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HERITAGE STATEMENT FOR:

FORMER POULTRY UNITS,
LAND TO THE EAST OF ROCKFIELD
ROAD,
MONMOUTH
NP25 5ST

June 2025



Contents

1 - Introduction	01	5 - Proposals & Heritage Impact Assessment	22
2 - Historic Development	05	5.1 - Conversion	
2.1 - Historic Association		5.2 - Demolition	
2.2 - Writers and other notable associations are		5.3 - Monmouth Castle	
2.3 - The Arrival of Tourism		5.4 - Key Areas that inform this assessment are	
2.4 - Historical maps			
2.5 - Detailed Analysis of Individual Assets			
3 - Statement of Significance	13	6 - Conclusion	29
3.1 - Principle Criteria for Assessment		7 - Cadw Listing	30
3.2 - Assessing significance - Evidential value, Historic Value, Aesthetic Value, Communal Value		7.1 - Listed Building entry for: Monmouth Castle	
3.3 - Levels of Significance		7.2 - Listed Building entry for: Great Castle House	
3.4 - Heritage Values		7.3 - Listed Building entry for: Vauxhall House	
3.5 - Structures and buildings which form part of the setting		7.4 - Listed Building entry for: Drybridge House	
		7.5 - Monmouth Conservation Area	
4 - Planning Policy	21	8 - Existing & Proposed Plans	35
4.1 - 4.1 National Legislation and Policy			
4.2 - Local Development Plan and Supplementary Guidance			

Executive Summary

This Heritage Statement has been written to help inform and provide guidance on proposals to the former Poultry Units, land to the east of Rockfield Road, Monmouth. (this building is not listed, nor within a conservation area).

The proposed development will have an impact primarily on the pre-existing buildings and surrounding land. The proposals aim to provide a mixed-use development with ample parking spaces and soft landscaping.

The former Poultry Units as you see today were built somewhere between 1971 and 1981 (exact date unsure). Originally built in timber frame form, clad with timber and a corrugated profile metal roof, the elevation cladding changed at a later date into corrugated profile tin to match the roof and for security reasons.

1. Introduction

This Heritage Statement has been prepared by Nathan Goss Conservation and commissioned by the landowner/site promoter (Morspan Pension Scheme). It supports the proposed designation of the former Poultry Units site as an employment allocation in the Replacement Monmouthshire Local Development Plan at land east of Rockfield Rd, Monmouth (these buildings are not listed). This document is required by Monmouthshire County Council, the local planning authority and Historic England / Cadw, as evidence in support of any redevelopment close to a listed building, scheduled monument and a conservation area

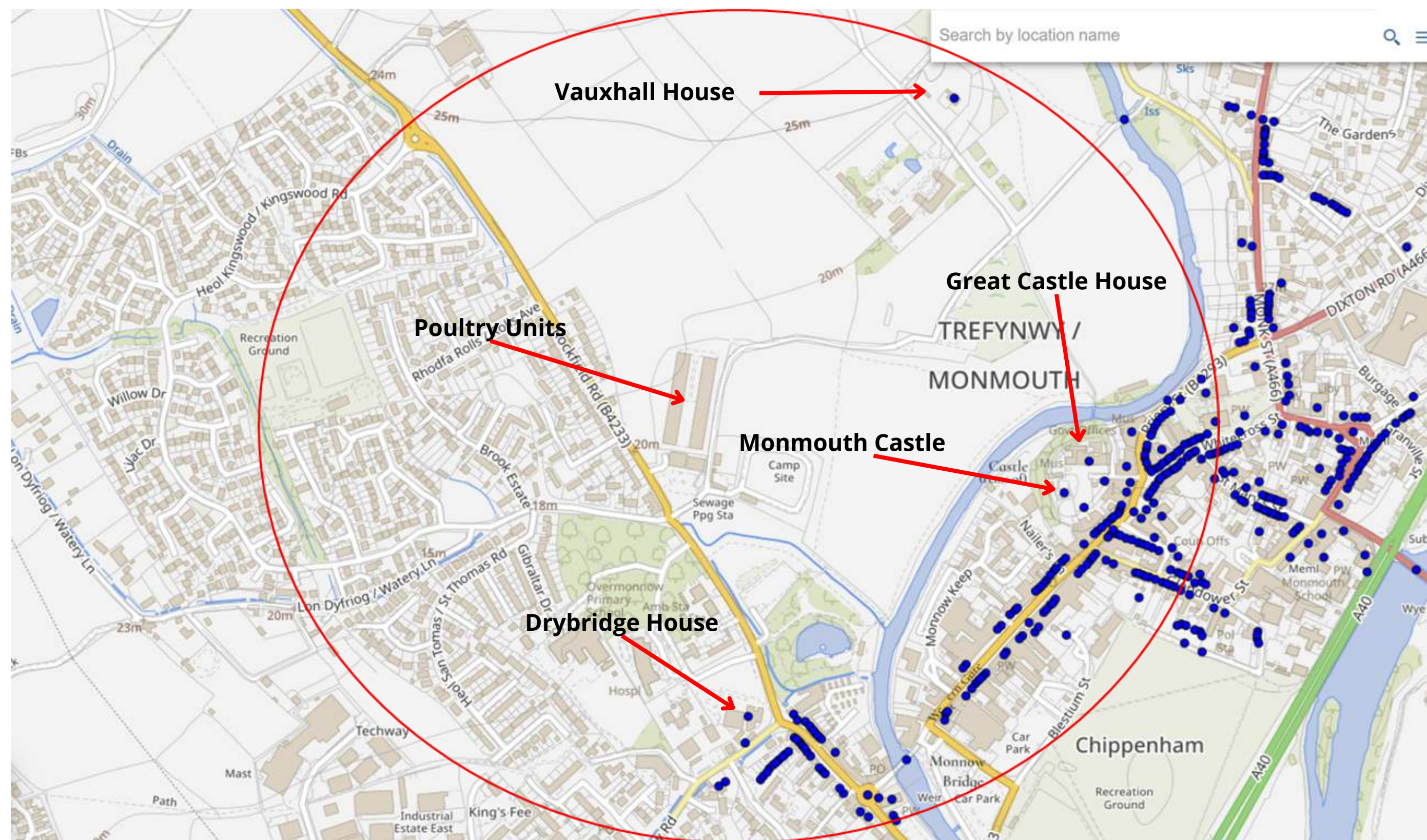
The statement further considers the impact the proposal will have of the setting of the poultry units and the impact the proposal will have on the setting of neighbouring heritage assets including the Scheduled Monument/Grade I listed Monmouth Castle, and the impact it will have on the character and setting of the Conservation Area and its principal views. It also refers to National Planning Policy Framework 2021 - paragraph 206 - which states that "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably"

The poultry units are found on the east side of Rockfield Rd (B4233) within Over Monnow, which is a suburb of the town of Monmouth.

Even though the poultry units are not listed buildings in their own right, they are in the vicinity of many listed buildings and structures of great importance (see page 5 & 6 of this document). The poultry units are situated just on the outskirts of Monmouth's Conservation area; this is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a conservation area on 12th January 1976.

The boundary of the proposed site is illustrated in Plan 1 (page 6).

Figure 1 - Buildings and monuments of interest within a ½ mile radius



Scheduled Monuments

- Monmouth Castle
- Monnow Bridge
- Clawdd Du – Town Defences
- Dixon Mound
- St. Peter's Churchyard Cross, Dixon

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2.5% of Listed Buildings).

- Monnow Bridge
- Monmouth Castle
- Great Castle House
- St Marys Priory Church
- Shire Hall

Grade II*: Particularly important buildings of more than special interest (5.8% of Listed Buildings).

- Shambles
- Agincourt House
- Bridges Community Centre (formerly Drybridge House)
- 2, 3, 4, 5, and 6 Priory Street
- 16 Church Street
- The Beaufort's Arms Court



- Statue of CS Rolls
- The Kings Head P/H
- Front Garden Railings & Gates to Nos.56 & 58 Monnow St
- No's 56 and 58 Monnow St
- Church of St. Thomas a Becket

Grade II: Buildings of special interest.

