins with parlour wing and east wing. To the south-west is a granary above a cow house and to the west is a large six-bay cruck-framed threshing barn of c.1550 with attached lofted cow house (**Fig.41**). There are additional stone outbuildings within the yard and large steel framed 20th century sheds to the west and opposite the road to the north-west.

7.3.32 All three farms comprise a series of buildings which individually and collectively are of considerable architectural and historic significance. Great Tresenny has a cross-passage farmhouse retaining its plan form as well as stables, corn barn and additional barns and outbuildings with cobbled horse-walk,

probably for a threshing machine. This collection survives well as a traditional farmstead complex (Fig.42). Lower Tresenny, despite the construction of practical steel-framed buildings, retains a great deal of its original character with multi-phase farmhouse, granary and corn barn. The cruck-framed barn is an extremely rare and well-preserved example (Fig.43).

7.3.33 Buildings are generally coursed local rubble stone, Great and Lower Tresenny farmhouses both white-washed (Fig.44). Outbuildings are also stone, some with oak weatherboarding, such as the oak cruck-framed barn at Lower Tresenny. Roofs are natural slate with corrugated iron roofs to some outbuildings. Houses have red brick end stacks. Detailed features include 16th and 17th century timber diamond mullions to outbuildings, timber shutters, and contemporary plank doors with strap hinges. Great Tresenny features an 18th century, 12-pane, iron framed window and sunk-chamfered mullions while Lower Tresenny has casements and a 19th-century bay window.



Fig.42 Stables and barn attached to the farmhouse at Great Tresenny make up an important farmstead group



Fig.43 End gable of the cruck-framed barn, Lower Tresenny Farm



Fig.44 White-washed Lower Tresenny farmhouse

7.3.34 The character area contains numerous small to medium-sized fields with tree cover and native mixed hedgerows providing its essential rural character and setting to the southern approaches to the village and church. There are public footpaths leading from the church south down a sunken track (formerly a road into the village) over a footbridge across the brook to a junction with the lower road and continuing south towards Barns Farm. During winter months (with no leaves to the

trees) there are good views north from the lower lane towards the two-storey, four-bay, rendered White Jade and the church spire behind (**Fig.45**). South of Great Tresenny on the road there are settlement defining views north-east towards the parish church, its tower and spire rising above surrounding tree cover (**Fig.46**). This panorama takes in considerable deciduous tree cover with occasional conifers punctuating the skyline. East are the distant rounded hills including Garway Hill.



Fig.45 View north to the village core set on the hillside beyond the trees to the lower southern slopes



Fig.46 View from Great Tresenny towards the village with its landmark spire

7.3.35 Local features include the old roadway leading north to the church, now a sunken track (Fig.47), stone remains within the Tresenny Brook and the stone arched bridge over the brook at Lower Tresenny. The historic farmsteads with farmhouses and traditional outbuildings are excellent examples of the use of the local stone, a defining characteristic of this area. The farmsteads, important both historically and architecturally are good examples recalling the village's former agrarian history and its strong relationship with the open countryside, both defining characteristics of the conservation area.



Fig.47 The sunken trackway, formerly a route into the medieval town

7.4 Architectural & Historic Qualities of Buildings

7.4.1 For a settlement of modest size, Grosmont contains a rich heritage of buildings of architectural and historic interest, ranging from the 12th century to the present day. Within the conservation area there is one Scheduled Ancient Monument, the castle, along with 34 Listed buildings, of which two are Grade I (the Castle and the Church) and five are Grade II*, reflecting this rich heritage. Moreover, there are a number of buildings, identified below, which whilst not listed are of significant architectural and historic interest. The buildings will be discussed by their predominant architectural period and style. However, due to the age of most of these buildings, their subsequent adaptations and alterations will also be outlined.

The Medieval Period

7.4.2 Surviving buildings of the Medieval period are the castle ruins and St Nicholas' church. It is also likely that Medieval fragments may be found within the structure of the older buildings in the core of Grosmont and in the farmsteads of Great, Middle and Lower Tresenny.



Fig.48 St Nicholas Church from the north-west, showing the barn-like sweep of its nave and transept roof, uninterrupted by clerestory windows. The octagonal tower topped by its spire enhances the significance of this important church

7.4.3 St Nicholas' Church is a Grade I listed building (**Fig.48** previous page & **Fig.49**). It was built mainly in the Early English period (approximately 1180 -1300), and stands in its hillside churchyard setting, with the wide, spreading nave roof, central octagonal tower topped with a stone spire, and transepts indicating a church of some importance. The nave is the least altered part of the church and is somewhat surprising on entering from the 14th century North Porch. The nave is not furnished, allowing its width and arcade columns to be fully appreciated (**Fig.50**). The nave has no clerestory and thus its appearance suggests the interior of a massive aisled barn. The west front is plain sandstone, almost flush, interrupted only by two shallow buttresses. The slight change of pitch in the continuous roof at the intersection of the nave and side aisles, together with the diminutive west door, two single lancet windows and a modestly sized traceried 14th century west window, provide accents in this western wall. Perhaps to compensate for the lack of clerestory windows, a solitary dormer was inserted high on the north side of the nave roof, in order to light the rood screen. It is thought that this dormer was repeated on the south side, but was removed in the 19th century restoration.

