



Raglan

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

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FORUM
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Services

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Contents

Part A: Purpose & Scope of the Appraisal	5
1 Introduction	5
2 Consultation	5
3 Planning Policy Context	6
4 The Study Area	7
Part B: Conservation Area Appraisal	8
5 Location & Setting	8
6 Historic Development & Archaeology	9
6.1 Historic Background	9
6.2 Settlement Plan	12
6.3 Key Historic Influences & Characteristics	12
6.4 Archaeological Potential	13
7 Spatial Analysis	14
7.1 Background	14
7.2 Overview	14
7.3 Character Areas	15
1. Raglan Castle & Landscape Setting	16
2. Monmouth Road / Castle Road	19
3. The Church, Castle Street, Chepstow Road	21
4. High Street	26
5. The Western Entrance / Usk Road	30
7.4 Architectural & Historic Qualities of Buildings	33
7.5 Activity: Prevailing & Former Uses	38
7.6 Contribution Made By Key Unlisted Buildings	38
7.7 Prevalent Local & Traditional Materials	39
8 Contribution Made by Green Spaces (Including Biodiversity Value), Trees, Hedges & Natural Boundaries	41
9 Key Views	42
9.1 Landscape Setting	42
9.2 Types of View & Their Relative Significance	42
10 Degree of Loss of Architectural and/or Historic Elements	44
Part C: Management Proposals	45
11 Boundary Revisions	45
11.1 Overview	45
11.2 Areas for Inclusion	45
11.3 Areas for Exclusion	46
12 Article 4 Directions	47

13	Proposals for Enhancement	48
	Appendix 1: Criteria for Buildings Making a Particular or Special Positive Contribution	54
	Appendix 2: Policies & Recommendations for New Development	56
	Appendix 3: General Criteria for Boundary Revision	58
	Appendix 4: Glossary	56
	Appendix 5: Bibliography & References	58
	Appendix 6: Contacts	59
	Part D: Conservation Area Appraisal Plans	60
Plan 1	Raglan Conservation Area	61
Plan 2	Historical Plan	62
Plan 3	Area of Special Archaeological Sensitivity	63
Plan 4	Spatial Analysis	64
Plan 5	Listed Buildings & Buildings Making a Particular or Special Positive Contribution	65
Plan 6	Character Areas	66
	Plan 6A Character Area 1 – Raglan Castle & Landscape Setting	67
	Plan 6B Character Area 2 – Monmouth Road / Castle Road	68
	Plan 6C Character Area 3 – The Church, Castle Street, Chepstow Road	69
	Plan 6D Character Area 4 – High Street	70
	Plan 6E Character Area 5 – The Western Entrance / Usk Road	71
Plan 7	Management Proposals	72



Raglan Castle, a feature in the conservation area of national architectural and historic significance

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 Raglan is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a conservation area on 12 January 1982.

1.3 The *Raglan 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 Raglan Conservation Area and to provide a basis for making sustainable decisions about its future management.

1.4 Key study aims:

- Identify those elements of Raglan 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 Raglan

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 Raglan, was undertaken on 1st March 2010 in Cwmbran.

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

2.3 Participants were broadly asked to consider the following:

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

2.4 Feedback from this initial consultation has been used by the study team in preparing the 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

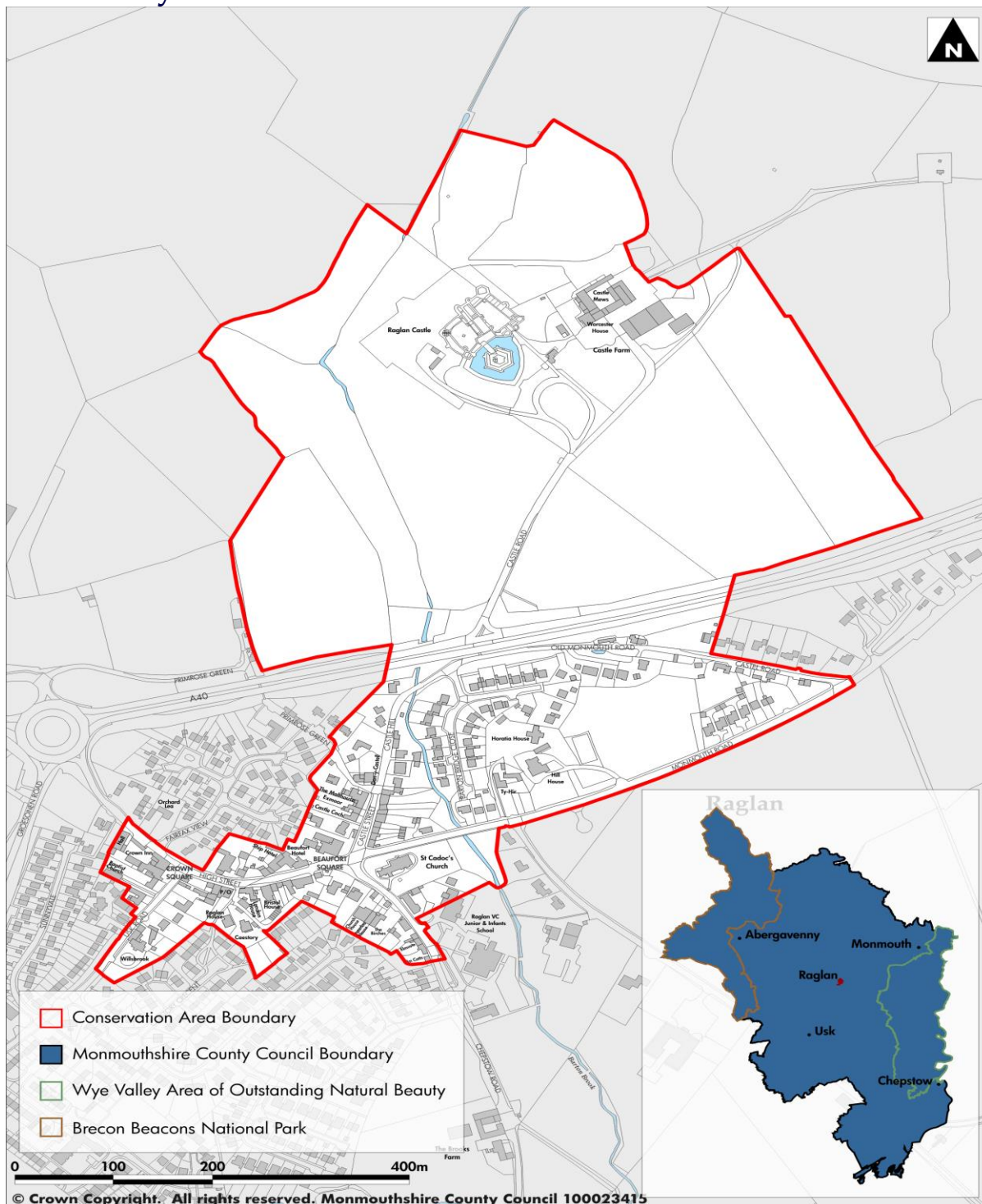


Fig.1 Study Area

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 The village of Raglan is situated 9 miles south-west of Monmouth, midway between Monmouth and Abergavenny on the A40. Raglan lies on slightly raised ground on the north side of the Nant-y-Wilcae valley. The castle lies 500m north of the church, its earthworks extending south towards the edge of the village. Raglan itself is a compact settlement centred on a cross roads where the old Monmouth, Chepstow, Usk and Abergavenny roads meet. The village is now by-passed by the A40 dual carriageway to the north and the A449 Newport-Monmouth road to the east, the A40 effectively physically cutting the castle off from the village (**Fig.1** & **Fig.2**).

Refer to:

Part D - Plan 1 Conservation Area Plan

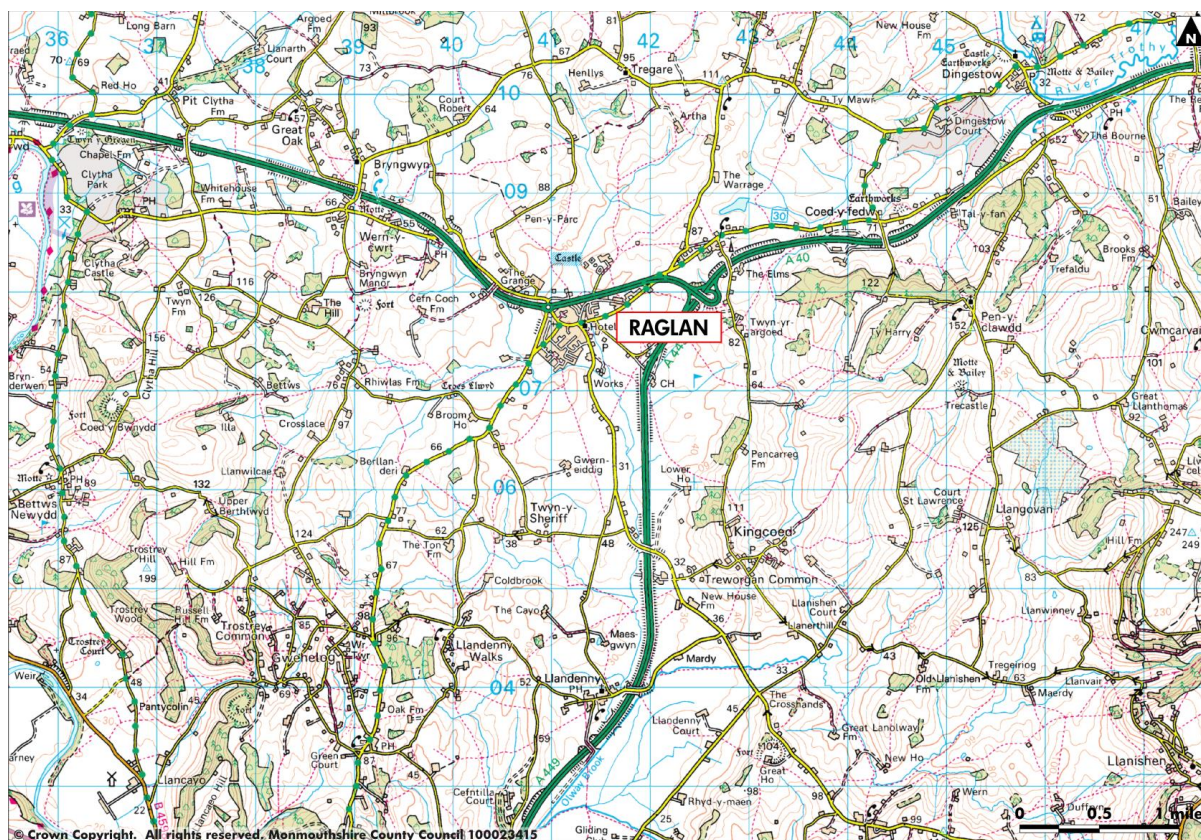


Fig.2 Raglan Location Plan

6 Historical Development & Archaeology

6.1 Historic Background

Refer to:

Part D - Plan 2 Historical Plan

6.1.1 Evidence of prehistoric activity in the area is limited to a hoard of Bronze Age spear heads and finds of late Bronze Age axes and a sword hilt (Aldhouse-Green & Howell, 2004).