- Vauxhall Farmhouse
- Nos. 1, 7, 8, 9, 10 and 11 Priory St
- Nelson Museum, Local History Centre, and Monmouthshire County Council Area Office
- No's 11, 12 (HSBC), 13, 14, 15, 16, 19, 26, 27 and 28 Agincourt Square
- No's 1, 2, 3, 4, 5, 6 and 8 Church St
- No's 2, 3 and 10 Agincourt Square
- The Punch P/H
- Two telephone boxes next the Shire Hall
- The Kings Head Hotel
- No 1 Agincourt St
- The Agincourt
- No's 1, 3, 5, 12, 13, 14, 15, 16, 18 (Lloyds TSB), 20, 27, 29, 31, 33, 35, 37, 39, 40, 41, 42, 44, 46, 48, 49, 50, 51, 53, 55, 62, 64, 65, 67, 74, 76, 87, 89, 92, 94, 96, 98, 100, 120, 122, 124 and 126 Monnow St
- Chippenham House, Monnow St

- The Borough Pharmacy, Monnow St
- Iceland (former Woolworths store)
- Ruby Tuesday
- The Vine Tree P/H
- Diamond Jubilee Drinking Fountain
- Over Monnow House, including attached railings
- Former Coach-house of No. 21 (Over Monnow House)
- Over Monnow Cross
- The Laurels
- Ivy Cottage
- Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 33, 35, 37, 41, 43 Drybridge ST
- Red Lion
- Former Stable Block of Drybridge House
- The Three Horseshoes P/H
- The Britannia Inn
- Brook Cottage
- 3 Wonastow Road
- War Memorial of the Royal Monmouthshire Royal Engineers
- Castle Hill House

Figure 2 – List of buildings and monuments of interest within a ½ mile radius



2. Historic Development

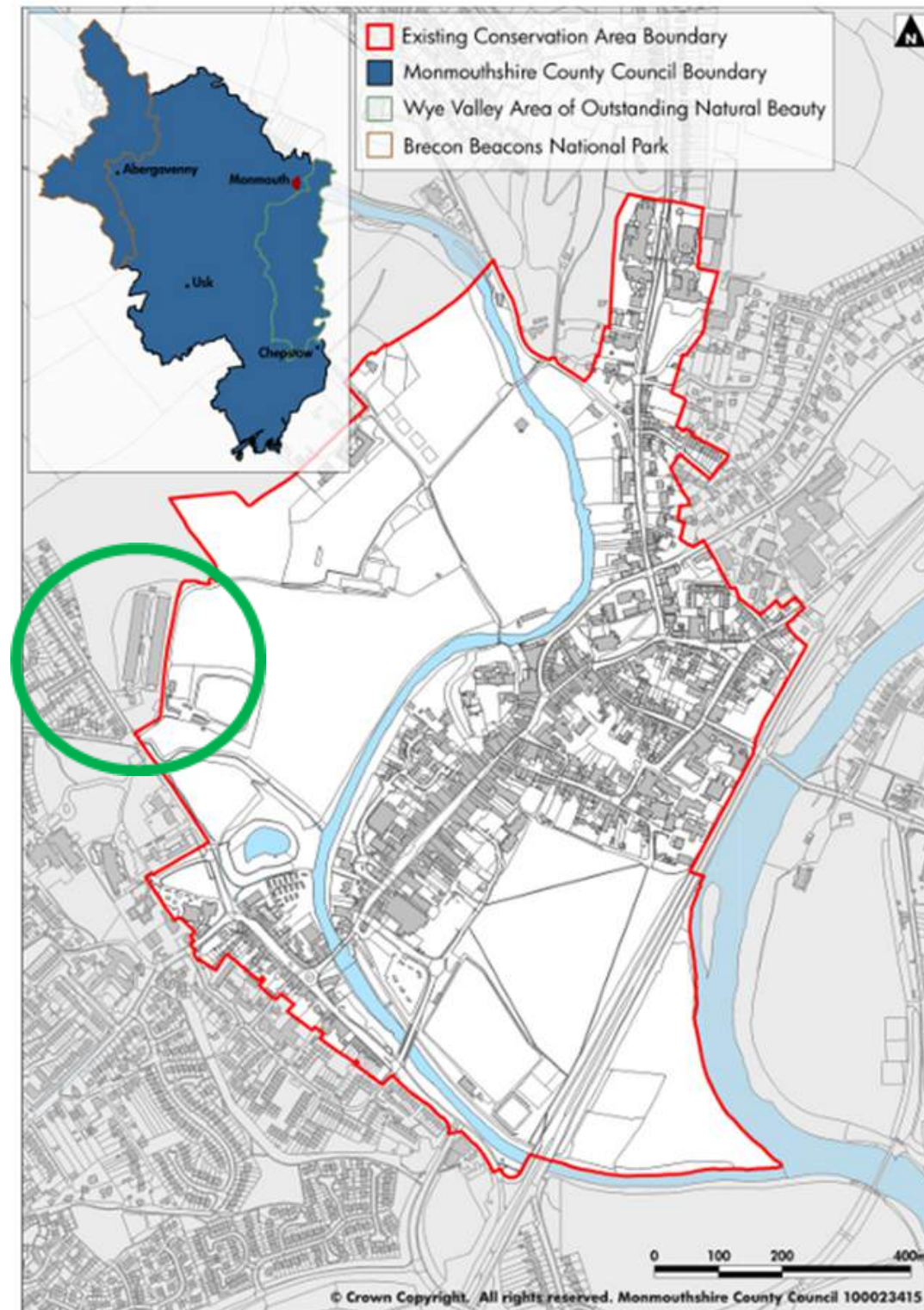


Figure 4 –Monmouth Conservation Area
with Poultry units highlighted in green

c. 54-68AD	The earliest archaeological evidence of human settlement in Monmouth is thought to be Blestium a large Vexillation Fort making it the earliest Roman fort in Wales.
Late 1 st to early 2 nd Century	A second smaller fort was discovered (Near Dixton Gate)
1066 to 1069	Monmouth Castle – Motte and bailey construction
1075	Benedictine priory was established
C1150	Monmouth Castle rebuilt in stone
1233	The Battle of Monmouth
1256	The castle was acquired by prince Edward, later king Edward I
1256	Monmouth granted its first royal charter
1264	Simon de Montfort won it in 1264, during his rebellion against Henry III
1267	Monmouth Castle passed into the hands of Edmund Crouchback, Earl of Lancaster and son of Henry III
1296	After Edmund's death in 1296, the castle and Lancaster Earldom was handed over to his son, Thomas
1297	A murage grant was issued to construct town walls and gates, including the Monnow Bridge Gatehouse
12thC	Burgage development of Monnow St and Overmonnow
1322	Thomas rebelled against Edward II and was executed
1326	King Edward II imprisoned in Monmouth Castle
1345	Castle inherited by Henry of Grosmont, prince of Lancaster
1387	Henry Bolingbroke, later known as Henry V, was born in the town.
14thC	The castle and town came into the possession of the House of Lancaster
1415	Henry V won the Battle of Agincourt
1536	Henry VIII imposed the Laws in Wales Acts 1535–1542 -making Monmouth a County Town
16thC	Priory was dissolved
1605	James I granted Monmouth a town charter by letters patent
1614	Monmouth boys' school founded
Early 17thC	Castle garrisoned by royalists
1644	Castle taken over by the forces of Parliament
Late 1644	Castle retaken for the king by Lord Charles Somerset
1646	Oliver Cromwell visited ordering the "Slighting" of the castle
1673	Great Castle House built
1685	The Monmouth Rebellion
17thC	Monmouth became renowned for the production of woollen caps.
Late 18thc	Monmouth becomes a popular destination for visitors, taking the "Wye Tour"
1724	The Wye Bridge and the Shire Hall were built
1802	Admiral Horatio Nelson visited Monmouth
1830	Priory Street was built
19thC	Monmouth become a centre for tourism, particularly with the advent of the Picturesque Movement.

2. Historic Development (cont...)

1840	Three leaders of the Newport Uprising were tried in Monmouth and sentenced to transportation to Tasmania
1857	Establishment of an official police force
1857 to 1883	Four railways built in and around Monmouth
1914	HMS Monmouth was sunk by German cruisers
1917 to 1964	Four railways shut
Late 19thC early 20thC	Rolls family built "The Hendre" on the outskirts of Monmouth, Charles Rolls established a new car making business with Henry Royce, but in 1910 he was killed in an aeroplane crash at the age of 32.
1963	Rockfield studios is established

NOTE: This statement is not intended to be a detailed historic report, account or complete description of the town, it only intends to describe the history and context of the town so that the significance can be understood and articulated, in short, what forms the essence of the town and what makes it unique and important in its historic, architectural, evidential, and communal terms

Historic Association¹

Monmouth has an association with significant historic figures, writers, personalities and celebrities (a selection of);

Geoffrey of Monmouth (1095 – c. 1155) was a Catholic cleric from Monmouth, Wales, and one of the major figures in the development of British historiography and the popularity of tales of King Arthur. He is best known for his chronicle "The History of the Kings of Britain".

Gilbert de Clare, 6th Earl of Hertford, 7th Earl of Gloucester (1243 – 1295) was a powerful English magnate. He was also known as "Red" Gilbert de Clare or "The Red Earl", probably because of his hair colour or fiery temper in battle. Edward II (1284 – 1327), also known as Edward of Caernarfon or Caernarvon, was King of England from 1307 until he was deposed in January 1327. Imprisoned in Monmouth castle.

Henry V (1386 – 1422), was born in the tower above the gatehouse of Monmouth Castle in Monmouthshire, and for that reason was sometimes called Henry of Monmouth

Horatio Nelson, 1st Viscount Nelson, 1st Duke of Bronte (1758 – 1805) was a Royal Navy officer whose leadership, grasp of strategy and unconventional tactics brought about a number of decisive British naval victories during the French Revolutionary and Napoleonic Wars. He is widely regarded as one of the greatest naval commanders in history.