7.4.4 The octagonal central tower and spire were added in the 14th century, following the completion of the crossing. This construction caused structural problems which were rectified in the Victorian restoration. The crossing now acts as the 'nave' of the church by accommodating the seating for the considerably smaller congregation than the church was originally built for. A Victorian screen separates this part of the church from the unused part of the nave.

7.4.5 The chancel and its side chapel, together with transepts with their western aisles, were all rebuilt between 1869 and 1879 both by J.P. Seddon, a well known exponent of the Victorian Gothic style (see later in this section). The lean-to roofs on the Western sides of the transepts, over the aisles, give an eye-catching asymmetric roof profile to these projections.

7.4.6 The church underwent an extensive programme of repairs in 2010, including the re-roofing of the north aisle.



Fig.49 St Nicholas Church from the south-east showing the Victorian rebuilding and restoration of the chancel and chapel



Fig.50 St Nicholas Church from the unfurnished nave looking towards the 19th century screen and the restored crossing and chapel beyond. The single dormer window seen is effective in providing light to the screen area.

37.4.7 Grosmont Castle (Grade I listed, **Fig.51** & **Fig.52**), situated behind the north-eastern side of the High Street, complements St Nicholas Church which lies behind the High Street's south-western side. The ruined castle, although small and compact, is still impressive at close quarters, standing behind a deep dry moat which encircles the structure. Built in Old Red Sandstone between the early 13th and early 14th centuries, the castle was more a fortified residence than a purely defensive structure. The Hall block takes up the eastern half of the castle, with a semi-circle of walls and four massive towers, including the gatehouse on its western side.

7.4.8 Despite the height of the towers and its commanding position overlooking the bend of the River Monnow, the continuous frontage of the High Street and the considerable tree cover to the east of the castle, mean that it is only glimpsed from the town and is obscured in some wider landscape views towards the town. The castle is now in the care of Cadw.



Fig.52 Grosmont Castle. One of the powerful towers on its south-west side looking towards the town. The steep sides to the moat are apparent here.



Fig.51 Grosmont Castle from the entrance bridge spanning the moat. The remains of the Great Hall are to be seen to the right.

16th Century

7.4.9 There is little architectural evidence in Grosmont that is easily attributable to the 16th century, with the notable exception of Lower Tresenny Farm; both the rare Cruck Barn and the Farmhouse. The Barn (Grade II* listed), built about 1550, is located just to the west of the Farmhouse. Although altered, the barn contains two pairs of massive cruck trusses.

7.4.10 Lower Tresenny Farmhouse (Grade II listed, **Fig.53**) also has 16th century origins. The earliest portion of the central low wing is presumably the original hall. The two-storey (plus attic) 'parlour' wing, set at right angles, was added a short time later, with the one storey with attic wing to the left being a 17th century addition. The most significant features are to be found internally, including a cruck truss, indicating that the present two storey building was once a full height hall, later subdivided. External features of this painted rubble stone building with brick stacks include the round arched entrance door, a dripstone on the gable head, mullioned casement windows and deep timber lintels.



Fig.53 Lower Tresenny Farmhouse. The earliest part dating from the 16th century is the low wing between the cross wing to the left and the two-storey 'parlour wing' to the right.

17th Century

7.4.11 A number of houses originating in the 17th century are clustered in the centre of Grosmont near the Town Hall. They are broad fronted, relatively low profile two storey houses, of a shallow depth 'cross passage' type. The cross passage is entered directly from the front door and provides access to rooms on either side. Gable end chimneys usually survive, but in general and unsurprisingly, the houses have been considerably altered up to the present day.



Fig.54 Howells House. This 17th century town house retains an original mullioned window and planked front door in the centre. By the 19th century sash windows had been inserted and an extension built on the right.