6.1.2 Little is known of Raglan's early history. The name may have derived from either Rhaglaw (Welsh meaning 'The seat of the Chief Governor of the District') or Rhagland (Welsh derived from rhag 'fore' and glan 'bank', hence 'rampart') (Raglan Local History Society). The dedication of the church to St Cadoc could suggest a pre-Norman settlement (Locock, 2002). After the Norman Conquest the area, including Raglan, was under the control of William fitz Osbern, Earl of Hereford (d.1071). An earth-and-timber castle may have been built near the present castle on a strategic position on the old Chepstow to Abergavenny Road, near to the crossing with the Gloucester to Monmouth Road. By 1172 Walter Bloet held Raglan from Earl Richard de Clare and had a manorial complex of a hall, chapel, private accommodation and service buildings grouped around a courtyard with an associated park on the site of the castle (Kenyon, 2003).

6.1.3 In 1236 the church at Raglan paid tithes to Usk Priory. By the 14th century Raglan had developed into one of only nine towns in Wales although there is no charter to support its borough status and a market was only granted in the late 15th century but it is probable that the town was a centre for trade before that date (Griffiths, 2008). A sheep market developed in the area by the Ship Inn on the High Street. In 1354 there were 68 burgages recorded which may represent a reduced number as the population of the town fell as a result of the Black Death in 1348/9. Raglan was also one of the worst hit areas in the 1369 plague.

6.1.4 Records from the 1370s mention the Bloet manor park as well as a manorial pond and mill. Raglan manor passed to Sir James Berkeley upon his marriage to Elizabeth Bloet. In 1406 the widowed Elizabeth married William ap Thomas who was responsible for sweeping away the Bloet manor house and commencing work on the present castle (Kenyon, 2003).

6.1.5 Upon William's death in 1445 he was succeeded by his son William Herbert (Kenyon, 2003). William Herbert served in France, was knighted and became Sheriff of Glamorgan and constable of Usk Castle. His achievements culminated in him gaining the title the Earl of Pembroke. Earl William remodelled the castle on a grand scale with inner courts, state apartments and chapel. The castle also had extensive landscaped grounds with orchards, kitchen garden, and two parks; Home Park and further north, Red Deer Park (Kenyon, 2003). Herbert's son and heir continued building work at the castle. In 1492 Raglan passed by marriage to the Somersets, Earls of Worcester. In the 1530s Raglan was described as 'bare' by the antiquary John Leland (Locock, 2002).

6.1.6 Court records from 1587 refer to Raglan as a borough and by 1632 a court house was established on the High Street (Raglan Local History Society).

6.1.7 William Somerset, third Earl of Worcester (buried in St Cadoc's Church) rebuilt some of the inner courts of the castle, redesigning the great hall and introducing a long gallery in the mid-16th century. The gardens were extended in Renaissance style. A plan of 1652 (**Fig.3** next page) depicts a series of walled terraces, knot garden, fountain court, a huge lake to the west and other water features to the east. These gardens were developed by the fourth Earl of Worcester adding a large formal water garden at the northern end of the great lake and a moat around the Great Tower (Kenyon, 2003).

6.1.8 Castle Farm was erected by the Earl of Worcester in the 1630-40s adjacent to, and

evidently as part of the general layout of, the castle. The farmhouse is an important 17th century brick building, built when the outworks of the castle were being completed in the same material. The building was the first of its kind in the area and brick was not seen in farmhouses again until the last quarter of the 17th century, and then only sparingly (Fox and Raglan, 1994, Part 2, 2nd edition).

6.1.9 During the Civil War Raglan was held for the king. Earthworks were constructed to strengthen the castle's defences. Following a

siege Raglan was surrendered to parliamentary forces in August 1646. The castle was slighted to prevent future defence and it is possible that the town was also damaged. The castle fell into ruin after the Restoration as the Somersets focused their attention on other houses and in the first half of the 18th century the chimney pieces and window frames were removed as well as 23 staircases. The ivy clad ruin became an attraction in the 19th century with its own guidebook (Kenyon, 2003) (Fig.4).



Fig.3 1652 Plan by Lauren Smyth (The National Library of Wales)



Fig.4 Two examples of the hundreds of 19th century romanticised views of the ruins of Raglan Castle

6.1.10 By 1843 Raglan had developed along the High Street, Castle Street and Chepstow Road with expansion along the Usk Road (**Fig.5**). To the east there were outlying houses on Castle Road and a smithy and Hill Cottage set back on Monmouth Road. By the 1880s the settlement had consolidated on the High Street and Castle Street and began to extend eastwards onto Monmouth Road with Model Cottage (**Fig.6**). In 1935 the A40 was re-routed, passing through Raglan between the castle and village. In the mid-to late 20th century Raglan saw the introduction of large housing estates north and south of the High Street, including Barton Bridge Close, a post 1970s housing development.



Fig.6 View up the High Street, early 20th century

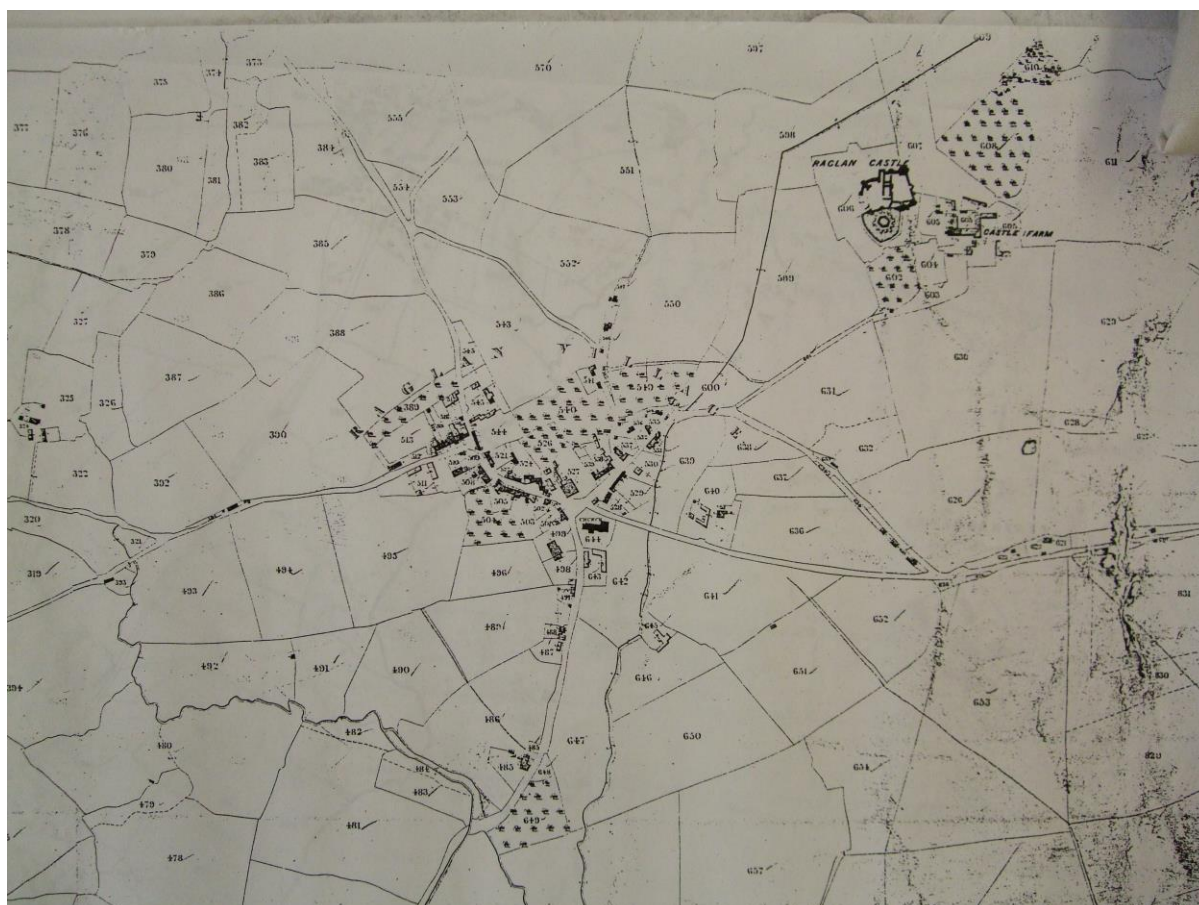


Fig.5 1843 tithe map of Raglan

© Gwent Record Office

6.2 Settlement Plan

6.2.1 Unlike the larger market towns in Monmouthshire such as Abergavenny and Monmouth, there is little indication in historic maps to suggest that Raglan was a planned settlement; medieval boroughs typically have regular, long narrow burgage plots facing onto the market area or principal streets. Whilst there is an open area, adjacent to the church at the junction of High Street, Castle Road and Chepstow Road, where the market may have been held, the settlement depicted on the Tithe map has the appearance of a small, irregular nucleated village focused on Castle Street and High Street, surrounded by orchards (**Fig.7**). In the early 19th century the settlement began to extend along the Usk Road although Monmouth Road, constructed c.1800, had still not been developed with housing by 1843.

Refer to:

Part D - Plan 2 Historical Plan

6.3 Key Historic Influences & Characteristics

6.3.1 The key historic influences and characteristics of Raglan are:

- Pre-Norman settlement suggested by dedication of church to St Cadoc;
- Control of the area at the Norman Conquest by William fitz Osbern, Earl of Hereford, the Bloets having a manorial complex where the castle now stands;
- Development of the town in the 13th century along Castle Street; hit by plague in the 14th century;
- 15th century development of Raglan Castle, remodelled by successive Earls of Worcester;
- Development of Raglan Castle gardens and grounds including the Great Lake in the 16th century;
- Civil War siege of the castle; the castle slighted and left to ruin;
- Raglan declines to become a village centred on Castle Street and High Street;
- 19th century revival and growth of village focused on High Street and Castle Street extending later to Usk Road, Chepstow Road and Monmouth Road;
- 20th century rerouting of A40 cutting off village from castle. Subsequent mid- to late 20th century growth of housing developments.