Dame Emma Hamilton (1765 – 1815), known upon moving to London as Emma Hart, and upon marriage as Lady Hamilton, was an English maid, model, dancer and actress.

William Wilson Allen (1843 – 1890) was an English recipient of the Victoria Cross (VC) for his actions at the Battle of Rorke's Drift in January 1879, the highest and most prestigious award for valour in the face of the enemy that can be awarded to British and Commonwealth forces.

Philip Evans (1645 – 1679) was born in Monmouth, and educated at Jesuit College of St. Omer (in Artois, now in France). He joined the Society of Jesus in Watten on 7 September 1665
Writers and other notable associations are :¹

Brian Godding (1945 – 2023) was a Welsh pop, rock and jazz rock guitarist. He was a founding member of the psychedelic rock band Blossom Toes and was also a member of the jazz rock big band Centipede.

David William Edmunds (Born 1944) is a Welsh retired singer, songwriter, guitarist and record producer. Although he is mainly associated with pub rock and new wave, having many hits in the 1970s and early 1980s, his natural leaning has always been towards 1950s-style rock and roll and rockabilly.

John Philip "Jake" Thackray (1938 – 2002) was an English singer-songwriter, poet, humourist and journalist. (Resident)

Edward Thomas Butler (1957 – 2022) was a Welsh rugby union player, journalist and sports commentator. (Resident)

Katherine Mary Humble (Born 1968) is an English television presenter and narrator, mainly working for the BBC, specialising in wildlife and science programmes.

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Russell John Dammerall Grant (Born 1951) a British astrologer and media personality

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¹ <https://en.wikipedia.org/wiki/Monmouth>

The Arrival of Tourism²

In the 1770s, patriotic Britons were encouraged to stay at home to holiday, (due to war in Europe), where they would be safer.

With this in mind Reverend John Egerton (son of the Bishop of Hereford), commissioned a boat to take guests on a 2-day tour of the Wye River, starting at Ross on Wye and ending at Chepstow, with an overnight stay in Monmouth. This tour caught on and flourished into the first package holiday.

During this picturesque Wye tour, tourists stopped at set romantic and picturesque places along the way. Sites on the tour would include the evocative ruins of Tintern Abbey, this was seen as an equivalent of the 'Grand Tour' of western Europe.

Improved roads, health benefits and the chance to discover unfamiliar parts of the country were all attractive to domestic travellers. By the start of the 1800s, the river Wye was a firmly established fashionable holiday destination, with 20 guidebooks! The popularity continued through into the mid-1800s.

Even with the success of the river trips down the Wye, Ross was largely a rural economy with artisans living in the town centre.

²<https://www.wyevalley-nl.org.uk/exploring-wye-valley-aonb/heritage/the-wye-tour/>

Historical maps



Figure 5 - ©MAPS/NLS.UK – Monmouth 1968

Historical maps



Figure 6 - ©MAPS/NLS.UK – Monmouth 1888/1913



Figure 7 - ©<https://MAPS/NLS.UK> Tithe Map of Monmouth Parish 1844

Detailed Analysis of Individual Assets

This section considers the design, historic and current condition and form of the heritage assets individually.

As stated within Monmouth's LDP - *Monmouthshire is renowned for its rich, high quality historic environment, which is reflected in the wealth of conservation areas, listed buildings and scheduled ancient monuments within the County. Monmouthshire had 2,146 Listed Buildings in 2011, of which 2% were Grade 1, 10% Grade II* and 88% Grade II, it is also an important county for archaeology, with 169 Scheduled Ancient Monuments and 13 Areas of Special Archaeological Sensitivity. Monmouthshire is exceptionally rich in parks and gardens of historic interest, with over 40 identified in Part 1 of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.*

As stated within Monmouth's Conservation Area Appraisal - *The historic core character area comprises an informal grid of street, lanes and alleys and is focused on Agincourt Square. The complexity of the street plan, combined with an almost continuous enclosure from historic built form and its connectivity to other areas of equal special character such as the church environs and the castle give this part of the conservation area a particular richness.*

Monmouth Castle ³



Detailed Analysis of Individual Assets

Monmouth Castle was established between 1067-71, built by William fitz Osbern who chose this strategic position to guard the crossings by the Wye and Monnow rivers. This was built as an early Norman two-storeyed building with the hall and main apartments on the ground floor with an undercroft below. The east wall displays some Norman features: the small round-headed windows, the fragment of simple string course and the flat pilaster buttress in the south-east corner, one of a series which originally continued all along the wall. The entrance was at first-floor level on the south side.

The castle was held uneventfully by Norman lords as the headquarters of an independent lordship until 1267, when it was granted to Henry III's son, Edmund Crouchback, when he became earl of Lancaster. He built the large hall a rectangular building to the south of the Great Tower, a single storey building containing one large room used for the holding of courts.

In the mid-14th century, the upper part of the Great Tower was transformed by the insertion of large, decorated windows. The original entrance was replaced by a tall door, and the tower was reroofed. At this stage, 12th-century corbels of carved heads were reset high up in the east hall.

The castle was doomed after the Civil war, when it changed hands three times and was eventually slighted by the Parliamentarians. A local man's diary for 1647 records that on 30 March "the townsmen and soldiers began pulling down the great round tower, which stood where Great Castle House now stands, and that on 22 December 'about 12 o'clock, the Tower in the castle of Monmouth fell down, upon its side, whilst we were at sermon".

It is thought that the future King Henry V was born within the Great Tower and the Castle was once home to King Henry IV.

³ <https://www.castlewales.com/monmouth.html>

Great Castle House



Great Castle House was built in 1673 by Henry Somerset, third Marquis of Worcester on the grounds of Monmouth Castle. A grade I listed building and former town house, later used as an assize court and as a museum.

The house was built of mottled pink and grey blocks of old red sandstone, recycled from the gatehouse and Great Tower of the castle after its demise. The front facade of the structure is aesthetically symmetrical with a decorative doorway. The two side wings were added in the 19th-century. The interior plasterwork has been described as "astonishing", the first floor has a large room with extravagantly decorated ceilings. The plasterwork was mostly made by travelling craftsmen using established patterns but has been lavishly and ostentatiously fashioned with pendant floral festoons laced with ribbons in what were originally the Marquis's private rooms.

It is currently the headquarters of the Militia Regiment, later the Royal Monmouthshire Royal Engineers, the Senior Regiment of the Reserve Army.

Vauxhall House



As per Cadw listing –
A grade II listed farmhouse built early C19, shown on the Tithe Map of 1843.

A lime rendered and painted building, with a Welsh slate roof and several red brick chimneys. It has a L-shaped plan with a rear service wing. The building has two storeys, with three windows to the main south elevation. The left-hand bay is set slightly forward with the entrance in the centre bay, with a six-panel door and fanlight in an arched head, complete with a small hood over.

The majority of the windows are six over six pane box sashes. The three windows to the rear of the service wing have late C20 casements.

Drybridge House (now Bridges Community centre)



As per Cadw listing –

Built in 1671 by William Roberts, a gentleman of Monmouth and Gray's Inn, who was receiver and paymaster of the works at Windsor Castle throughout its great period of remodelling by Hugh May and Sir Christopher Wren. The house was enlarged and restored 1867 for C H Crompton-Roberts. The basic fabric of the main block is of 1671, but it was re-featured and heavily overlaid in a more Jacobethan style in 1867 when service wings were also added. It has been very little altered since apart from the addition of a considerable north-west wing in the late C20.

Constructed of coursed limestone rubble facings with ashlar dressings, red brick wing, Welsh slate roofs with ashlar stacks.

Drybridge House (now Bridges Community centre(Cont...))

A U-plan house composed of a classical Restoration block facing street, with Victorian enrichments in Jacobethan style; similar style to C19 west block and link range. It has a central solid ashlar porch in front of scrolled pediment containing carved cartouche and lettering 'Rebuilt 1671'; heraldic lion over 5-panel main door.

The interior is largely a fantasy of 1867, but some older material of uncertain provenance is incorporated in an eclectic manner, but all made up with Victorian work. Retains extensive fittings, some apparently from the C17 house plus elaborate C19 furnishings in Jacobethan style.

Reason for listing - Included in a higher grade for its exceptional interest as an unusual example of a substantial Restoration period house, built by a prominent official in the royal works at Windsor Castle. The house is also important because, though enlarged and altered, it retains a good number of its C17 fittings as well as others introduced in the later C19.

There are many many other listed buildings and scheduled monuments within Monmouth (as mentioned above on page 6) all of which have a story to tell about Monmouth's past history. These have not been considered within this document as they may not be affected by this development.