7.4.12 The north-east side of the High Street consists of a range of houses of this period. Howells House (Grade II* listed, **Fig.54**) with white painted rubble walls is characteristic of this type. Gable end chimneys define its original length prior to a 19th century extension hipped roof on its southern end. Sash windows were inserted in the original building possibly at the time of the extension, but the central planked doorway dated 1611 and first floor three light mullioned window indicate the size and shape of the original openings. The Tudor arched low door giving access to the cellar is also original. Many internal structural features are original, including beams and a fine timber screen. Adjoining Howells House is Whitney Villa (Grade II listed, **Fig.55**), probably built at the same time as its neighbour. It is constructed of coursed rubble, unpainted, and has (probably later) casement windows. The doorcase is an 18th century insertion. The rear elevation retains a 17th century door. Like Howells House, Whitney Villa has a cellar door to the front.



Fig.55 Whitney Villa (to the right) and The Steps (to the left), although altered, retain their broad fronted 17th century character.

7.4.13 The Steps (Grade II listed, see **Fig.55**) completes this range of three 17th century houses. It is freestanding and therefore its projecting gable end stack on the south-east can be seen and the projecting wall of the bread oven is visible on its north-west gable end. The render, the former Post Office shopfront and lean-to porch are later, but the central opening marks the entrance to the cross passage.

7.4.14 The Old Greyhound (Grade II listed, **Fig.56**) stands at the junction of the High Street and the narrow lane leading to the Town Farm. This former inn is also a two unit cross passage house. However, it differs from those discussed above as it had a slightly projecting gable wing added on its left hand side not long after it was built. The gable accommodates an attic storey above the first floor. A three light mullioned and transomed window at the ground floor of the gable wing can be glimpsed through the ivy.

7.4.15 Details from the 17th century and earlier origins can be detected in other buildings in the High Street, all Grade II listed, including 'Athelstan', the Angel Inn, Castle House and the Post Office.

7.4.16 Farm buildings of particular note were constructed in Grosmont in the 17th century. The Town Farm (Grade II* listed, **Fig.57**) has a remarkably intact front elevation with a symmetrical composition of five mullioned windows arranged around the central front door. Each window has three mullions and is topped by characteristic dripmould lintels. The front door is of plank and batten construction with the frame dated 1673. The only slight interruption to the strict symmetry of the two storey elevation is a narrow side window on the left side of the front door.

7.4.17 Great Tresenny Farmhouse (Grade II listed, **Fig.58**) constructed in the early years of the 17th century is remarkably unaltered although it has been extended to the south, making a long narrow range facing the road across the farmyard. The brick end stacks mark the extent of the original farmhouse. The plank door opens to the cross passage, with

the original hall to the left and the parlour accommodation to the right. The windows are mainly mullioned, with a very small arched window lighting the fireplace stair. Later additions and alterations include a loading door on the first floor and an 18th century iron framed window on the ground floor to the right.



Fig.56 The former Greyhound Inn. The large gable was added somewhat later to this simple wide fronted 17th century town house.



Fig.57 Town Farm House. This remarkably well preserved building of the 17th century retains its symmetrical façade design of five mullioned windows and central front door. The gable end stacks are a typical feature



Fig.58 Great Tresenny Farm. The brick stacks mark the extent of the early 17th century farmhouse with its hall on the left. Subsequent extensions have created a fine range of farm buildings.

18th Century

7.4.18 Given the significant amount of building throughout the 17th century and the subsequent slowing of the development of Grosmont in the 18th century, it is not surprising that the number of buildings constructed during the Georgian era is relatively small.

7.4.19 Nevertheless existing buildings were extended, for example Howells House and the former Old Duke of York Inn, now York House (**Fig.59**), and others had the newly fashionable sash windows inserted.

7.4.20 Glyndwr House (Grade II* listed, **Fig.60**), whilst having 17th century origins, presents an 18th century elevation to the street frontage. The date stone below the eaves is inscribed 1742. This handsome stuccoed five

bay house has the general appearance of an early 18th century townhouse, with its steep sweeping hipped roof (with dormers), projecting bracketed eaves and bold quoins. However, the recessed frames and the flat heads of the regular 'six over six' pane sash windows would suggest a building later in the century.



Fig.59 York House was altered and extended (to the right) in the 18th century. The decorative bargeboards are probably a later feature.



Fig.60 Glyndwr House is a typical renaissance style building, symmetrical, with five bays of sash windows. Pronounced quoins and the steeply pitched roof are typical of the first half of the 18th century. Here, as in many houses in Grosmont, front boundary railings are an attractive element in the streetscape.

7.4.21 The attractively named house 'Gentle Jane' (Grade II listed, **Fig.61**) is a late 18th century house, with a symmetrical front onto the back edge of the pavement, just south of the Angel Inn. The first floor has three regularly spaced sash windows. Below the strongly accented string course, three front doors suggest some later sub-division of the house. Two very shallow bow windows between the doors complete the composition.