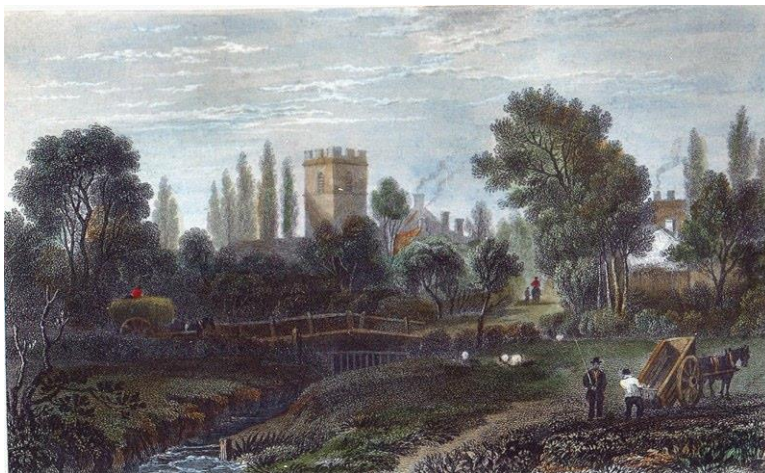


Fig.7 Depiction of the village downstream of the church, 1830

6.4 Archaeological Potential

6.4.1 Raglan Castle and a large area of its grounds to the south are designated as a Scheduled Ancient Monument and so are considered to be of national importance. A larger area centred on the castle is designated as a Historic Park and Garden.

6.4.2 The historic core of the village has been defined as an Area of Special Archaeological Sensitivity (ASAS), a non-statutory designation supported by national planning guidance reflecting the potential for the survival of archaeological remains relating to the medieval settlement. Additionally, the historic buildings of the village are an important archaeological resource in their own right. 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, the Council's archaeological advisors, should be sought at an early stage.

Refer to:

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 Raglan Conservation Area.

7.1.4 For detailed guidance on the criteria used for assessing buildings making a particularly positive contribution to the conservation area, please refer to **Appendix 1**.

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

7.2 Overview

7.2.1 Raglan Conservation Area comprises two distinct and contrasting areas, namely; Raglan Castle and surrounding landscape occupying an area of higher ground north of the A40 and the village on gently sloping/undulating ground south of the A40. The castle and the church respectively are focal points for these distinct areas which make up the conservation area.

7.2.2 Today the link between castle and village is somewhat obscured by new development, tree cover and the busy A40 dual carriageway, but the castle can be glimpsed in straight views north along Castle Street and from open ground to the east.

7.2.3 Much of the character of Raglan is derived from its busy High Street and the cross roads of Castle Street and Chepstow Road. Roads are lined with a mix of two-storey 18th and 19th century town houses, modest terraces, detached and semi-detached cottages and public houses placed on key corner sites. The past importance of this small, but once significant market town can be seen in some fine buildings lining the High Street and the impressive St Cadoc's Church. The site of the medieval market centre has not been preserved as at the larger market towns of Chepstow and Monmouth. 18th and 19th century re-development now characterizes the compact settlement.

7.2.4 The village's modern development has significantly impacted upon the historic village with expansion to the east and south, but the historic core retains its identity. Its present character comprises cohesive groups of historic buildings interspersed with occasional indifferent modern infill.

7.3 Character Areas

7.3.1 Five distinct character areas have been identified in Raglan, the boundaries of which have been identified in **Fig.8** 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

Refer to:

Part D - Plan 6 Character Areas

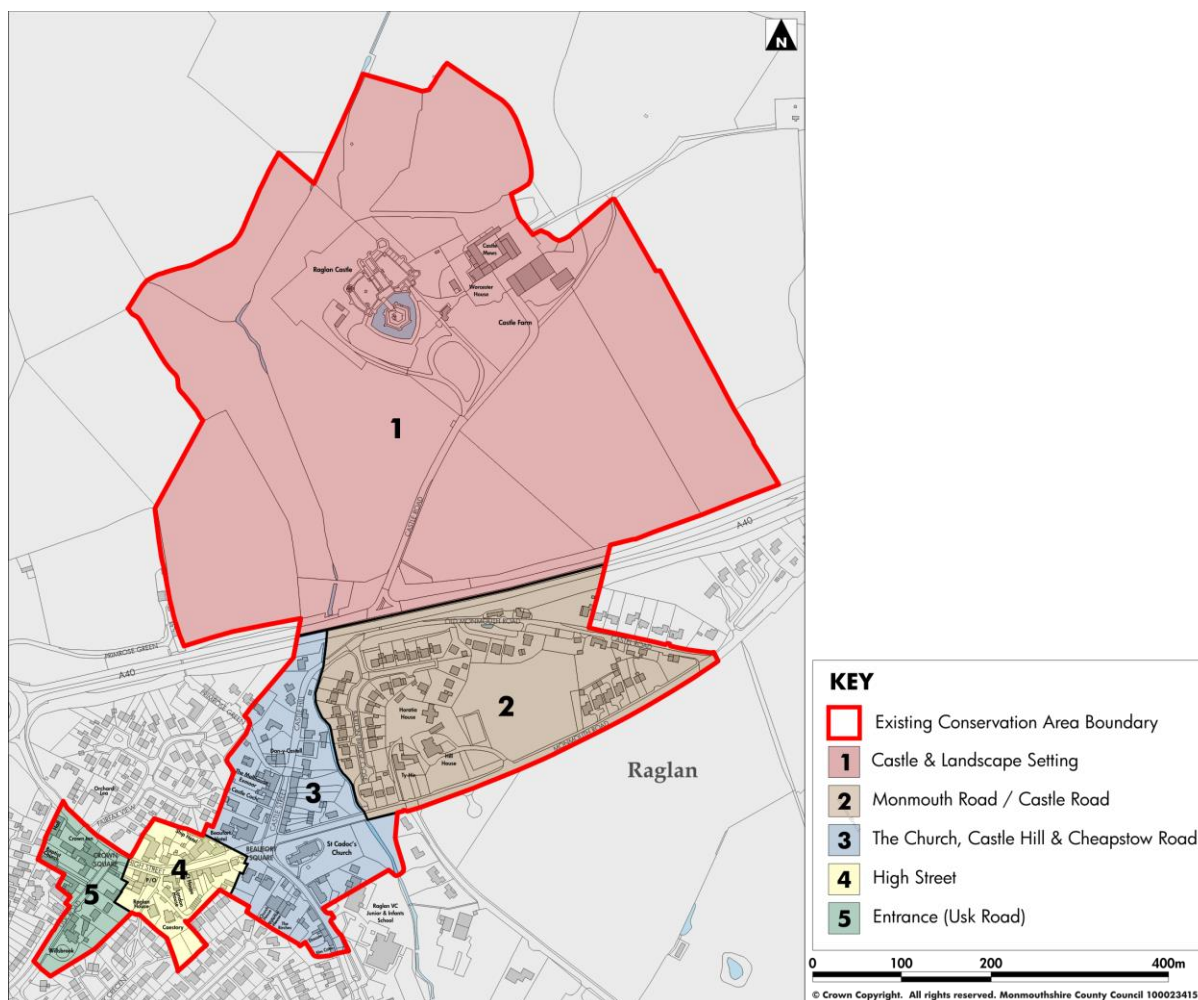
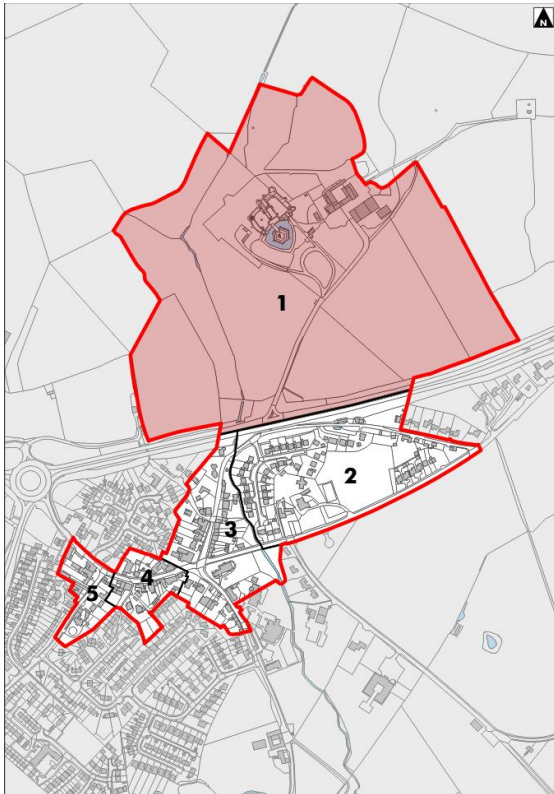


Fig.8 Raglan Character Areas

CHARACTER AREA 1
Raglan Castle & Landscape Setting



Refer to:
Part D - Plan 6A

7.3.3 This character area surrounds the castle, a Scheduled Ancient Monument and Grade I listed, divided from the village by the busy dual carriageway of the A40. The area includes the former castle grounds (Grade I listed CADW Park and Garden), neighbouring farm complex (with Grade II listed farmhouse) and open fields to the south. The area is on higher ground overlooking the village. The former gardens to the castle are nationally important being a 'very rare survival of outstandingly important 16th and early 17th century garden layout: one of the most sophisticated gardens of its day in the country' (CADW Register of Parks and Gardens).

7.3.4 The castle stands as a spectacular managed ruin. Its significance resides in the fact that this was more of a grand fortified 15th century mansion house rather than a purely defensive structure. The imposing machicolated gatehouse stands alongside the moated Great Tower guarding the inner

courtyards which are divided by the 16th century hall with its impressive oriel window (Fig.9 next page).

7.3.5 To the east of the castle lies Castle Farm; with its two-and-a-half-storey 17th century farmhouse, marking an important early use of brick in the county (perhaps built to serve the castle in the 1640s) with its regular courtyard plan, traditional farmstead and modern steel framed agricultural buildings to the south-east of the farmhouse (Fig.10). Between the farmhouse and castle is a small one-and-a-half-storey red brick cottage, built at right angles to the farmhouse. To the south is the visitor centre/gift shop erected in 2008, a well-conceived design partially built into and hidden by the remains of the White Gate (Fig.11). The historic buildings within the farmhouse complex, including the later inserted cottage and the castle, form an historic group of some considerable architectural and historic quality.