3.0 Statement of Significance

3.1 Principle Criteria for Assessment

Guidance was gained from the approach set out in Cadw's Conservation Principles document (Conservation Principles for the sustainable management of the historic environment in Wales, March 2011) as well as that set out in the more recent Annex 1 of the Consultation on best-practice guidance documents associated with the Historic Environment (Wales) Act 2016. Annex 1 is entitled Heritage Impact Assessment in Wales and sets out the general principles to consider when planning changes to historic assets.

Guidance was also gained through the Statutory protection, under the terms of the Historic Environment (Wales) Act 2023 and its supporting regulations -this means that any works that may affect the character of the listed building, or any of its ancillary buildings, as one of special architectural or historic interest need listed building consent. There is a presumption in the Act that Welsh Ministers will have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

This Plan also refers to National Planning Policy relevant to the historic environment comprises of Planning Policy Wales (PPW) (2024); and Technical Advice Note (TAN) 24 'The Historic Environment' (2017). Take note of Chapter 6 of Planning Policy Wales (PPW) (2024) - This sets out the Welsh Government's objectives to: protect the Outstanding Universal Value of the World Heritage Sites; conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy; safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved; preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; preserve the special interest of sites on the register of historic parks and gardens; and protect areas on the register of historic landscapes in Wales.

Also Monmouth Local development Plan 2011 – 2021 including; Strategic Policies RE2, LC5, NE1, EP2, DES1 and HE2 . Guidance has also been sort from the Monmouth Conservation area appraisal and Management document.

3.1.1 Historic England's Conservation Principles (April 2008) are listed below:

1. The historic environment is a shared resource
2. Everyone should be able to participate in sustaining the historic environment
3. Understanding the significance of places is vital
4. Significant places should be managed to sustain their values
5. Decisions about change must be reasonable, transparent and consistent
6. Documenting and learning from decisions is essential

3.1.2 BSI Standards Publication (BS7913:2013) states that:

'Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. [...] Understanding the significance of a historic building enables effective decision making about its future. '

3.1.3 National Planning Policy Framework 2021 (NPPF 2021) paragraph 199 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.2 Assessing significance

In order to assess significance four component values from Historic England's Conservation Principles and BSI Standards Publication were used as a basis. They are:

3.2.1 Evidential value:

Historic England describe this as being: "...the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them".

BSI Standards Publication (BS 7913: 2013) describes evidential value as "the potential of a place to yield evidence about the past"

NPPF 2021 describes evidential interest as "archaeological interest".

3.2.2 Historic Value

Historic England define historic value as being ..."..... from the ways in which past people, events and aspects of life can be connected through a place to the present". It tends to be illustrative or associative.

BSI Standards Publication (BS 7913: 2013) describes historic value as being "the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figures or events".

NPPF 2021 does not define historic value, but defines the historic environment as being all aspects of the environment resulting from the interaction between people (s) and places through time.

3.2.3 Aesthetic Value

Historic England and BSI Standards Publication (BS7913:2013) define aesthetic value as being "from the way in which people draw sensory and intellectual stimulation from a place.

NPPF 2021 does not define aesthetic value

3.2.4 Communal Value:

Historic England defines communal value as deriving from... '...the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

BSI Standards Publication (BS 7913:2013) states that communal value is derived from '[...] the meanings of a place for people who relate to it in different ways, associations with social groups and individuals'

The National Planning Policy Framework (NPPF 2021) acknowledges the importance of communal values and that in determining applications, local planning authorities should take account of... (b) "the positive contribution that the conservation of heritage assets can make to sustaining communities"

3.3 Levels of Significance

This section uses the information detailed in previous sections to assess the level of heritage significance of the site. This is achieved by assessing the evidential, historical, aesthetic and communal values detailed in Section 3.2 above.

Significance has been graded Exceptional, High, Medium, Low, Neutral and Negative based on assessment of the heritage values. Whilst this will always be, to a certain extent a subjective judgement, assessment is guided by the assets associated designations (are they a national or local designation, or undesignated), the grade of that designation (ie/ Grade I or Grade II listing), the guidance already referred to in this report, and is drawn on the experience of the author in producing such plans over a wide range of sites throughout the UK.

Exceptional significance is only considered for an asset of international, or of the highest national significance, with lowest significance referring to something of minor interest, or perhaps to an aspect of a building or sites that have been extensively modernised or altered (although individual elements within these parts may retain higher significance), and interventions that lower its heritage value and subsequent heritage significance.

There may also be elements that are of unknown significance. In this Statement, unknown significance might be found in below ground (ie. archaeology) or further documentary research that has not yet been uncovered. Unknown significance might also relate to areas of a site that might not be accessible.

This section is summarised in Table 1 which uses a simple traffic light colour system where red is the most significance, amber is medium, and green is lowest. This Table also considers the impact of the proposals on the significance of the site and analysis where impact will be enhanced or harmed, in a similar style to the way in which the BS 7913:2013 Value and Impact Table is used to judge significance and magnitude of impact.

3.4 Heritage Values

Monmouth: Group Value

VALUE EXCEPTIONAL: Evidential/Historic/Aesthetic/Communal

In comparing and contrasting with other buildings and sites it is considered that Monmouth and its wider context, has the potential to be considered as being of exceptional significance as a market town of exceptional historic, evidential, aesthetic and communal significance.

3.4.1 Monmouth Historic Park and Garden:

VALUE EXCEPTIONAL: Evidential/Historic/Aesthetic/Communal

Monmouthshire has 48 registered parks and garden, five are listed at Grade I, nine at Grade II*, and thirty-four at Grade II, six of these are within Monmouth town centre

it has two gardens of significance to the town and should be considered as being of MEDIUM significance.

Chapel house (Grade II) - An early 18th century town house garden, with terraces running down to the river Monnow supported by brick revetments. The brick foundations of an orangery remain, although the building is gone. The lowest level terrace, bordering the river, was the site of an orchard. The RCAHMW considers the garden a "rare survival".

Chippenham Mead (Grade II) - Originally common land in the centre of the town, Chippenham was later developed as an urban park. The paths, lined with limes and sycamores, were laid out in 1909. In the 19th century, the mead was notable for its horse racing events and in the 21st it accommodates sports grounds and a children's playground. It lies next to the River Wye and is protected by flood defences at its northern end.

The Kymin (Grade II) - The Kymin was developed in the late 18th century as a picnic spot and bowling green by members of the Monmouth Picnic Club, a group of the "first gentlemen" of the town. The Round Tower was constructed as a banqueting house and the Monmouth antiquarian Charles Heath recorded in his 1807 history. After 1800 the Naval Temple was built to celebrate Britain's maritime victories. Sir Richard Colt Hoare, who visited in 1803, was unimpressed, describing it as "in very bad taste"

Nelson Garden (Grade II) - An 18th century town house garden, with a pavilion which commemorates a visit to the town by Lord Nelson in 1802. The original summerhouse was replaced in the 1840s, but elements, including Nelson's seat, were incorporated into the new structure. The garden is now managed by a trust which seeks to restore the garden, ensure its future and enable public access

St Johns House (Grade II) - A town house garden dating from the dating from the 19th century. It contains a cast iron Coalbrookdale verandah which can be dated to between 1840 and 1872, the period in which its manufacturer advertised it for sale. A former tennis court, laid out just before the First World War, is now lawned

Troy House (Grade II*) - Troy was built c.1670 by Henry Somerset, 1st Duke of Beaufort as a wedding gift to his son Charles. The gardens and park contain elements typical of a country estate, including an important walled kitchen garden which has a separate Grade II* listing. The estate remains privately owned and was sold at auction, with the house in a state of considerable dilapidation, in 2021

3.4.2 Monmouth Castle:

VALUE HIGH: Evidential/Historic

The majority of the castle and architectural detail has been lost, but the history of the structure is very prominent throughout the town. The Castle is of HIGH evidential and historic significance for its once held position as a central feature in the overall design and appearance of the town. The historical value is because of its physical embodiment of past events, power dynamics, and societal structures.

It has communal significance for its location adjacent to the Great Castle House, which is currently part museum and Royal Monmouthshire Royal Engineers (Militia), the senior regiment of the Reserve Army.

3.4.3 Great Castle House

VALUE HIGH: Evidential/Historic/Communal/Aesthetic

The Great Castle House appears to be in great condition, altered in the 19thC where the two wings were added, has some very decorative interiors which makes this structure of HIGH evidential, historic, communal and aesthetic value. Even the building feels tucked away from the main bustling high street, Castle house still forms part of the overall design and appearance of Monmouth. The wonderful grey and red sandstone blocks and its symmetric design are very grand, almost dwarfing some of the other buildings within its vicinity. The building sits adjacent to the Castle ruins and within its grounds, making it arguably more aesthetically significant.

3.4.4 Vauxhall House

VALUE MEDIUM: Evidential/Historic

Despite the loss of some architectural detail and a conservatory being added to Vauxhall house it still has MEDIUM evidential, historic and aesthetic value. This is due to historic link to Mr. Tibbs, landlord of the Beaufort Arms Hotel, who in the late eighteenth century, laid part of the land out to be “pleasure grounds”, this later became known as Vauxhall after Vauxhall Gardens in London. The house is on the north edge of the Vauxhall grounds and has the Royal Monmouthshire Royal Engineers (Militia) building to its west.