7.4.22 Woodview Cottage (Grade II listed, **Fig.62**) facing the entrance to the churchyard is an attractive example of an 18th century cottage. Its symmetrical elevation with two buff brick end stacks and medium pitch (approx 40°) slate roof with slightly projecting eaves, point to a building of this era. The nine pane sash windows with uneven vertical sashes reflect the modest size of the house and its rooms. The segmental arches and exposed frames suggest construction earlier in the century, but later fashions would have taken some time to be adopted by local builders. The cottage was altered and to some extent enhanced in the 19th century, with the addition of two bay windows either side of the central

door, united by a pent canopy running across almost the whole of the elevation.

7.4.23 The barn and stable at Great Tresenny Farm, dated 1722, are well preserved with rubble stone walls, mullioned windows and boarded doors. These buildings complete a group south of the Great Tresenny Farmhouse.



Fig.62 Woodview Cottage. Its simple 18th century design is enhanced by 19th century bay windows and continuous canopy.



Fig.61 'Gentle Jane' (centre). A town house with a symmetrical front. The subtly curved bow windows suggest that it dates from the late 18th century.



Fig.63 Angel Cottage, adjoining the Angel Inn, built in the 19th century as two cottages, creates a successful range with the Angel Inn. Typical Victorian sashes are evident in the bay windows.



Fig.64 The Post Office, adjoining 'Gentle Jane' steps down the High Street. Its windows are late Georgian in design and the early shopfronts are of particular interest



Fig.65 The Coach House to the Post Office. A well preserved simple everyday vernacular building which, like that in Fig.68 are heritage assets contributing to the character of Grosmont.

19th Century

7.4.24 Grosmont experienced relative expansion and intensification throughout the 19th century. New large houses were built, existing buildings were altered, extended or rebuilt, and the town had a new school, town hall and substantially restored church.

7.4.25 In the centre of the town Angel Cottage (Grade II listed, **Fig.63**) was built adjoining the Angel Inn, creating an informal terrace with the Inn and providing an attractive sense of enclosure at this focal point of the town. It is apparent that the building was designed as a pair of small cottages, with adjacent six panel front doors. Either side of these are canted bay windows glazed with typical Victorian sash windows with two panes per sash, reflecting the availability of larger panes of glass in the 19th century. All window heads and door heads are cambered indicating the use of stone or brick voussoirs in this early 19th century painted rubble stone house.

7.4.26 Adjacent to 'Gentle Jane' the Grade II listed Post Office (**Fig.64**) was rebuilt in the early 19th century which, like Angel Cottage, provides an attractive street terrace with its earlier neighbour. The local vernacular of painted rubble walls ensures a sense of street continuity. The late Georgian proportion of the first floor 'six over six' pane sash windows testify to its early 19th century design. Of particular interest are the 19th century shopfronts.

7.4.27 The Coach House to the Post Office (Grade II listed, **Fig.65**) completes this ensemble, and frames the entrance to the churchyard. Its simple vernacular form and utilitarian design make the building difficult to date, but the List describes it as 'probably' early 19th century. The broad segmented arch formed by stone voussoirs, and the boarded hayloft opening indicate its function. It is considered that the double doors facing the street are later additions.

7.4.28 A further vernacular building now vacant, semi-derelict and unlisted, makes a significant contribution to the architectural assets of Grosmont (**Fig.66**). This building probably originated as a cart store and barn, situated on the back edge of the road, opposite the Old Town House. There are similarities with the Coach House to the Post Office, not least in the broad, well formed segmental arch constructed in stone voussoirs. This arch is echoed by another heading a small door. The rubble walls have rough quoins and show traces of white or cream paint. The low pitched slate roof similar to the coach house has a catslide on the rear elevation.



Fig.66 A disused farm building distinguished by well formed voussoirs, stands at the roadside opposite the Old Tan House. Traces of original paintwork can be detected on the rubble walls.

7.4.29 The Town Hall (Grade II listed, **Fig.67**) a freestanding building in the former market place of Grosmont, was rebuilt in 1831-2 in a somewhat hybrid style, with references to medieval and classical architectural periods as well as motifs and details which could be considered as vernacular in their origin. The south-east elevation is topped by a simple pediment flanked by parapets, its north-west by an austere gable. First floor windows headed by chamfered lintels are triple mullioned and transomed lights. The four ground floor openings are broad segmental arches with chamfered arches and reveals. These appear to be later in style than the date suggests: they recall something more akin to Arts and Crafts designs. The external staircase to the upper hall partially crosses the southern opening. Materials are local stone in coursed rubble, with brackets on the main elevation.



Fig.67 The Town Hall. This was rebuilt in 1831-2 in a hybrid style, recalling 17th century characteristics, especially with the mullioned and transomed windows. As usual with these buildings, it served as a market hall on the ground floor.