Fig.10 View to the 17th century Castle Farm from the Great Tower



Fig.11 The innovative visitor centre/gift shop in the White Gate



Fig.9 Raglan Castle Gatehouse as seen from the Great Tower

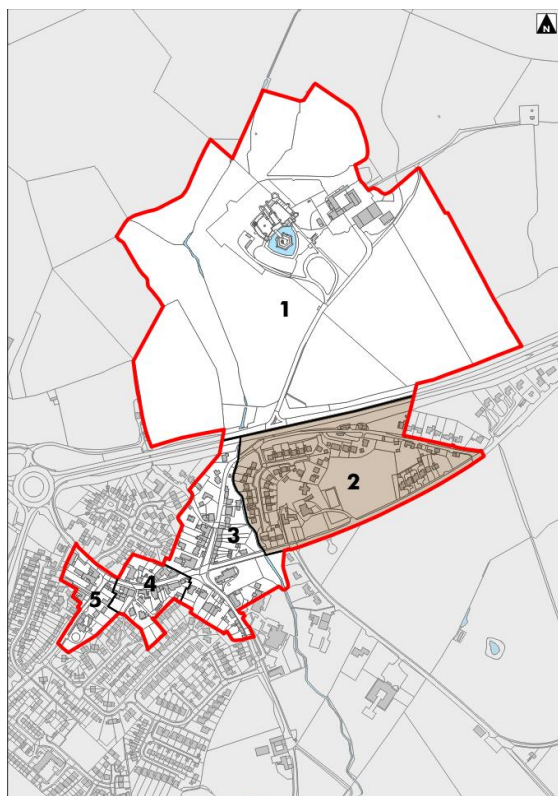
7.3.6 Building materials within this character area comprise stone and brick. Red brick with stone dressings to windows is seen on the farmhouse. This is one of the earliest uses of this material in Monmouthshire. The farmhouse features a triple diamond shaped ridge stack, natural slate roof and two-light limestone mullion windows. The castle features dressed and rubble stone with later phases incorporating some brickwork.

7.3.7 From the castle towers there are important 360-degree views of the surrounding countryside with rich undulating farmland. There are views east towards Gloucestershire and west towards the Brecon Beacons, Sugar Loaf and the Brecon Beacons. The church tower of St Cadoc is an attractive and significant landmark in these views (**Fig.12**). Views south to the village of Raglan are dominated by the 20th century estates to the south of the High Street with a jumble of gables and façades of white painted render. The undeveloped field east of Hill House is an important gap in the built form of the village.



Fig.12 View to the village from the castle, the church tower is a significant landmark in these views

CHARACTER AREA 2
Monmouth Road / Castle Road



Refer to:
Part D Plan 6B

7.3.8 This character area is positioned to the east of Castle Street, confined by Monmouth Road to the south and the A40 and Castle Road to the north. The area comprises a small number of older cottages at the east end of

Monmouth Road and the junction with Castle Road, an undeveloped grassland paddock, Hill House and the late 20th century housing estates on Barton Bridge Close and Barton Bridge Rise. Travelling east out of the village on the Monmouth Road, the area is much more rural in character than the south side of the village which is characterised by 20th century housing developments.

7.3.9 The scale and building line varies within the character area. Houses on Monmouth Road face the road, set back behind front gardens/driveways with beech and conifer hedges. Those on the south side of Castle Road are positioned almost immediately to the roadside (**Fig.13**). Ty-Hir and Hill House are set back in their own grounds (the new Horatia House set in the grounds of Hill House with a further new house recently given planning permission) whilst the modern housing development on Barton Bridge Close and Barton Bridge Rise follow the curve of the roads, with driveways and small suburban front gardens. The wide pavements, clipped conifer trees and street lighting give the close a coherent 20th century suburban character of some dignity. Traditional buildings are of a modest domestic scale, mainly two-storey, those on Barton Bridge Close and Barton Bridge Rise, are a modern one-and-a-half-storey, chalet house style (**Fig.14**).



Fig.13 Castle Road: Houses with a well-defined building line positioned just back from the roadside behind low boundary walls and railings



Fig.14 The suburban Barton Bridge Close with the building line of houses following the wide curving roads

7.3.10 Good historic groups of traditional buildings are limited to Ty-Hir, set back off the roadside in mature garden and the plain red brick Hill House to the east set back and reached by an enclosed tree-lined driveway. (Fig.15)

7.3.11 There is a varied range of building materials to this part of the conservation area. The modern houses on Barton Bridge Close are white painted render with weatherboarding to first floor level, with hipped concrete tiled roofs. Other houses comprise white render with natural slate roofs, for example, Ty-Hir and Oaklands. Hill House is constructed of red brick with brick stacks and timber bow windows. Nos. 1-2 Model Cottages, Monmouth Road are constructed of stone with bargeboards and gabled dormers (Fig.16). Of the few traditional buildings in the character area there is consistency in scale being modest houses of no more than two storeys, those on Monmouth Road set back behind gardens and those on Castle Road positioned nearer the roadside.

7.3.12 There are open views across the countryside to distant hills south and east from the Monmouth Road. There are also views south-west to Raglan Parc Golf course and club house. Hill House, tennis court and grounds are screened from the roadside by tall trees. At the entrance driveway to Hill House there are well-defined views north to the castle. The field east of Hill House provides further expansive views north to the castle and Castle Farm (Fig.17). Uninterrupted views between village and castle are rare and therefore these now form a significant positive characteristic of this part of the conservation area. The field, presently rough grassland grazed by cattle, is an important green open space within the village. The open nature of this open area affords the uninterrupted views that reinforce the historic connection between the castle and village. There are enclosed views west along Castle Road from the junction with Monmouth Road. These are defined by tall hedges and roadside trees and closed by trees as the road curves round to the south-west.

7.3.13 Important locally distinctive features include the stone and brick walls (in English garden wall bond) to Ty-Hir and Hill House.



Fig.15 Ty-Hir and Hill House are buildings which make a positive contribution to the character and appearance of the conservation area

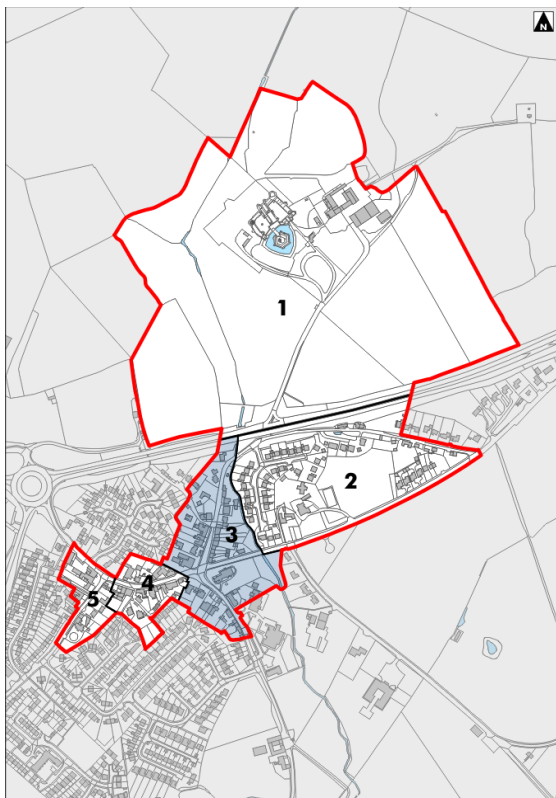


Fig.16 Nos 1-2 Model Cottages retain much of their character despite modernisation



Fig.17 Important uninterrupted views from the field east of Hill House to Raglan Castle

CHARACTER AREA 3
The Church, Castle St, Chepstow Rd



Refer to:
Part D - Plan 6C

7.3.14 This character area covers the cross roads with Castle Street running north, Monmouth Road east, Chepstow Road south and the High Street west. The church is located in a commanding position on the junction of Monmouth Road and Chepstow Road. The Beaufort Hotel, another landmark building, is positioned opposite the church on the junction with High Street and Castle Street. The area extends south towards Raglan Primary School, north towards the A40 and runs east to include the churchyard and stream, stopping short of Dinglewood.

7.3.15 The area contains a mix of building types from detached cottages to groups of terraces. Most are two-storey, but they vary in height. The Beaufort Hotel is three-storey, but is the exception rather than the rule and stands out because of its larger, grand scale. Castle Street has a good sense of enclosure due to the strong building line. The Beaufort Hotel commands views at the southern end.

Travelling north on the west side of the street Beaufort House (public WC in front) and the terrace of Castell Coch, Exmoor and The Malt House (with its repetition of openings, continuous porch and rhythm of tall brick chimney stacks) share a well-defined building line. Built form is set slightly back from the roadside behind small front gardens with a series of pollarded trees alongside (**Fig.18**). An unusually elongated front porch extends out towards the pavement on The Malt House. Further north into Castle Hill, the houses are much more dispersed, positioned in larger plots and occasionally offset from the line of the road. The east side of Castle Street has a continuous building line, with houses set on the roadside, from the junction with Monmouth Road in the south to opposite the junction with Primrose Green in the north (**Fig.19**).



Fig.18 The architecturally distinctive terrace of Castell Coch, Exmoor & The Malt House set off the roadside behind pollarded trees



Fig.19 Well-defined building line on the east side of Castle Street

7.3.16 Chepstow Road is much more informal with large 20th century houses set back on top of the earth bank at the corner with stone retaining walls, behind Beaufort Square. There is a terrace of three substantial 19th century houses (Church House, Waterloo House and The Birches) to the west of the road with driveways replacing front garden areas and former stables/outbuildings now used as garages facing the roadside (**Fig.20**). The old school building (now a community centre) encloses the road on the east side below the church (**Fig.21**). The conservation area moves to the west side of the road, excluding the modern primary school. From here the road opens out with a builder's yard, the Jehovah's Witness Kingdom Hall and two cottages on the roadside forming an intimate group. Outside the conservation area to the south, leading to



Fig.20 Chepstow Road: with a terrace of houses set back off the roadside, differing in character to that of Castle Street

the surgery, there are grass verges, silver birch trees and planting troughs marking a distinct change in character between the historic village and later developments and landscaping.

7.3.17 The church, with its landmark tower, sits in an attractive churchyard surrounded by a low stone wall (brick in the north-east) topped with iron chains. A lych gate is positioned in the west wall, with a restored churchyard cross next to a large yew to the east and a series of pollarded trees along its north boundary (**Fig.22**). The church, lych gate, boundary walls and trees together with a number of significant memorials form a group of considerable architectural and historic interest and townscape quality.