Some of the aesthetic value is lost because of the 21stC alterations. The communal link is really understood through the naming of the fields rather than the house per se.

3.4.5 Drybridge House

VALUE HIGH: Evidential/Historic/Aesthetic/Communal

Drybridge House is of HIGH evidential, historic, communal and aesthetic significance for its rich tapestry of history and link to Windsor Castle and Sir Christopher Wren via William Roberts. The building is a major feature within the overall design and appearance of the historic market town. More significance can be achieved with the thought that a building has been on this site for the past “480+ years”, first as a black and white timber structure typical of the Marches area, then the stone structure complete with alterations that we see today. In 1867 Charles Crompton-Roberts restored the property and added a wing to it, he was also interested in horticulture and sport and designed a parkland garden with an exceptional collection of trees and a cricket pitch, upon which W. G. Grace and his brother played in a team against a Monmouthshire side.

3.4.6 Monmouth Conservation Area

VALUE HIGH: Evidential/Historic/Aesthetic/Communal

Graded as HIGH. Monmouth conservation area is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a conservation area on 12th January 1976. The area established includes the old town, the area beyond Monnow Bridge in Overmonnow, and the surrounding meadows and fields, forming a natural setting for the castle and town

3.4.6 Monmouth Conservation Area (cont..)

Monmouth's historic core is in reasonable condition. There are many historic buildings that line the main and side roads, with a smattering of scheduled monuments dotted here and there. The shop fronts and privately owned homes as in many market towns are struggling to keep any form of originality and many features have been lost. The whole town would benefit hugely from a Historic England's High Street Heritage Action Zone funding program for town centre improvements. Church Street and White Swan Court are benefiting in some respects with recently funded regeneration funded work (2024), but this is more for lighting, signage and rebranding.

The town has significance in abundance; its evidential and historic value can be summed up with its inclusion within the doomsday book 1086. Where records show "Monmouth as a settlement in the hundred of Castle and the county of Herefordshire, with a population of 15 households". You could pick a few points in history where perhaps Monmouth was first officially recognised as a place of importance -

c. 54-68AD The earliest Roman fort in Wales.
1066 - 1069 Monmouth Castle – Motte and bailey construction
1075 - Benedictine priory was established

The aesthetic value of the main high street is slightly watered down due to some of the unkempt buildings that straddle the main arteries that guide you through Monmouth, but all in all there is an underlining sensory attraction and intellectual stimulation from this lovely peaceful town when you slip down one of its many side streets.

The communal value is plain to see when you visit Monmouth, the markets that still take place within the town centre, the bustling high street, the gatherings for service at St Mary's church, the Monmouth civic society, Monmouth Bridges Centre and rotary club.

3.4.7 Key views and Vistas of Monmouth which form part of the setting

VALUE MEDIUM: Evidential/Historic

The town's landscape setting is a significant element of its character. Located on the rivers Wye and Monnow, the town sits in a fertile plain surrounded by rolling hills. Meadows and fields form a natural, historic setting to the castle and town. The elevated land form around the town provides opportunities for long views into Monmouth – Mentioned in the Monmouth Conservation Appraisal – "The Regency banqueting house and Naval Temple on the Kymin command extensive panoramic views of Monmouth and Monmouthshire looking to the Brecon Beacons encompassing the Black Mountains. Key historic buildings are important landmarks in these views. The tall, slender spire of St Mary's Church punctuates the skyline set off by the rich purples of surrounding copper beech trees".

•The substantial proportions of Great Castle House make it stand out against the background of Vauxhall Fields.

- The Neo Tudor Monmouth Boy's School signals the entrance to the town overlooking the Wye with the late Victorian Tudor/Jacobean gables of the Girls' School prominent on the hill adjacent to Old Hereford Road.

- The brown/orange shades of 20th century housing appear in the foreground at Wyesham and are mirrored in the background with the extensive estates of Rockfield.

Glimpses -

- There are glimpsed views of the church spire and church in its walled setting with mature churchyard trees. These are to be had from the junction of St John's Street and Agincourt Street, from Glendower Street car park, Wyebridge Street, Burgage, Drybridge Street and the castle ruins
 - There are glimpsed views into the town from the riverside allotments to the south of the town at the confluence of the River Monnow and River Wye.
 - There are views south from the Monmouth cemetery to the distant Lydart Hill and Penalt.
 - Views south-east along Cinderhill Street are framed by the Kymin.
- All of the above are listed within the Monmouth conservation appraisal as views of significance.

The evidential and historic value is graded at **MEDIUM**. Many famous people have gained inspiration from Monmouth and its surrounding area. Poets, artists, philanthropists and other dignitaries have all flocked to this historic town and enjoyed its custom, hospitality and hidden beauty. All of which have left a little bit of history in its wake, from Henry V & IV, Thomas Tudor to Jon & Geoffrey of Monmouth and Rohese de Clare.

3.5 Structures and buildings which form part of the setting

3.5.1 Monnow Street

VALUE MEDIUM: Evidential/Historic/Aesthetic/Communal

Medium for their status as Grade II listed buildings and for their outstanding design and aesthetic contribution towards the form and design of Monmouth Town and the setting of the main high street.

3.5.2 Priory Street

VALUE HIGH: Evidential/Historic/Aesthetic/Communal

High for their group status of Grade II % II* listed buildings and for their outstanding design and aesthetic contribution towards the form and design of Monmouth Town and the setting.

3.5.3 Agincourt Square

VALUE MEDIUM: Evidential/Historic/Aesthetic/Communal

Medium for their status as Grade II listed buildings and for their outstanding design and aesthetic contribution towards the form and design of Monmouth Town and the setting.

3.5.4 Drybridge Street

VALUE MEDIUM: Evidential/Historic/Aesthetic/Communal

Medium for their status as Grade II listed buildings and for their outstanding design and aesthetic contribution towards the form and design of Monmouth Town and the setting.

4.0 Planning Policy

4.1 National Legislation and Policy

4.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990:

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990: Sections 16 (2) and 66 (1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

4.1.2 National Planning Policy Framework

National Planning Policy relevant to the historic environment comprises of Planning Policy Wales (PPW) (2024); and Technical Advice Note (TAN) 24 'The Historic Environment' (2017).

Take note of Chapter 6 of Planning Policy Wales (PPW) (2024) - This sets out the Welsh Government's objectives to: protect the Outstanding Universal Value of the World Heritage Sites; conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy; safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved; preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; preserve the special interest of sites on the register of historic parks and gardens; and protect areas on the register of historic landscapes in Wales.

4.2 Local Development Plan and Supplementary Guidance

Monmouth Policy Documents including:

Policy H5 – Replacement Dwellings in the Open Countryside

Policy RE2 - The Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use

Policy LC5 – Protection and Enhancement of Landscape Character

DES1 – General Design Considerations

Policy HE1 – Development in Conservation Areas (development is outside but good for reference)

Policy HE2 – Alterations to Unlisted Buildings in Conservation Areas (development is outside but good for reference)

5.0 Proposals and their impact on Heritage Assets

This Section allows a more detailed description and discussion of the proposals.

Heritage Assets Considered include Monmouth Castle, Great Castle House, Vauxhall House and Drybridge house and the Monmouth Conservation Area.

It is proposed that the Poultry Units site is included as an employment allocation within the replacement LDP. Future development proposals for the site would potentially include:

- The conversion of 2no vacant poultry units and grounds into 2no mixed use units
- Soft landscaping to enhance the existing Ground floor
- New carparking area to take up to 98no Cars, minimum of 6no Motorcycles and a minimum of 10 No Bicycles.
- Create a new entrance

5.1 Conversion:

The former disused poultry sheds were built in the period between 1971 and 1981 (exact date unknown). They were constructed with timber frames, clad with timber and roofed in profiled metal. The sides of the sheds were clad in metal sheets and altered at some stage for security measures. The dimensions of the existing poultry units measure 125m in length, 18.6m in width and 4.85m to ridge height.

As part of the proposed future works, it is proposed that the buildings are to be finished in vertical jointed or lapped softwood boarding with satin finish, and new colour-coated steel profiled sheeting to the roof. There are horizontal windows finished in colour coated steel/aluminium doors and grey foiled uPVC windows. There are glazed apex roof lights in the place of ridge vents.

It should be noted that the Former Poultry Units are not listed buildings and do not sit within Monmouth's conservation area. but they are a building of interest as they sit within the setting of a grade I scheduled monument.

Construction/alteration of the buildings from former poultry units into mixed use business units this allows for the economic reuse of the buildings. In the absence of an economic alternative, and with the buildings now at considerable risk of deterioration from lack of use, it is considered that this development is an acceptable approach. There is no internal or external historic fabric within this building.