7.4.30 Alma House (Grade II listed, **Fig.68**) marks a return to more strictly classical architectural design. Its front elevation is symmetrical, being three bays with a central door and pedimented doorcase flanked by Tuscan pilasters. Both ground and first floor sashes are 'six over six' panes, those on the ground floor having boldly expressed segmental arches. Unusually for Grosmont, the house has a stuccoed façade. The roof was raised in the 20th century which has resulted in a greater height of wall above the first floor window heads than might be expected. The rear wing is much older than the front, probably 17th century.



Fig.68 Alma House, an urbane late Georgian double fronted house with windows and railings intact. It fronts an earlier building to the rear.



Fig.69 'Athelstan'. The original 16th century house is to the front, partially clad in ivy, and denoted by its prominent gable stack. The extensive Victorian additions can be seen to the rear.



Fig.70 Woodbine Cottage. A mid-19th century large cottage featuring rubble stone, slate roof and brick end stacks.



Fig.71 Bank House, with its three-storey mid-Victorian main elevation situated perpendicular to the High Street, looks south towards the church and market place.

7.4.31 Rock Villa (Grade II listed) makes an interesting comparison with Glyndwr House opposite, built some hundred years earlier. Rock Villa has a low pitch hipped roof rather than the steeper pitch of its predecessor. It is

similarly symmetrical, but three bays rather than five. It is rock faced rather than stuccoed, but has ashlar quoins and dressings. The door is surmounted by a simple semi-circular arch. The sashes have four panes rather than the earlier twelve pane.

7.4.32 'Athelstan' (Grade II listed, **Fig.69**), standing across the road from the churchyard entrance, although its origins lie in the 16th and 17th centuries, was considerably enlarged and altered in the 19th century, especially to the rear. The resulting composition of roofs and dormers, of different spans and heights is a particularly Victorian characteristic. Most windows are sashes and the walls are rendered, with extensive ivy cladding in parts.

7.4.33 The 19th century saw four houses constructed with their façades set at right angles to the alignment of the main road running through the town. Three of these houses are of a simplified late classical style. The fourth, Woodbine Cottage (Grade II listed, **Fig.70**), has more of a large cottage character, whilst being symmetrical on its main (southern) elevation, with three bays of simple sash windows. The cottage has its gable elevation on the boundary with the street, thus forming a 'pinch-point' narrowing the vista down the High Street, with the stable of Bank House on the opposite side. Woodbine Cottage has a granary attached, at a slight angle. The construction of this mid-19th century building is typically of rubble stone, slate roof and brick end stacks.

7.4.34 Bank House (**Fig.71**) is not listed, but has architectural interest, not only in the main house but in the elegant stable building flanking the street. Bank House is a tall three storey, three bay building with Victorian four pane sash windows with crisp stone segmental arches with prominent keystones. The bracketed eaves suggest a building of no later than the mid-19th century. The front elevation appears to be ashlar, with quoins. The stable has a fine flank elevation with a circular window and blind opening topped by a semicircular arch on its central axis.

7.4.35 Belgrave House (unlisted, **Fig.72**) to the north of the village is finely sited astride the crown of the hill, almost opposite the Toll Stone. Like Woodbine Cottage, the flank elevation fronts the back edge of the street, with a doorway to the cellar at low level. The house is set above the road and has a broad two storey southern elevation of three bays. The windows and front door are apparently of a later design. The low pitched hipped roof indicates its broadly Regency design. Belgrave House has an attractive north wing and a substantial outhouse to the left of the main façade. The boundary wall accommodating the change in level with the street is an integral part of this architectural ensemble.

7.4.36 The Old Tan House (Grade II listed, **Fig.73**) is prominently sited at the south eastern entrance to Grosmont. This is a four square double fronted house with a broad hipped roof. The main front is symmetrical having sash windows with cambered segmental arches of stone voussoirs. Its high boundary walls prevent a closer view, but the house can be seen from some distance on approaching the town.

7.4.37 The Victorian Gothic Revival is represented by the School, built in 1877 and the extensive restoration work undertaken in St Nicholas Church.

7.4.38 The former School (Grade II listed, **Fig.74**), built in 1877 is a well preserved example of a village school. The building is a lively composition of sweeping roofs and dormers, typical of the Gothic Revival Style. The roofs are given extra expression by the projecting eaves, especially on the gable ends, where they are bracketed. Whilst the window heads have horizontal lintels and mullioned and transomed windows, the typical Gothic arch motif is expressed in brick in the main gables, framing quatrefoil vents. The stone elevations are enlivened by the use of brick and ashlar dressings.