Fig.21 The old school's roadside location encloses the streetscape leading up to the church



Fig.22 The landmark church, located on its prominent corner site surrounded by a low boundary wall and pollarded trees

7.3.18 Other groups of buildings, in addition to the church group, making a positive contribution towards the character and appearance of the conservation area include, Castell Coch, Exmoor and The Malt House. The Malt House is a terrace of three houses on the west side of Castle Street in 19th century Domestic Revival style with small casement windows, clay tiled roofs and tiled pentice roof projecting over the ground floor and red brick stacks. Upper windows subtly break the eaves with catslide roofs. The Malt House stands out with its long 6-bay timber-framed passage porch coming out to the pavement line (**Fig.23**). The white painted rendered terrace opposite (Nos. 1-4 with datestone; 1817) has retained much of its architectural and historic character, but unfortunately most of the original six over six sash windows have been replaced with uPVC windows. To the north is Dan Y Castell and Rose Cottage, followed, on Primrose Lane, by stone gate piers leading to Blue Door Cottage opposite which is a stone boundary wall, a significant feature in the streetscape. (**Fig.24**). On Chepstow Road the old school has considerable architectural and townscape character as does the stone built No. 1 Elm Cottages with natural slate roof, red brick end stacks, small pane casement windows and central door with gabled timber hood. It forms a group with Elmcote and the attached stone barn with timber mullion window and corrugated iron roof (**Fig.25**).

7.3.19 Many buildings are rendered and painted white, for example, the Beaufort Hotel, Nos. 1-4 Castle Street, Dan Y Castell and Morton House. Nos. 8-9 Castle Street have stucco quoins. Nos. 5 & 6 are red brick with three over three sashes with original glazing, yellow brick string course and dressings and natural slate roof. Roofs are generally natural slate or concrete tiles with red clay tiles to Castell Coch, Exmoor and The Malt House. Many original windows have been replaced, for example, Morton House and Barton House, but a good variety of traditional timber windows survive including the casements to Rose Cottage, Primrose Green, ground floor sashes and first floor casements to the terrace on Castle Street and paired casements to No. 1 Elm Cottages, Chepstow Road. Where they

survive traditional windows make a valuable contribution to the character and appearance of the Raglan Conservation Area.



Fig.23 The Malt House's unusual 6-bay porch



Fig.24 Dan Y Castell and Rose Cottage, Primrose Lane form a group of traditional buildings making a positive contribution towards the character and appearance of the conservation area



Fig.25 Elm Cottages, Elmcote and attached barn on Chepstow Road form a group making a positive contribution to the character and appearance of the conservation area

7.3.20 There are well-defined views to the landmark church tower of St Cadoc's from the south (both from outside and within the conservation area) on approaching the village and also shorter views from the High Street and Castle Street (**Fig.26**). Views north along Castle Street are foreshortened by the castle ruins seen above the trees in one of the few places of visual connection between village and castle (**Fig.27**). These views are seasonal and in the winter they are more pronounced with far more of the castle being revealed (**Fig.28**). The churchyard is a significant public green space whilst the copse of trees to the east by the stream restricts views out towards the open countryside. Trees alongside the A40 partially screen the dual carriageway from the village. From Morton House there are views to the enclosed streetscape of Primrose Green to the west.



Fig.26 Views to St Cadoc's Church tower (from outside the conservation area) on entering the village from the south



Fig.27 The castle ruins glimpsed ahead in views north along Castle Street

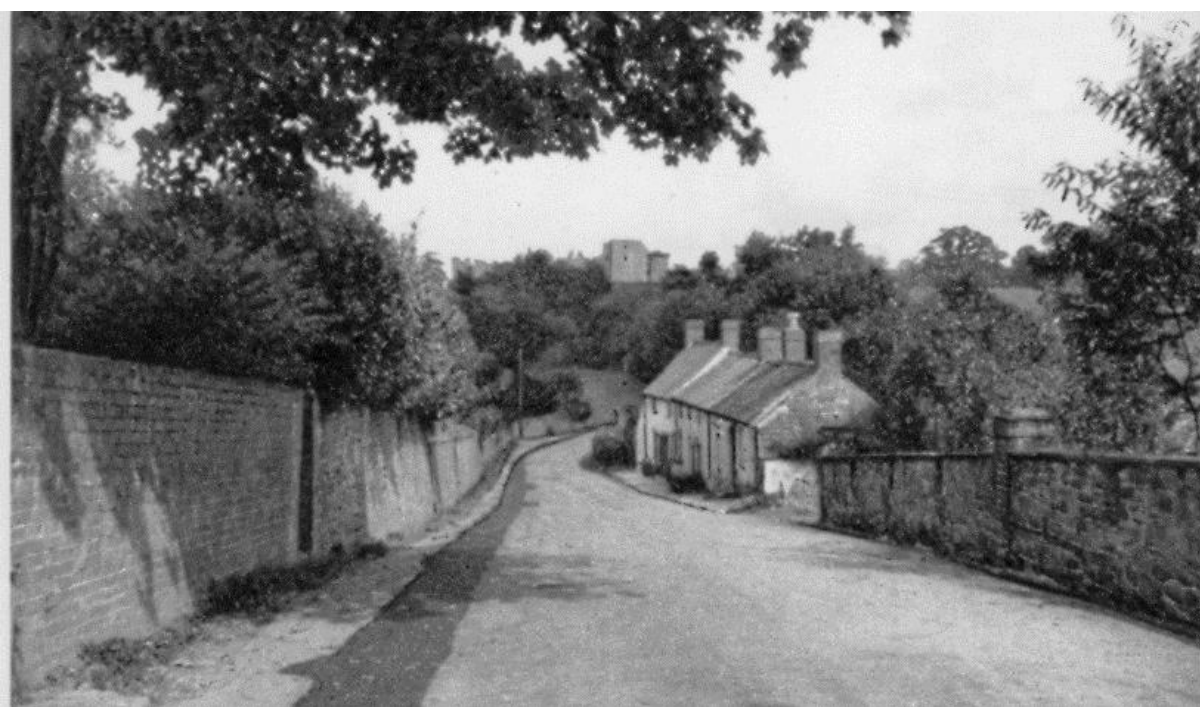


Fig.28 Early-Mid 20th century view to the castle ruins along Castle Street before the trees matured

7.3.21 The area of Beaufort Square is marked by a rather municipal raised seating area with planters, although the use of natural stone is a positive enhancement to the conservation area. The old market cross is a key feature in this area. Only its base survives and it is topped by a 'traditional style' streetlight that unfortunately does little to enhance the site, masking the presence of the old cross base to the passer-by (**Fig.29**). The War Memorial (see **Fig.29**), commemorating those who died in the 1939-45 war from Raglan, Llandenny and Penyclawdd is also of considerable local importance. Stone walls are a feature on the south side of Primrose Green and west side of Castle Hill with an arched stone bridge crossing the stream to the north. Stone walls in front of Church House and The Birches, Chepstow Road, have red brick arched gateways (**Fig.30**). There are two very large mature oaks, one on the village side of the A40, opposite the road to the castle, the other on the west side of the road leading to the castle on the north side of the A40. These trees visually dominate their surroundings and are historic markers of the once important track that led from the village to the castle. There are significant survivals of traditional street surfaces on the east side of Castle Street with stone sets outside Nos. 7-9, red quarry tiles outside Nos. 5 & 6 with terracotta sets and stone flags outside Nos. 1-4 (**Fig.31**).



Fig.29 Beaufort Square seating area and planting scheme obscures the original market cross base



Fig.30 Red brick arched doorway set in the stone walls on Chepstow Road

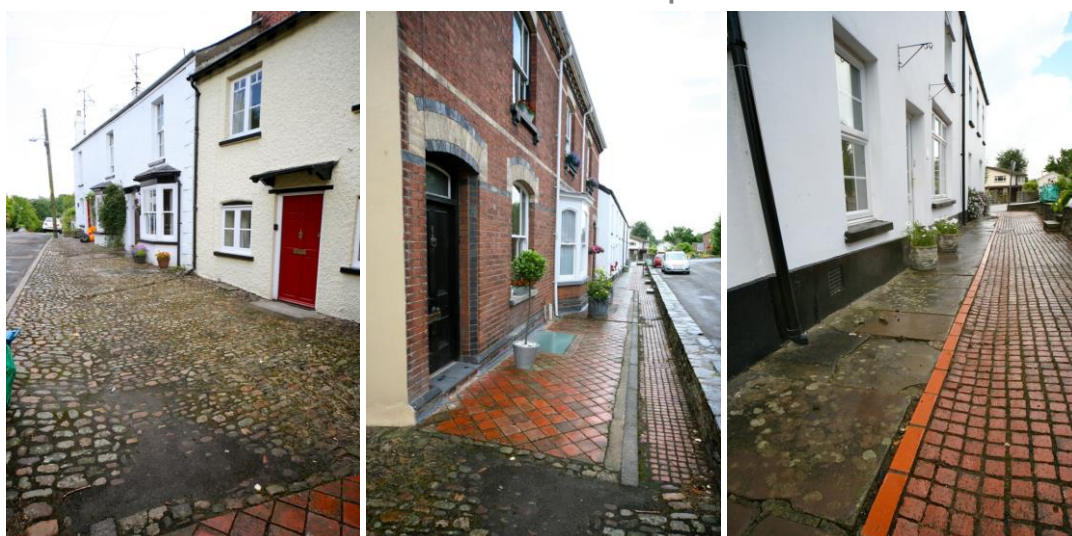
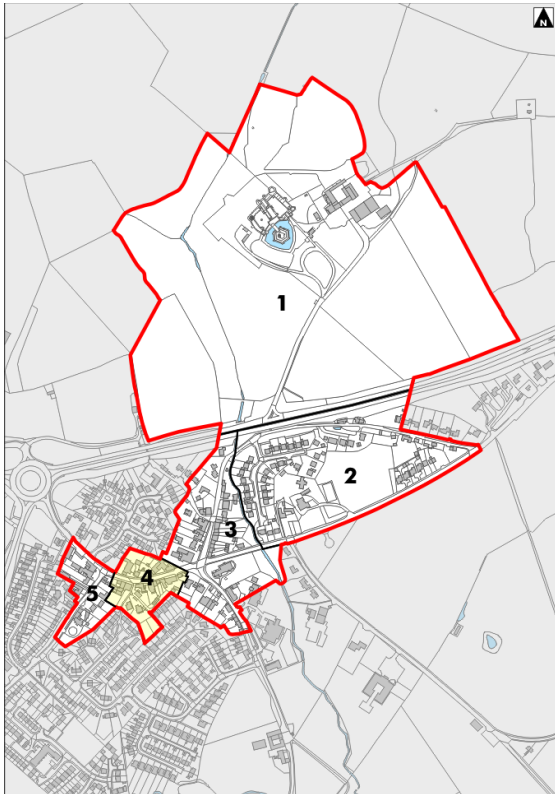


Fig.31 A variety of historic street surfaces on Castle Street from stone setts and flags to quarry tiles

CHARACTER AREA 4
High Street



7.3.22 This character area comprises the houses either side of the High Street from the junction with Usk Road in the west to the junction with Castle Street and Chepstow Road in the east. The character of the area is predominantly early to mid-Victorian houses, some of which have been converted at the ground floor level to commercial premises. A notable characteristic of these buildings is the use of timber vertical sliding sash windows, seen with various configurations and giving a more formal character to these buildings. There is also a series of prominent public houses interspersed with late 20th century infill. The High Street rises from the west at the Crown Inn, reaching its height at London House and then falling away again towards the church. The High Street is a busy thoroughfare dominated by cars and on-street parking (Fig.32).