5.2 Demolition:

It is proposed to alter the existing buildings to accommodate the development by reducing the length at the southern end of the building. In the case of Unit 1, 22.6m is being demolished; with Unit 2 a length of 18m is being demolished - this is to create the necessary space to accommodate a vehicle access to feed into the central space and car parking to the south of the site. The height of the proposed scheme is the same as existing at 4.85m to ridge.

5.3 – Monmouth Castle - Impact on Wider Setting, Historic Assets and Views into the Conservation Area:

A. From Inside the Poultry unit compound looking east towards Monmouth Castle



Figure 8 – Taken at approx. 5m in height looking towards the Castle ruins



Figure 9 – Taken at approx.. 10m in height looking towards the Castle ruins



Figure 10 – Taken at the same height as the top of the Great tower looking towards the former Poultry units



Figure 11 – Photo from the Monnow river in front of the castle approx.. 2m in height



Figure 12 – View from the fields to the north of the poultry units approx.. 2m in height

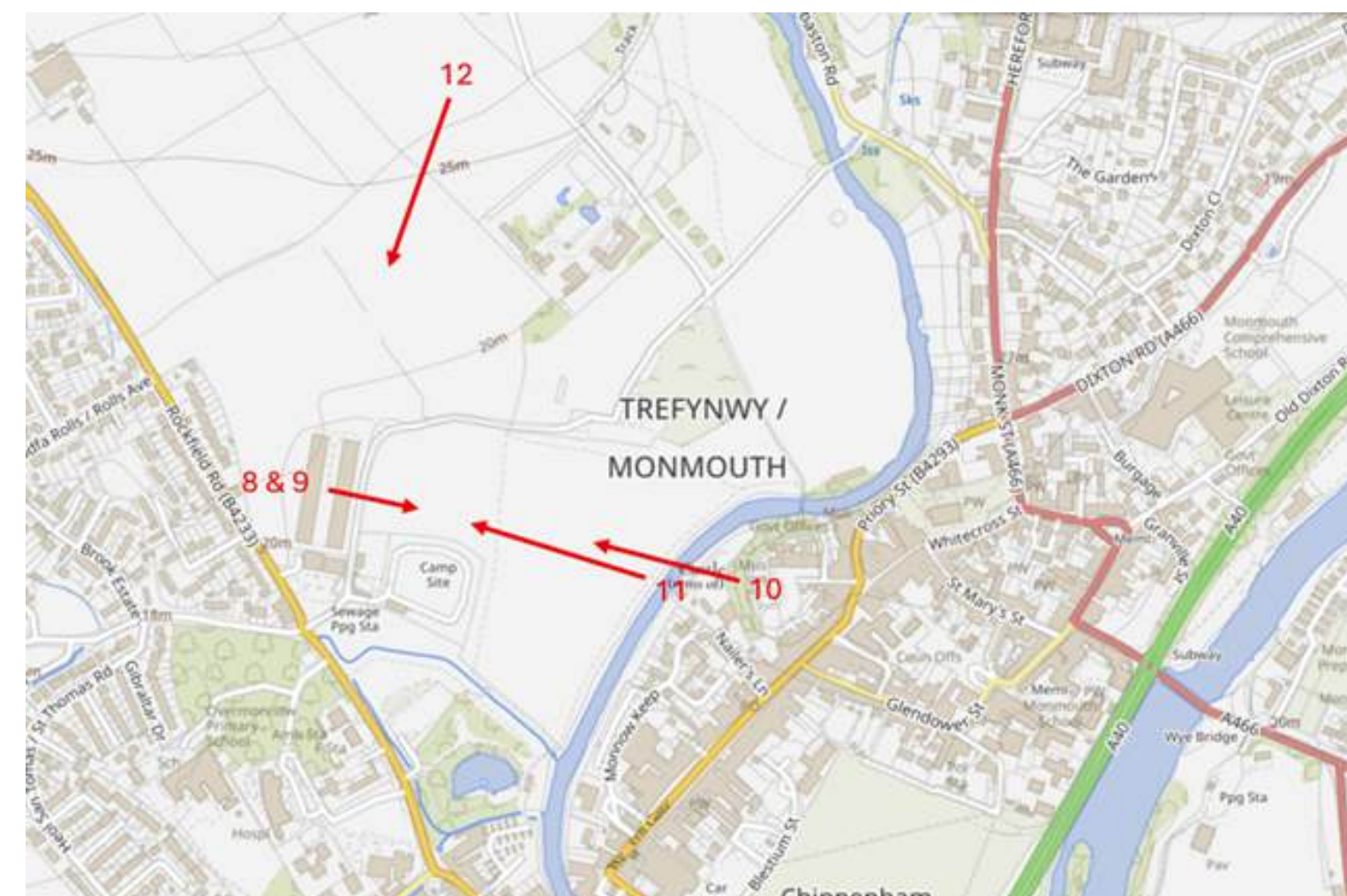


Figure 13 – View points

1. Photo (fig 8) - from the former Poultry units is taken using a DJI Mini Pro 4 at approx. 5m high just above the ridge of the building looking towards Monmouth Castle. The reasons behind this photo are self-explanatory, the foliage growth in front of the poultry units is so mature, it was impossible to see out from the site.
2. Photo (fig 9) - from the former Poultry units is taken using a DJI Mini Pro 4 at approx. 5m high just above the ridge of the building looking towards Monmouth Castle. The reasons behind this photo are to establish, if at height more of the Castle was visible
3. Photo (fig 10) – Taken from the same height (15m approx.) as the great tower, Monmouth castle, looking towards the former poultry units. Approx.. 500m. This would be the same view from the Great Castle house upper floor.
4. Photo (fig 11) – Taken from the Monnow River in front of the castle approx. 2m in height, 350m away.
5. Photo (fig 12) – View from the fields to the north of the poultry units approx. 2m in height

To note: There are no direct views from Vauxhall House and Drybridge House

Conclusion:

It is considered that the proposed development of the former poultry units will not detract from the character of the wider setting, change the wider views and the setting of Monmouth Castle, Vauxhall House, Drybridge House and Great Castle House and/or the Conservation Area.

It's believed the development to be an improvement to these poorly maintained buildings, which could be considered an eyesore within the vicinity of the historic market town.

The new development will enhance this area, somewhat help the historic and architectural character of the setting and the Conservation Area. The materials chosen to clad the buildings are sustainable and will soften and blend the new buildings into the surrounding landscape.

The extra planting which is suggested within the soft landscape proposals (TDA.2434.02(A)) will also help hide the proposed development from view within the open countryside.

The restricted view from the great Castle house towards the former poultry units is a slight negative point of the proposed development but the positives of upgrading this area, will outweigh the this.

It should be noted that a small development directly south of the poultry units was agreed and built in 2017.

5.4 Key Areas that inform this assessment are:

- The character and significance of Monmouth, including its value as a whole and the value of its component parts and the need to ensure that any proposal does not impact on this significance
- The potential impact that any development would have on the significance of the setting of the neighbouring Grade I scheduled monument
- The potential impact that the development would have on the character and appearance of the Monmouth Conservation Area including views from other listed buildings
- The need to consider new proposed surfaces and finishes and how they interact with the original designed elements of the building.
- The potential impact that the proposal might have, including increased usage from pedestrians and other traffic on the site.

The methodology for assessing the impact against significance is to consider each component of the proposal as outlined within this document and the key definitions and description of development as listed in Section 5.1 above, and its impact on the heritage values of the site as a whole and its individual assets.

This process is recorded as a dialog, and as a summary checklist by individual asset/ designation which forms the Impact on Significance Table. The table has the advantage of providing an “at a glance” record of impact by asset while Section 5 is able to consider elements of the proposals in more detail where required.

Both Section 5 and the Impact on Significance Table refer to published guidance including Historic England’s Conservation Principles and “Heritage Values”, BS 7913 Guide to the Conservation of Historic Buildings and use the recommended Assessment Check List – Step 3, in Historic England’s the Setting of Heritage Assets.

The potential to enhance significance, where this might not have already been identified, is also noted.

5.4.1 Clearance and preparation of the site and to facilitate future redevelopment.

Current condition: Former Poultry Units are not listed buildings or registered as buildings of interest but sits within the visual setting of a grade 1 scheduled monument.

The area to be included as an allocation in the Deposit LDP The area and to be cleared and prepared for future redevelopment falls outside of the Conservation Area designation. The character of the area is currently unkept and overgrown with 2 large poultry units straddling north to south. There is temporary heras fencing surrounding the plot. The potential development area will front onto Rockfield Road (B4233).

Proposals:

The proposals allow for the re-landscaping of this area, the alteration of 2no poultry units into multiuse units. There will be the allowance of 98 carparking spaces, min. 6no motorbikes and 10no bicycles.

Impact on individual Heritage Values:

The proposals do not impact on the physical fabric of any heritage assets and it is considered that they have no impact on the **evidential** heritage values of assets or their settings.

Historic value: no impact.

The proposed unit's **aesthetics** have been carefully and sympathetically designed so that their scale and character will not impact, but will enhance, the setting and character of this area within Monmouth.