7.4.39 The 19th century restoration of St Nicholas Church was undertaken by John Pollard Seddon, a well known architect of the Gothic Revival movement. The church

required substantial structural repair at that time, and adaptation to the requirements of Victorian churchmanship. This resulted in the strengthening of the supports to the tower and the taking down and rebuilding of the chancel and the Eleanor Chapel. The restoration was scholarly and sympathetic, but the effect and difference in the weathering of the original and the new build make the distinctions detectable both internally and externally.



Fig.72 Belgrave House, towards the northern edge of the town, is sited at right angles to the High Street. This broad fronted Regency house has a characteristic low-pitched hipped roof.



Fig.73 The Old Tan House. Another Regency style house with typical hipped roof, elegant sash windows and semicircular door head.



Fig.74 The Old School. The profusion of steeply pitched roofs, tall chimneys and Gothic details such as the quatrefoil vents in the gable ends typify this Victorian Gothic Revival building.

20th Century

7.4.40 There has been significant development in Grosmont in the post war era. This has happened mainly to the north of the market place. Those buildings of architectural interest are seen both in some examples of new build housing and in the sensitive conservation and alteration of historic buildings.

7.4.41 Two of the more successful conversions are of the Town End Barn and the Town Barn (**Fig.75** & **Fig.76**). In both cases the character of each group has been retained and windows and openings are appropriately non-domestic in character.



Fig.75 Stable range to Town End Barn is a recent conversion to residential use. Existing openings are utilised, and the simplicity of the original building is retained.



Fig.76 Town Barn. A residential conversion where existing openings, in this case the large cart doorway and the slit vents, have been retained and new windows inserted.

7.4.42 An example of successful house designs, in that they reflect the forms of the context, are the two houses to the south-west of the church and the house adjacent to the conservation area boundary on the Abergavenny road (**Fig.77**). Bevan Court demonstrates how housing can be grouped in a courtyard, creating its own sense of place and enclosure (**Fig.78**).



Fig.77 A new wide-fronted house retains the linear building form so characteristic of Grosmont. The subservient wing in the foreground is appropriate in reducing its bulk or repetitive effect. The mullioned windows are also appropriate. Perhaps the dormers could have been slightly less dominant.



Fig.78 Bevan Court. A courtyard development with appropriate sense of enclosure and massing. The elevations are simple yet have variety. The parking space is well overlooked but not dominant.

7.5 Activity: Prevailing & Former Uses

7.5.1 Grosmont was an agrarian settlement and market centre controlled by the lords of Grosmont Castle and located in a key position on the border between Monmouthshire and Herefordshire. The surroundings were grazed by sheep, sown for corn and forested and the Tresenny Brook used to power mills. Grosmont's prosperity waned with the attack by Owain Glyndwr's forces and the decline of the castle. However the town has a number of examples of buildings of 17th century origins, and some of these early buildings have been re-fronted in the early 19th century.

7.5.2 Today the conservation area is largely in residential use with a large commuter population and older retired residents. Many of the farms survive intact but only Lower Tresenny survives as a working farmstead. There have been conversions to outbuildings at Town Farm, Well Farm and Middle Tresenny. The village has the parish church, a community-owned public house, functioning town hall, Post Office, Bed and Breakfast accommodation and tearooms but the school has closed. The castle ruins are a tourist attraction and form part of the Three Castles Walk.

Refer to:

Part D - Plan 4 Spatial Analysis / Townscape
Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

7.6 Contributions Made By Key Unlisted Buildings

7.6.1 While most of the historic buildings within the conservation area are listed there are a number of unlisted buildings that make a particularly important positive contribution towards the character and appearance of the conservation area, both individually and in groups. Key buildings are:

- Belgrave House and coach house/outbuilding (see **Fig.72**)
- Bank House and coach house (see **Fig.71**)
- Middle Tresenny house and barn (**Fig.79**)
- The barns south of the Old Tan House

7.6.2 Individual properties which make a particular or special positive contribution towards the character and appearance of the conservation area and important boundary walls and railings are identified on the Townscape Map.



Fig.79 Middle Tresenny House (top image) and barn (bottom image)

7.7 Prevalent Local & Traditional Materials



Fig.80 Traditional limewash to Town Farm



Fig.81 Rock Villa: use of Rock-faced sandstone



Fig.82 Glyndwr with its distinctive hipped roof and symmetrical frontage



Fig.83 Drystone wall with blocked gateway to Woodbine Cottage

7.7.1 Most traditional buildings are coursed local sandstone rubble, often limewashed or painted, with some buildings of exposed stone and others rendered. Roof coverings are predominantly natural slate with red brick stacks to gable ends. There are occasional hipped roofs. Iron railings are a particular feature to roadside properties. 20th century and 21st century buildings are brick, render or faced in stone. Traditional windows are a mix of timber vertical sliding sashes with various glazing configurations and simple casements with an important survival of timber mullioned windows to farm buildings. Replacement uPVC windows to historic buildings such as at Sunny Bank, is fortunately a rare and in any case reversible occurrence.