Refer to:
Part D - Plan 6D



Fig.32 The High Street is often busy with traffic calmed by having to negotiate between parked vehicles

7.3.23 On the south side of the High Street the buildings are positioned straight on the roadside facing north. The north side lacks this strong building line; instead buildings are set back, often at angles to the roadside. The 20th century garage lacks definition and the hard standing and forecourt creates a lack of enclosure to this side of the street (**Fig.33**). Further east is a group of buildings comprising the altered Ship Cottage (Fish and Chip take away) and the Ship Inn positioned at 45 degrees to the roadside, set back behind a stone cobbled seating area with well and hand pump.

7.3.24 On the south side of the High Street, next to the Post Office (Raglan House), a walled lane leads south and east to Orchard Close. Off the main High Street this area has a very different character with walls and outbuildings creating well-enclosed and intimate spaces. The Scout Hall encloses the lane on its north side, the wall opposite maintains enclosure and hides the two modern detached houses to the south. A narrow alleyway leading south past Raglan House is strongly defined by brick walls either side (**Fig.34**).



Fig.34 The narrow brick wall-lined alleyway leading south past Raglan House



Fig.33 The garage forecourt disrupts the traditional street scene, breaking down the townscape on the north side of the High Street

7.3.25 There is a variety of building types from the two-storey, early 19th century, white rendered, Raglan House with its classical doorcase with fluted pilasters and fanlight above the door (**Fig.35**) to the modest two-storey Old Court House with slate roof. There are a number of good, traditional style, shopfronts including London House with timber shopfront with pilasters and canted bays, and Extons with its tiled entrance (**Fig.36**). At the west end the modern low two-storey Nisa supermarket (D & M Watkins) respects the building line but is out of character in terms of its detailing and handling of the massing of the built form compared to its traditional neighbours.

7.3.26 Groups of buildings making a positive contribution towards the character and appearance of the Raglan conservation area include No. 3 High Street, Post Office (Raglan House) and London House, on the south side of the street (**Fig.37**). The Ship Inn and connecting buildings offset to the road provide a focal point for the north side of the street (**Fig.38**).



Fig.36 Two traditional shopfronts on the High Street at Extons & London House



Fig.37 No. 3 High Street and the Post Office combine to create a group on High Street which make a positive contribution towards the character and appearance of the conservation area



Fig.35 The fine classical doorcase at Raglan House



Fig.38 The Ship Inn of 16th century origins offset to the road (marking the site of the sheep markets) with its stone sett forecourt

7.3.27 The character area is dominated by white/cream painted rendered buildings with natural slate roofs and red brick stacks (**Fig.39**). Some, such as Raglan House, have incised lines to the render to mimic the use of ashlar stonework. There are stone cobbles to the area in front of the Ship Inn. There is a good survival of timber vertical sliding sash windows to this part of the conservation area, for example the 12 pane hornless sashes to Raglan House and 9 pane hornless sashes to No. 3 High Street.

7.3.28 There are glimpsed views from Orchard Close east towards St Cadoc's Church (**Fig.40**). The rise and fall of the High Street provides developing views east towards Beaufort Square and the church. Open spaces include the poorly landscaped large tarmac surfaced forecourt of the garage and the attractive seating area to the front of the Ship Inn.

7.3.29 Local features include the traditional shopfronts, for example, London House and Extons and the butcher's hooks outside No. 3 High Street. The stone cobbled surface outside the Ship Inn is a significant survival of traditional surface treatments within the conservation area.

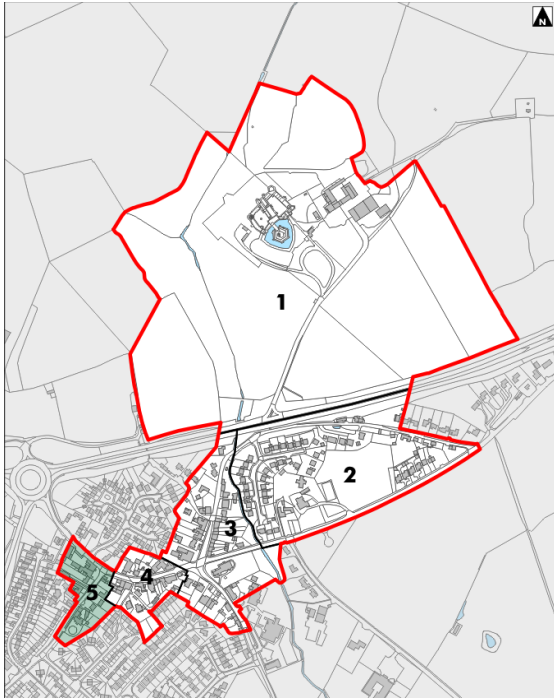


Fig.39 White painted rendered buildings with natural slate roofs predominate the High Street



Fig.40 The tower of St Cadoc's Church rises in the distance in views east on Orchard Close (just outside the conservation area)

CHARACTER AREA 5
The Western Entrance / Usk Road



Refer to:
Part D - Plan 6E

7.3.30 This part of the conservation area comprises the western approach to Raglan and the Usk Road from Willsbrook House in the south to the junction with the High Street. This approach road has an open character which changes and narrows as the road develops into the High Street character area. Further south on the Usk Road modern development, for example, Chapel Close and on the opposite side of the Crown Inn, Fairfax View, heightens the sense of enclosure around this small group of key buildings.



Fig.42 Usk Road view south to Willsbrook House

7.3.31 The character area contains a variety of buildings from the high status residence of Willsbrook House with walled entrance, gravel driveway and monkey-puzzle tree, to the modern 20th century Castell House and Ty Pentre. A seating area with village notice boards has been introduced, and there is a further opportunity for enhancements (**Fig.41**).

7.3.32 The houses in this character area are predominantly two-storey with buildings slightly set back from the roadside and facing the road (**Fig.42**). The Baptist Chapel is set some distance back off the road behind a grassed area. The Crown Inn is set back with hardstanding to its forecourt on Crown Square. Willsbrook House faces into its private garden to the south. The red brick outhouses on the south side of the High Street, best viewed from the car park to the rear of Chapel Cottage and Raglan House create a sense of enclosure and are of architectural and historic interest.



Fig.41 Dominant Planters could be improved to reflect the quality of the conservation area setting

7.3.33 There is a survival of historic buildings to this part of the conservation area, for example, Willsbrook House and Willsbrook Cottage with slate roofs, original timber sash windows, garden walls and iron gates. The Baptist Chapel (c.1860) is a modest brick building but made the more impressive by the grand iron arched entrance, lawn and clipped yews forming its setting (**Fig.43**). The Crown Inn with distinctive porch and parapet roof is of interest as are the dilapidated outbuildings to the north-west (**Fig.44**). Opposite, currently outside the conservation area, is Orchard Lea, a building which in terms of its architectural and historic qualities is considered to form an important part of the present setting to the conservation area (this building is recommended for inclusion within the conservation area – please see **section 11.2**).

7.3.34 The buildings within this character area have perhaps the most varied palette of materials within the conservation area. Buildings are a mix of white painted render, painted brick or exposed red brick walls whilst stone is found in outbuildings on Usk Road opposite the Crown Inn and to the rear of the Crown Inn. There are stone walls topped with coped engineering bricks to Willsbrook House and red brick topped stone walls to Orchard Lea (**Fig.45**). Old red brick is found to outbuildings in the car park area to the rear of Raglan House and the original section of Chapel Cottage contains a pattern of vitrified headers and red brick stretchers (**Fig.46**). Natural slate is the dominant roof covering although clay pantiles and plain clay tiles are found on the outbuildings in the car park to the rear of Raglan House. There are excellent timber sashes to Willsbrook Cottage, Orchard Lea and the first floor of the Baptist Church Fellowship Centre.



Fig.43 The Baptist Church set well behind houses fronting the roadside but is signalled in the street by its impressive entrance comprising brick piers and decorative wrought iron overthrow



Fig.44 The Crown Inn, a prominent building set on a key corner in townscape terms



Fig.45 Grand entrance into Willsbrook House with rubblestone walls topped with engineering bricks



Fig.46 Chapel Cottage's distinctive brickwork, an unusual use of materials for this conservation area

7.3.35 Views are restricted within this small character area. There are views east strongly defined by the building line to the High Street (character area 4) (**Fig.47**). The large mature monkey-puzzle tree to the south of Willsbrook House is a landmark along this road. A small grassed area to the side of the Baptist Church is the only open green area of note. Crown Square provides an outdoor seating area to the Crown Inn on the road junction opposite the public seating area adorned with tiered planters and wooden troughs.



Fig.47 View east to the High Street, well-defined by built form along its length



Fig.48 Attractive red brick outbuildings (listed) with historic painted signage are elements of significant local note

7.3.36 The gate piers and iron gates to Willsbrook House are of architectural and historic local significance. The brick and stone outbuildings and fading white painted advertisement/shop sign (flour, corn, seed, beer and porter stores) on the gable of the red brick building facing the car park area, behind No. 3 High Street are of local significance (**Fig.48**).