The proposals do not have any impact on the **communal** activities in the area.

Impact Conclusion:

The proposals will have no impact on the **significance** of the heritage assets in the near vicinity but will enhance and improve the character and appearance of the setting.



5.4.2 - Summary of Significance and Impact on Heritage Assets individually and as part of group

Item	Heritage Asset	Statutory Designation	Level of Significance	Brief Description	Brief Description of Change and Magnitude of Change	Impact Heritage Values	Safeguarded/Impacted: [E] : Evidential / [H] : historic [A] : Aesthetic / [C] : Communal
1.	Monmouth Castle	Scheduled Ancient monument, Grade 1 listed building, within the conservation area	High	Medieval Castle	Impact on setting or monument	No impact	[H] & [E] values will be safeguarded, and the setting of the Grade I monument is preserved. [C] & [A] will be safeguarded.
2.	Great Castle House	Grade I listed building, within the conservation area	High	Great town house	Impact on setting	No impact	Heritage Values will be safeguarded through the proposed works
3.	Drybridge House	Grade II*, within the conservation area	High	Large town house	Impact on setting	No impact	Heritage Values will be safeguarded through the proposed works
4.	Vauxhall House	Grade II, within the conservation area	Medium	Farmhouse	Impact on setting	No impact	Heritage Values will be safeguarded through the proposed works
5.	Monmouth Conservation Area	Conservation area	High	There are several areas of quite distinct character	Positive impact on a Conservation Area through refurbishment of derelict buildings	Positive	[E]: Evidential – none [H]: Historic – none [A]: aesthetic – positive [C]: Communal – none

6.0 Conclusion

The proposal for the Former Poultry Units has considered the setting, scheduled monuments and listed buildings that surround it. The proposals will make a considerable improvement to the surrounding area, they will enhance the direct setting, without detracting from the beauty of the conservation area.

This document establishes a framework for assessing proposals and their impact on the setting's significance. It is intended as a continuous and evolving process.

The proposals for the former poultry units aim to revive the dormant area, promoting usage and further regeneration.

It is considered that the proposed development of the former poultry units will not detract from the character of the wider setting, change the wider views and the setting of Monmouth Castle, Vauxhall House, Drybridge House and Great Castle House and/or the Conservation Area.

It is essential that this “Statement” is seen as part of an ongoing process, which the proposals and any other/new proposals/ developments continue to be tested against.

7.0 Cadw Listing

7.1 Listed Building entry for: Monmouth Castle

Full Report for Listed Buildings					
			 		
The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.					
Summary Description					
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
2216		I	Designated	15/08/1974	10/08/2005
Name of Property		Address			
Monmouth Castle					
Location					
Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Monmouth	Monmouth	Monmouth	350675	212872
Street Side		Location			
W		The Castle is situated on a commanding site on the east bank of the river Monnow at the highest point of the town and just north of the town square.			
Description					
Broad Class		Period			
Defence					

History

Substantial portions remain of the C11-12 Norman castle. This was developed during the C13-14 to form the nucleus of an elaborate defensive system in the centre of Monmouth, together with the town walls and ditches and other surviving features such as the Dixon Gate (now incorporated in The Nag's Head Inn (qv), Monnow Bridge (qv) and Clawdd du Bridge (qv). The Castle was extended and improved by John of Gaunt in the mid C14 and was the birthplace in 1387 of Harry of Monmouth, later Henry V. The Castle was involved in the Civil War on the Royalist side after which it rapidly became ruinous. The great Round Tower, illustrated by Speed, was demolished in 1647 to make way for Great Castle House (qv), which was constructed in 1673 using the recovered stone. The Great Hall continued in use as a courtroom until 1724 which probably ensured the survival of at least part of the structure. Today significant remains exist only of the Keep or Great Tower which was much altered in C14, probably c1360 and of the Great Hall which was added in mid C13, possibly 1270. The Castle was in the ownership of the Worcester and Beaufort families until the C20 when it became vested in the Ministry of Works.

Exterior

Built largely of purple and red local sandstone rubble with quoins and repairs in dressed sandstone, and patching, much of this is C20, to the projecting corners of the Great Tower. The surviving walling is more considerable than at first appears. The Great Tower is a large rectangular one with wide faces and three clasping buttressed corners. The walling between is largely missing on the north (river) side and at the south-east corner; slighted following the Civil War and then robbed afterwards to build Great Castle House in 1673. The architectural character of the openings changes in the upper walling as does the stone type indicating a major strengthening and general improvement in the late C14. One opening at this level has a cusped ogee head while the doorway into the Great Hall has a head with a triple mould. The adjoining Great Hall is more ruinous despite having stayed in use as a courtroom until 1724. The north and west walls survive, the taller having two large windows.

Interior

Interior only partly inspected at resurvey.

Reason for designation

Included and highly graded despite its ruined state as the key historic building in the development of the town of Monmouth. Scheduled Ancient Monument: MM159(MON).

7.2 Listed Building entry for: Great Castle House

Full Report for Listed Buildings




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Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
2217		I	Designated	15/08/1974	20/07/2006

Name of Property	Address
Great Castle House	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Monmouth	Monmouth	Monmouth	350709	212915

Street Side	Location
N	Great Castle House is situated in the castle enclosure at the highest point of the town and just north of the town square.

Description

Broad Class	Period
Education	

History

Built by the first Duke of Beaufort in 1673 (dated), Henry Somerset as he then was, and at that time President of the Council of Wales and the Marches. On the site of the Great Round Tower of Monmouth Castle and likely to have been built from the recovered stone from that and from the Castle Gatehouse also demolished at that time. The old fashioned nature of the design indicates a local architect, and no attribution has so far been made. The house was built as the town house for the Beauforts on their Monmouthshire estates, which had largely been the property of Tintern Abbey and were taken over by Lord Somerset after the Dissolution in 1539; and for ceremonial purposes concerned with the Duke's Presidency. The house was, however, quickly relegated in importance as Troy House came into use in 1684. It was now used for offices and for the agent of the Beaufort estates, but in c1700 it was taken over for state use as the Assize Courts which moved from the Great Hall of the Castle (qv). This use involved the complete rearrangement of the first floor as the Court Room. This lasted only until 1724 when the Courts moved into the new Shire Hall in Agincourt Square (qv), but the house continued as the Judge's Lodging. Later it reverted to the Beaufort Estate and was then tenanted for various uses including a girls' boarding school, which it was when Archdeacon Coxo visited in 1798; Castle House 'now occupied by Mrs. Elizabeth Tudor, mistress of the most respectable school for young ladies in this part of England'. In 1852 Great Castle House became the headquarters of the Monmouthshire Militia and side wings were added in 1863 after a lease was granted on the buildings by the Duke of Beaufort. The house was passed into state ownership when the Beauforts sold up their Monmouth estates in 1901 and retired to Badminton House. The house is now occupied as the regimental headquarters of The Royal Monmouthshire Royal Engineers (Militia), the senior non-regular unit of the Army and the left wing also houses the Regimental Museum (opened 1989).

Exterior

Old red sandstone ashlar with much patching,probably rendered and limewashed formerly; old tile roof with stone and brick chimneys. The style of building, however, tends to reflect the spirit of an earlier age. It is a fine symmetrical design but more Jacobean than Carolean in character with only the slightest influence of classicism. Three storeys, attic and cellar, formerly free standing, the wings were added in c1863. Five bay front, 1 + 3 + 1, the outer bays wider, and projecting slightly as wings, so originally a semi-H-shaped plan harking back to c1600, which should be compared with the contemporary, but much more sophisticated, Tredegar House (qv). Plinth at ground floor. Heavy moulded string courses above windows which are of 3-lights in the outer bays and 2-lights in the centre, with transoms on the ground and first floors. A central feature rising through the ground and first floors framing entrance door, and first floor windows, consisting of pairs of slightly projecting columns, partially fluted on the first floor, supporting central spoked lunette, which reads '1673'. Ribbed double doors with C19 lamp at centre. Steps up to door. The first floor central window appears to have been altered, but its original form is uncertain. The second floor is lower with smaller windows. All windows with lattice glazed casements except for the basement windows of which only the fixed top parts are above ground. Heavy coved eaves cornice. Hipped roof with three hipped dormers with casements, tall brick stacks at each end. At either side are different but closely matching early C20 wings of two storeys on left, and one storey and basement on right with coved eaves cornice, tile roofs and mullioned and transomed windows. The left wing has five bays with the first set forward, two arched doorways with voussoired surrounds, strong string course between floors, two brick stacks. The right wing is in five straight bays with a door on the upper floor in bay 4, no string course, brick stack. The return elevation has a 3-light window below and a 2 and a 3-light mullion-and-transom window above. The rear elevation is more altered with partly glazed additions, but the projecting stair wing can be seen.