Walling

7.7.2 Walls are sandstone rubble laid in courses with many buildings white-washed or painted (**Fig.80**). Some stone buildings are rendered and incised to look like ashlar (Athelstan). Occasional buildings have stucco quoins (Glyndwr). Others use rock-faced stone (Rock Villa, Old School) (**Fig.81**) or have dressed stone (Bank House, see **Fig.71**). Openings in walls to 16th and 17th century properties are small with casements or mullions. Later 19th century re-frontings have larger openings to accommodate timber framed vertical sliding sashes.

Roofing

7.7.3 Roofs are predominantly gable roofs, but there are occasional hipped roofs (**Fig.82**). Most are natural slate with the very occasional use of clay tile to outbuildings. Cement fibre slate and concrete interlocking tile is seen on some older buildings and 20th century infill. A range of sheeting material including corrugated asbestos and corrugated iron is found on some outbuildings.

Boundary Walls & Retaining Walls

7.7.4 Boundary walls are local rubble stone, some with coping stones (**Fig.83**). Low stone plinths often form a base for decorative iron railings to roadside properties.

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

8.1 The landscape character of this conservation area is a key component of its special significance. The entire area is within a Special Landscape Area (SLA) designated by Monmouthshire County Council.

8.2 The castle's grounds also provide an important green space with rough grassland, a dry moat and numerous surrounding native deciduous trees. These grounds form an attractive setting to the castle ruins. The large churchyard provides essential green space accessible to the public within the conservation area

8.3 Houses on the east side of the road have large rear gardens.

9 Key Views



Fig.84 Views looking south-east towards the village from higher ground

9.1 Landscape Setting

9.1.1 The landscape setting is key to understanding the reasons for the establishment of the settlement of Grosmont, positioned high on a ridge overlooking the River Monnow, the boundary between England and Wales. For strategic reasons the castle was built here and the town built up around it. The rich agricultural land attracted farmers, hence the excellent survival of 16th and 17th century 'gentry' farms. The topography of the site ensures good strategic views both into and out of the village.

Refer to:

Part D - Plan 4 Spatial Analysis

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are excellent views from surrounding hills into the conservation area (**Fig.84**), including from Garway Hill looking east. On the Herefordshire border, on the east side of the River Monnow, there are frequent expansive views to the hillside settlement.

9.2.2 Travelling along the minor road from Kentchurch to Garway long distance views east and north-east take in the entire length of the settlement from the church with its landmark spire in the south right across to Lawns Cottages in the north. The castle ruins are somewhat obscured by tree cover, but the south-west tower and gatehouse, as well as the octagonal chimney, can be glimpsed. The

settlement is seen set in its countryside setting with the Black Mountains behind.

9.2.3 Closer views from the north-west between The Hand and Point Farm, high above the village, place the settlement in the context of the Monnow Valley with the Herefordshire hills beyond. The octagonal chimney of the castle can be glimpsed but the church spire remains the defining landmark. The historic core of the village around the town hall can be better appreciated in these views as can the impact of 20th century expansion to the north.

9.2.4 Nearer to the village there are good views and vistas from the south towards the settlement, focused on the spire of the parish church. These views can be seen from Great Tresenny Farm to the south-west and from the B4347 towards Part-y-seal in the south-east. The B4347 views place Old Tan House as a key landmark to the south-east of the church.

9.2.5 Within the village in the winter months, with leaves off the trees, there are strategic views from the castle east across the valley and west above the roofline of the houses to the village. The roof profiles and detailing to these houses are important and sensitive elements in these long views. At Bevan Court and The Well there are extensive open countryside views south-west towards Hoaldalbert and Graig Syfyreddin.

Incidental

9.2.6 There are good incidental views across farmland to the surrounding countryside; tree cover and the lie of the land hide the River Monnow .

9.2.7 Good incidental views occur of the church of St Nicholas with its distinctive tower and spire. These views are to be had from the village core, the spire appearing above roof lines of buildings such as the Old Greyhound and Post Office and also from the Tresenny Brook in views north west.