7.4 Architectural & Historic Qualities of Buildings

7.4.1 Raglan is best known for the outstanding architectural and historic interest of its castle. The village, somewhat detached from it, has a number of buildings, both individually and in groups which are of interest. The architectural periods which are most evident are those of the medieval, and the late 18th and early 19th centuries. There is very little of the 19th and early 20th century revivals or indeed of pre 18th century domestic architecture.

7.4.2 The architectural interest of Raglan will be discussed in sequence from the medieval period to the present day.

Medieval

7.4.3 Raglan Castle (Grade I listed and a Scheduled Ancient Monument, **Fig.49**) exerts its visual presence on the conservation area as a skyline feature to the north, in the vista along Castle Street and from a number of glimpses and wider views from various vantage points in the townscape. The castle will be described relatively briefly here, for further detailed information you are advised to

consult the Statutory List entry, the castle guidebook and the extensive entry on the castle in the Gwent/Monmouthshire volume of the Buildings of Wales series (pp 489 – 509).

7.4.4 Built in the 15th century, extended and embellished in the 16th century, the castle was designed for a dual role, as a defensive structure and as the physical manifestation of the power and wealth of local nobility. It is composed of two main elements: the hexagonal Great Tower and the main body of the castle surrounding two large courtyards, which is divided by a substantial block including the hall, chapel and long gallery. Extensive residential accommodation was in all the wings and towers of the castle. The castle suffered damage in the Civil War and as a result of its subsequent 'slighting' or partial destruction to nullify its military value. Despite this and later removal of stone for building materials, it remains a substantial feature. The use of polygonal towers topped by projecting machicolation creates attractive faceted walls. Much of the stonework is ashlar, mostly a yellow-grey sandstone, quarried at Redbrook. Later phases were built of Old Red Sandstone in coursed rubble.



Fig.49 Raglan Castle, a feature of national architectural and historic significance

7.4.5 In Raglan itself, the Church of St Cadoc (Grade II listed) is the sole (apart from the base of the market cross and the 15th century preaching cross within the churchyard) visible example of medieval architecture. Most of the windows have tracery and many of the doors have characteristic late Gothic low arches. The church seen today was rebuilt in the 15th century, contemporaneously with the castle, but was extensively restored in the 19th century. The impressive tower is 15th century, crenellated and with diagonal buttresses. The nave of the church is of a low profile, without a clerestory. The low profile is somewhat emphasised, as the building is slightly lower than the central crossroads at Beaufort Square. The building is constructed in red sandstone.



Fig.50 Castle Farm. Located in an exposed situation east of Raglan Castle, this substantial brick building was constructed just prior to the Civil War (1640s) Its style looks back to the Tudor or Jacobean period.



Fig.51 The Crown Inn. This symmetrical 18th century three bay building terminates the view down the High Street. The porch and some windows are later additions.

Seventeenth Century

7.4.6 Castle Farm (Grade II listed, **Fig.50**) is the most complete surviving building of this period in Raglan. Built immediately prior to the Civil War, it stands east of the castle and is a simple massive red brick block with a long southern main façade, punctuated by a low cartway arch at its eastern end. It has two storeys and a loft under a pantile roof and massive chimney stacks. Late Tudor architectural features such as mullions, low arches and drip moulds predominate, and there is no hint of the Classical idioms infiltrating Britain in the 17th century.

7.4.7 The Beaufort Arms Hotel also has 17th century origins as does the Ship Inn, adjoining to the west. The latter has an L-shaped plan probably dating from that time and creating an interesting cobbled space facing the High Street.

Eighteenth Century

7.4.8 The relatively low, wide, two-storey three-bay, parapetted Crown Inn (**Fig.51**) is perhaps the most notable 18th century building in Raglan. It is rendered, with sash windows and a later porch with scalloped decorative battlements. The Crown partially terminates the view north along the High Street. It creates a semi-square at the junction of the High Street and Usk Road with its probably contemporary neighbour to its left which projects, creating a sense of enclosure. This latter building, with later projecting shopfront, retains most of its sash windows in good condition. The third building of this range, slightly higher but still having two storeys, retains some sashes. All are rendered and have slate roofs.

Nineteenth Century

7.4.9 The somewhat fragmented High Street contains some good 19th century buildings in the Classical rather than the later neo Gothic style. The Post Office (Grade II listed, see **Fig.52**), originally Raglan House, is an early 19th century rendered house, of four bays with sash windows, interrupted by a recent

shopfront. It has a low pitched hipped roof with projecting bracketed eaves typical of early 19th century houses of this type. The return elevation has a fine recessed doorcase with semi-circular fanlight having delicate tracery, somewhat underplayed by its setting.

7.4.10 Number 3 High Street (Grade II listed), is situated immediately to the west of Raglan House, creating an effective almost continuous frontage on this stretch of the High Street. It also dates from the early 19th century, being painted stucco, with eaves close to the wall and sash windows. It incorporates an almost intact re-used late 18th century shopfront, although not used as such today. The shopfront has a wide sash window and a fascia with projecting cornice, from which display hooks remain.

7.4.11 Directly to the east of the Post Office, stands a distinguished mid-19th century building with two prominent projecting bay windows, one flanked by pilasters. The larger paned sashes are contemporary with the

building (**Fig.53**). The Beaufort Arms was largely rebuilt in the 1840s in a neo-Tudor style, popular at the time. It is in a prominent position at the intersection of the High Street, Castle Street and Chepstow Road. Two large buttresses act as 'bookends' to the three-storey front façade, whose fenestration has mainly moulded window surrounds and large pane sashes, supplemented by later window insertions of modern design. The prominent skyline of this building is somewhat marred by its lack of chimneys



Fig. 53 London House from the mid 19th century with well detailed projecting shopfront .



Fig. 52 Raglan House (to the left) dating from the early 19th century in the centre of the High Street has typical late classical features such as a low hipped roof with bracketed eaves. The shop front is a later addition.

7.4.12 Chepstow Road has contrasting 19th century houses on its western side. The stuccoed range of three houses, including 'The Birches', stands well back from the road (**Fig.54**). They appear to date from the early 19th century and have three deep, well-spaced sash windows on the first floor. The main body of the building is supported by slightly set back small ancillary wings, topped by hipped roofs. The main building has a low pitched slate roof with chimneys at each gable end. The slightly off-centre door is modest with a simple pitched canopy. The whole ensemble, together with its remnant frontage wall and rubble wall stable building is a pleasant fusion of formal and informal, urban and rural. Just to the south of 'The Birches', hugging the back edge of the pavement, is No. 1 Elm Cottages (Grade II listed, **Fig.55**). This also dates from the early 19th century, but is in roughcast rather than stucco and has casement pairs rather than sashes. It has slightly more formality than its adjacent neighbour which is perhaps more of a vernacular cottage, having a lower eaves height, simple timber lintels and door. Its chimney and roof pitch seem very similar to its neighbour which might suggest that it was built at a similar date. At the other end of the village, the Baptist Church (Grade II listed, **Fig.56**) on Usk Road dates from about 1860, but is Classical in character, with a symmetrical front of three semi-circular arched windows and a simple, flat roofed porch. It has a hipped roof and is constructed of red brick. Its setting, recessed well back from the street frontage and approached by a path with lawn either side, helps to make the transition from busy street to contemplation. Across the road there appears to be a former chapel, now incorporated into a recent domestic building (Chapel Cottage). It too is brick, with full height arched windows and a half hip roof.



Fig. 54 **The Birches**, standing back from the Chepstow Road forms part of a terrace in a restrained stuccoed 19th century classical style.



Fig. 55 **Elm Cottages**, also on the Chepstow Road, are more vernacular in character but have regularly proportioned front elevations in rubble walls. The Beaufort Arms and the tower of St Cadoc's church are in the background.



Fig. 56 **The Baptist Church** set well back from Usk Road, has the simple 'stripped' neo-classical characteristics of a mid 19th century non-conformist chapel.

7.4.13 Castle Street is the most attractive and architecturally complete street in Raglan and it has the greatest concentration of listed buildings in this small town. The mature street trees on its west side and traditional paving on the east side contribute to its attraction.

7.4.14 The Victorian terrace on the west side of Castle Street, set back behind front gardens is unusual in elevational design, having catslide roofed dormers and continuous projecting, bracketed pentice-roofed ground floors with very deep narrow paned windows with chamfered heads. The three houses (possibly originally five) 'Castell Coch', 'Exmoor House' and the 'Malt House' are all individually listed Grade II (**Fig.57**). The 'Malt House' creates an accent to the Street, with its unusual six bay timber-framed passage porch linking to the back edge of the footpath (**Fig.58**). Overall, this is a particularly interesting variation on Victorian terrace design.



Fig. 57 Part of the terrace of three broad fronted Victorian houses on the west side of Castle Street. The chamfered window heads are an eye catching feature.



Fig. 58 The Malthouse in the same terrace is distinguished by an unusual timber passage porch. The terrace is also unusual in having a continuous pentice roof to the ground floor

7.4.15 On the east side of the Street, Nos. 7, 8, and 9 (Grade II listed), an informal terrace of mid-19th century houses incorporates the former Post Office. They are well detailed Victorian houses with well preserved bay windows with sashes and have quoins at each end. They are all painted white having low pitched slate roofs with close eaves. The building at the northern end of this terrace (although with later windows) creates an effective stop to this terrace at the point where Castle Street slopes downhill to the north. Its parapetted gable end and prominent eaves chimney, create an effective gateway to the centre of Raglan. The red brick pair of two-storey houses with attic dormers are of a slightly larger scale than their counterparts to either side and are finely detailed with segmentally arched sashes. Buff and blue brick are used to highlight lintels and courses. The terrace to the south of these is more modest in proportion, scale and detailing, but effectively encloses the street and allows a view of the church tower.

7.4.16 The junction of Castle Street and the lane to the west is given some interest by a simply detailed 19th century house projecting forward from the building line along the west side of the Castle Street.

7.4.17 Three utilitarian buildings of uncertain, but probably 19th century date, are situated at the northern end of the High Street, at the junction with Usk Road and behind the Crown Inn. They are constructed largely of local materials and help to create an appropriate sense of enclosure to the High Street. These are vulnerable buildings, whose future appears to be uncertain.

20th Century

7.4.18 The school building fronting onto Chepstow Road, just south of the Church, probably dates from the early 20th century and is well proportioned with twin gables on its long façade and a large, slightly arched, central window on its gable end. It makes a positive contribution to the street scene.

7.5 Activity: Prevailing & Former Uses

7.5.1 Today's village had its origins as a medieval agricultural market town. In the 19th century various shops and trades such as bakers, butchers and grocers flourished and coaching inns provided accommodation on the road to Abergavenny and beyond. The medieval market centre has been lost with later development, but the late 18th and early 19th century town houses and survival of 19th century shopfronts as well as three public houses remain as a clear indication of Raglan's historical importance.

7.5.2 Brick and stone outbuildings survive at the west end of the High Street associated with Public Houses, shops and local trades.

7.5.3 Presently, the uses in Raglan are limited to a small number of shops and outlets as well as the parish church, primary school, doctor's surgery and community centre and Baptist Chapel. Raglan Parc Golf Club is located out of the village to the south-east. The tourist attraction of Raglan Castle is cut off from the village by the busy A40 and few visitors to the castle also visit the village. The private residential house dominates and is the principal use for most of the conservation area.

Refer to:

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 There are a number of unlisted buildings which make important positive contributions towards the character and appearance of the conservation area, both individually and in groups. Key groups are:

- The Crown Inn and outbuildings to the west and east on the junction of Usk Road and High Street. These buildings provide a good entrance to Raglan from the west.
- The High Street including London House, Extons, the Old Court House (on the south side) and the Ship Inn (on the north side). These buildings give a strong built form to the High Street.
- The old school building, Church House, Waterloo House, The Birches, Elmcote and outbuildings, Chepstow Road
- Beaufort Hotel and Nos. 1-4 Castle Street provide a good entrance to Castle Street.

7.6.2 Individual properties which make a particularly positive contribution towards the character and appearance of the conservation area and important boundary walls and outbuildings are identified on **Plan 5**.

7.6.3 Rubblestone boundary walls add much to the character of the conservation area. With the churchyard wall containing its corner site, and walls along Primrose Lane and south of the High Street providing enclosure while the wall on the west side of Chepstow Road marks the private curtilage of the houses set back some distance from the roadside (**Fig.59**).



Fig.59 Rubblestone boundary wall

7.7 Prevalent Local & Traditional Materials

7.7.1 The historic village comprises buildings of, predominantly, rendered stone and natural slate. Some alteration to houses has resulted in the presence of concrete tiled roofs. The area contains a variety of brick buildings, mainly outbuildings with slate roofs. Castle Farm, dated to c1640, is an early example of the use of brick in Monmouthshire.

Walling

7.7.2 Where seen, stone is the local sandstone, predominantly grey but with some brown tinges to its colouration and is usually seen as rubblestone but laid to courses (**Fig.60**). Stone work to houses very occasionally has brick dressings to openings (red and yellow) and buildings invariably have brick chimneys. There are some examples of stucco quoins. Traditional openings in stone walls are small and historically timber casements were used. Later 18th and early 19th century town houses have larger openings with strong vertical emphasis with single glazed timber-framed vertical sliding sashes (**Fig.61**).

7.7.3 There is much use of render to traditional houses and modern infill. This is generally painted (white, cream and other pastel shades). On the High Street this has become the predominant material (**Fig.62**).

Roofing

7.7.4 Many traditional houses still retain natural slate. This is generally seen at low pitches to simple gabled roofs with brick ridge stacks. Plain clay tiles are seen occasionally, for example, to Chapel Cottage and clay pantiles on outbuildings opposite the Crown. Throughout the conservation area there has been some reversible loss of original roof coverings replaced with concrete tile or cement fibre slates.



Fig.60 Typical rubblestone walling with red brick dressings as seen on an agricultural building on Chepstow Road



Fig.61 No.3 High Street: Good survival of traditional timber sliding sashes in the conservation area



Fig.62 No.7 Castle Street displays typical features prevalent in Raglan, with rendered roughcast walls, slate roof, casement windows and stone setts or cobbles to forecourts

Boundary walls and retaining walls

7.7.5 A key characteristic building type of the conservation area is the rubblestone boundary wall, sometimes with brick coping (**Fig.63**). There are occasional arched openings in walls and stone or brick gate piers. There are short stretches of brick walling on Monmouth Road. Survival of historic railings is limited but those to the west of London House are good examples of 19th century ironwork.



Fig.63 Stretches of rubblestone walling with brick cappings, along Primrose Lane

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

8.1 There are occasional large open green spaces within the conservation area but none so impressive as the extensive grounds around Raglan Castle, which forms the Grade 1 Raglan Castle Registered Garden. In the western part of the village green, space is limited to the plot next to the Baptist Chapel. To the east the parish churchyard provides an important green space with many mature trees especially backing onto the area of the stream to the east where trees provide wildlife habitats and a transition between village and countryside. On Monmouth Road the treed grounds to Hill House and tall hedge screen provides enclosure and bird habitats. To the east is the large open field in private ownership, but of great value to the village in opening up views to the castle to the north. There are important trees throughout the conservation area, these are recorded on **Plan 4** including those to Willsbrook House in the west (with its monkey puzzle tree), the pollarded street trees along Castle Street and impressive oaks near the A40.

9 Key Views

9.1 Landscape Setting

9.1.1 The relationship between the village and the castle is determined by the topography of the land. The castle, which forms the Registered Park and Garden, sits on a promontory surveying the surrounding countryside with the village of Raglan positioned on lower ground to the south. Within the village the land rises to a high point along the High Street and rises up from Castle Hill and Chepstow Road to Beaufort Square.

Refer to:

Part D - Plan 4 Spatial Analysis



Fig.64 Views to Raglan Castle just visible above the tree line in summer from Castle Street

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are a series of views from Monmouth Road, south to surrounding countryside and north to the castle and Castle Farm. The pasture field east of Hill House offers clear views to the distant castle. This link between village and castle is important especially given the site's undeveloped character allowing the historic landscape connection to be read more easily, rather than glimpsing the castle between 20th and 21st century development. There is also a key view of the castle north along Castle Street (**Fig.64**). These views could be considered of very high significance as they are very sensitive to inappropriate developments that may upset the careful balance between spaces and the built form.

9.2.2 There are expansive and open views of the entire surrounding countryside from the castle. These views help to put the historic settlement in its landscape context (**Fig.65**).

Glimpsed

9.2.3 There are numerous glimpsed views to key buildings within the conservation area these include views to the castle (other than those mentioned above) and views to the church (**Fig.66** next page).



Fig.65 Views south from the Great Tower of Raglan Castle



Fig.66 Views north to the church from the entrance to the village on Chepstow Road

10 Degree of Loss of Architectural and/or Historic Elements

10.1 There is some loss of historic windows, doors, roof coverings and chimneys. This is seen throughout the conservation area. Windows are the most significant and consistent change to historic buildings and unfortunately relatively few original or historic windows survive. In some instances these changes can be reversed such as in the case of windows and doors. Roofs and chimneys are less likely to be re-instated emphasizing the importance of retaining existing original or traditional chimneys and roofs.

Part C: Management Proposals

11 Boundary Revisions

11.1 Overview

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

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

Refer to:

Part D - Plan 7 Management Proposals

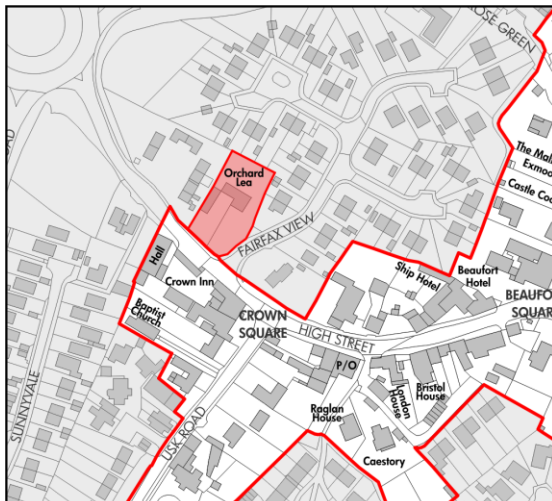


Fig.67 Plan showing area for inclusion from the conservation area

11.2 Areas for Inclusion (Fig.67)

Orchard Lea (Fig.68)

11.2.1 Orchard Lea is on the north side of the High Street entering the village from the west. It is an attractive rendered residence with sash windows, quoins, slate roof, set in a garden with outbuilding with brick topped stone boundary wall. This building makes a positive contribution to the character and appearance of the conservation area and should therefore be included.

11.2.2 Orchard Lea, a double pile house, standing back from the northern end of the High Street, immediately adjoining the boundary of the conservation area probably has late 18th century origins. It is of three regular bays with original pattern sash windows and later bay windows linked by an enclosed porch. The rendered façade has rendered quoins with smaller scale quoins to the first floor windows.



Fig.68 Orchard Lea makes a positive contribution to the conservation area

11.3 Areas for Exclusion

Ty Coch, Primrose Green

11.3.1 It is noted that this falls within the Archaeological Sensitive Area, but this 20th century house bears no relation to the character of the conservation area, similar houses to the west are correctly excluded.

The Primary School

11.3.2 The conservation area currently passes through the centre of this building. The school has been built since the boundary was designated. It is suggested that the boundary is amended to exclude this building and be placed alongside the churchyard boundary.

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.

12.3 There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the conservation area.

12.4 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 Article 4 Directions proposed in the Raglan Conservation Area include windows to Elmcote, Chepstow Road, windows, doors and roof covering to Nos. 5-6 Castle Street, window and stacks to Exton's and London House, High Street and historic windows to Old Court House, High Street and Willsbrook House, Usk Road.

Refer to:

Part D - Plan 7 Management Proposals

13 Proposals for Enhancement

13.1 General Enhancement Opportunities

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

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

13.2 Specific Enhancement Projects

13.2.1 The two main junctions within the centre of Raglan would benefit from enhancement schemes which would;

- Reduce the dominance of traffic and associated signs and markings
- Improve the sense of place and local distinctiveness at these key spaces in the townscape.

Crown Square

13.2.2 The street at this junction could be resurfaced with exposed aggregate or similar, with natural stone edging, to signal its

character as a 'square' and integrate with the forecourt of the Crown Inn.

13.2.3 The street frontage facing the approach road from the south west is cramped and its street furniture and landscape is in poor condition. Improvements to the wall, new seating and a slightly widened pavement would reinforce a sense of place at this point.

13.2.4 The valuable, underused and potentially at threat vernacular buildings on the opposite side of the junction to the Crown Inn, should, in partnership with the owners, be integrated into the scheme.

Beaufort Square

13.2.5 The existing landscaping, signage and bus stop contribute little to the sense of place, enclosure or to the setting of the Church or Beaufort Arms. An enhancement scheme could include the replacement of the low level planting with a continuation of three or more street trees running south from the junction and include the redesign (and possible location) of the shelter, street furniture and paving specification.

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