Glimpsed

9.2.8 There are glimpsed views of the church tower and church in its treed setting from the south (**Fig.87** next page). There are also glimpsed views of the castle ruins and its distinctive octagonal chimney between houses in the village. From south and north along the main road there are glimpsed views into the village core

Terminated

9.2.9 There are terminated views south-west to the Post Office from the lane leading to the castle (see **Fig.21** in section 7.3). Views up the main street of the village are terminated by the gable of the Town Hall (**Fig.88** next page). The coach house of Bank House terminates views south on the main road from Rivendell. There are also views west along the road to Llanvihangel Crucorney terminated by The Laurels (outside the conservation area).



Fig.86 Open views out across rolling farmland form an important part of the character and appearance of the Grosmont Conservation Area



Fig.87 Views between built farm to open countryside forms an important part of the character of some parts of the conservation area



Fig.87 View of the spire and with the castle ruins just visible above and between trees – one of a number of key glimpsed views of heritage assets within the conservation area from distant viewpoints



Fig.88 View looking up the main street of the town, well enclosed by historic townscape and terminated by the gable of the Town Hall signalling the 'centre' of the village

10 Degree of Loss of Architectural and/or Historic Elements

10.1 There is some loss of historic windows, doors and roof coverings to modest traditional buildings, for example Onaway, Avalon and The Little Rectory. However, in most cases this is a reversible change. The core of the conservation area contains a good variety of historic buildings retaining their original features. The survival of farms and their farmstead groups is of special note.

Part C: Management Proposals

11 Boundary Revisions

11.1 Overview

11.1.1 As a result of analysis undertaken, there were no proposed changes to the boundary of the conservation area

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

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 Grosmont Conservation Area, possible Article 4 Directions identified for the conservation area include windows, doors and roof covering to Bank House, windows doors, boundary walls and gates to Belgrave House and railings to Middle Tresenny.

Refer to:

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

Part D - Plan 7 Management Proposals

13.2 Specific Enhancement Projects

13.2.1 The intrusiveness of parking at certain times can erode the quality of the setting and external spaces associated with the Town Hall and the Angel Inn. The proposed enhancement scheme could deliver:

- Reduced impact of parked cars
- Increased quality of the public realm
- Improved setting of listed buildings in the key central location of Grosmont
- Improved access to the Castle
- Improved streetscene north of the Town Hall

Town Hall Square

13.2.2 The existing area of traditional paving fringing the Inn and the Hall could be increased, allowing for more sitting out and events. It would also reduce the area of tarmac immediately outside the Town Hall

13.2.3 This is an important area within the settlement set off wonderfully by the historic town hall. The placement of the building within the space creates a very special and pleasant physical relationship between the built facades immediately adjacent. The scale of buildings and their relationship result in a very comfortable series of spaces circulating the hall itself. The opportunity exists to significantly 'uplift' the area and enhance the setting of the hall. Proposals would need to be sensitively considered but would aim to link the spaces around the hall creating a cohesive setting to this important building. The area is an important part of the heritage of the town as well as being an important point of orientation and place to meet. A comprehensive improvement scheme is needed to deliver the following:

- Enhanced hard surfacing for roadways and pavements (shared surface) utilising

natural stone to match existing and to complement the hall itself.

- Restructure car parking and incorporate into the enhancement.
- Investigate a scheme to enhance commercial and residential frontages around this area.

New Car Park / North High Street

13.2.4 The existing gap site on the eastern side of the High Street could be jointly used as an infill residential development, thus improving frontage continuity and also providing access to a small car park to the rear. This would create access to both the Castle and the centre of Grosmont. The car park would be appropriately screened from the Castle and given a porous surface. Delivery of this site should include:

- Comprehensive enhancement through a new building, boundary treatment and the establishment of a more coherent streetscape
- Design Brief for possible development of the site with strong street frontage
- A well designed car park with a new surface route to the castle

13.2.5 As this will be the point of entry into the reduced size conservation area some physical announcement of this 'gateway' could be achieved through a modest enhancement of boundary treatment and landscaping to highlight the transition point. A modest 'mini-corridor' improvement scheme to delivery enhanced hard and soft landscaping should include the following:

- Landscaping with robust street trees
- Boundary wall/landscaping with good roadway paving and conservation kerbs

Well

13.2.6 Presently in a dilapidated condition this feature historically is of some significance and warrants being re-instated and cared for. A 'low key' approach is required to the enhancement and ideally this could be done with inputs from archaeologists, the local community and landowners. It could also be linked with educational activities within the schools. The opportunity exists to significantly improve the area and enhance the condition of the well. An improvement scheme is required to deliver the following:

- Carefully rebuild the well utilising natural stone to match existing where necessary.
- Provide interpretation of the history and function of the well.
- Improve surfacing around the well.

Path to the Castle

13.2.7 The existing route across the field to the castle can become difficult in very wet periods. In association with Cadw, this could be improved with an informal gravel path.

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