7.2 Listed Building entry for: Great Castle House (cont..)

Interior

The interior has a large central hall with rooms on either side and the staircase in a tower behind. The Hall has a compartmented ceiling with two cast iron Doric columns added as support in the early C19. Early C18 panelling and joinery dating from the alterations of c1700 when the Assize Courts were brought in. The elaborate chimneypiece with its plaster overmantel and swags is of 1673. The room on the right (CO's office) has elaborate moulded panelling which appears C17 in character but does not fit against the cornice properly. The plasterwork, with the fine ceiling, is of 1673. The room on the left (Adjutant's Office) is very plain in comparison. The main dog-leg staircase has widely spaced twisted balusters, a closed string, panelled newel posts with ball finials and moulded handrail. All these features are repeated on the wall side. The stair rises to the attic, but with plainer balusters on the top flight. The secondary staircase, which is accessed through a studded iron door and rises to the first floor only, is narrower, but has a similar character and details. The first floor is now given over to one large room, once used as the Assize Court, although clearly formerly divided into five rooms; the Criminal and Civil courts met together in the same room. There was originally a large room in the centre and smaller rooms front and rear in either wing. The present room has five distinct plaster ceilings of differing character, some heavily and exuberantly moulded with wreaths, fruit, figures, circles and ovals, with daring undercuts and projection. All these are of 1673, but the panelling and fireplaces are c1700 and this can be clearly seen where the panelling does not fit properly against the cornices. Two fireplaces with bolection mould surrounds, one in speckled grey marble. This remarkable room is now the Regimental Officers' Mess. Plain office conversions on the upper floor. The attic shows a roof construction which has had considerable alterations and timber replacement as well as a large C20 timber reinforcement. The principals and many rafters are C17 however. Extensive vaulted basement. The interiors of the added wings are both altered and utilitarian but continue with some of their original uses, especially the Quartermaster's Stores in the right wing. The left wing houses the Museum of the Royal Monmouthshire Royal Engineers on the ground floor and offices above.

Reason for designation

Included and highly graded as an exceptionally fine example of provincial Carolean architecture and (along with The Shire Hall) is one of the two finest secular buildings in Monmouth.

7.3 Listed Building entry for: Vauxhall House

Full Report for Listed Buildings



The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
85234		II	Designated	10/08/2005	10/08/2005
Name of Property		Address			
Vauxhall Farmhouse					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Monmouth	Monmouth	Vauxhall	350525	213410
Street Side		Location			
SW		About 500m north of Monmouth Castle looking south across Vauxhall meadows.			

Description

Broad Class	Period



7.3 Listed Building entry for: Vauxhall House (cont..)

History

Early C19 with the only alterations some re-windowing and a conservatory added to the rear wing. Apart from the conservatory, it is shown as now on the Tithe Map of 1843.

Exterior

Rendered and painted throughout, with Welsh slate roofs and red brick chimneys. L-shaped plan with rear service wing. Two storeys, with three windows to the main south elevation. The left hand bay is set slightly forward with the entrance in the centre bay. 6-panel door with fanlight in an arched head, small hood over. The windows are 6 over 6 pane sashes. Low pitch roof with hip on left hand bay, stack at either end. Three window rear service wing with late C20 casements on the west side and conservatory on the east side, two brick stacks.

Interior

Interior not seen at resurvey.

Reason for designation

Included for its special architectural interest as an early C19 farmhouse which retains its character.

7.4 Listed Building entry for: Drybridge House

Full Report for Listed Buildings



The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade II*	Status Designated	Date of Designation	Date of Amendment
2852				06/03/1991	10/08/2005

Name of Property	Address
Bridges Community centre (formerly Drybridge House)	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Monmouth	Monmouth	Overmonnow	350244	212567

Street Side	Location
N	Situated on the west bank of the River Monnow; in its own grounds at the junction of the roads to Rockfield and Dingestow.

Description

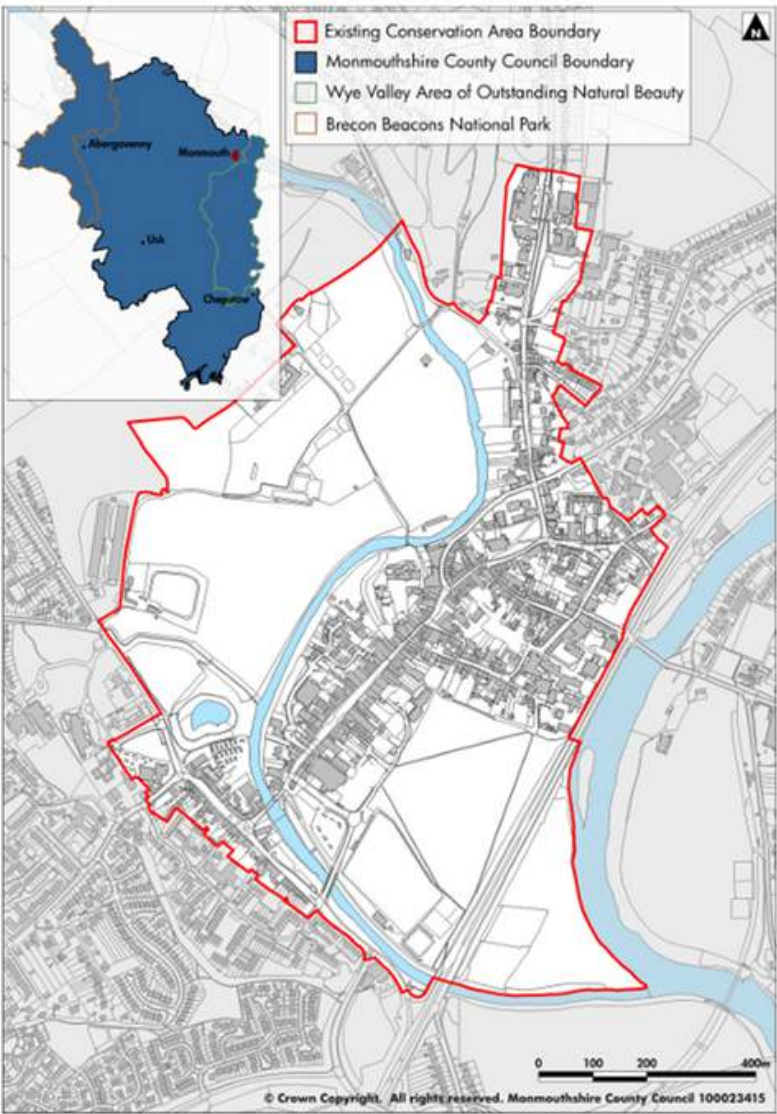
Broad Class	Period
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7.4 Listed Building entry for: Drybridge House (cont..)

History Built in 1671 by William Roberts, gentleman of Monmouth and Gray's Inn, who was Receiver and Paymaster of the works at Windsor Castle throughout its great period of remodelling by Hugh May and Sir Chistopher Wren. The house was enlarged and restored 1867 (datestone) for C H Crompton-Roberts. The basic fabric of the main block is of 1671, but it was refurnished and heavily overlaid in a more Jacobethan style in 1867 when service wings were also added. It has been very little altered since apart from the addition of a considerable north-west wing in the late C20.
Exterior Built of coursed limestone rubble facings with ashlar dressings, red brick wing, Welsh slate roofs with ashlar stacks. U-plan house composed of a classical Restoration block facing street, with Victorian enrichments in Jacobethan style; similar style to C19 west block and link range. Symmetrical two storey-plus-attic, five window entrance elevation. Central solid ashlar porch in front of scrolled pediment containing carved cartouche and lettering 'Rebuilt 1671'; heraldic lion over 5-panel main door. Attached two-storey window bays with Jacobethan overthrows and similar outer bays, all linked by weathered stringcourses. Windows are marginally glazed sashes with 3 over 3 panes, except for the attic ones which are 3 over 3 equal panes. Hipped roof swept over bracket eaves broken by dormers and centrepiece; topped by heraldic finial, attic and first-floor windows linked by panel inscribed 'Restored 1867'. Five tall stacks to main roof. Left return : Similar one-window south end; set-back red brick service wing with two-storey Doric porch in angle beyond entrance to yard. The service wing is mainly of 1867 in detail, but the brickwork suggests that there possibly may be some C18 fabric. Right return (garden elevation) : Twin ranges to garden frontage treated as before, plus ground-floor splayed bays, timber to left end, ashlar with mullions and transoms to right end, 6-light with two mullions. Large heraldic carving to inner left wall and low arched doorway offset to centre range. Some marginal glazed sashes, some 6 over 6 pane. Added screen walls for modern stair against inner right wall. Rear elevation with St. George and Dragon panel to chimney breast and tall two-storey, ashlar splayed bay; centre masked by modern extension incorporating a mullioned window with carved heads of the 'Three Sisters' taken from the older house. Further single storey range to south with oriel and a square bay with carving of King David harping. Large wing added to rear in late C20.
Interior Only the ground floor was inspected at resurvey. The interior is largely a fantasy of 1867 but some older material of uncertain provenance is incorporated in an eclectic manner, but all made up with Victorian work. Retains extensive fittings, some apparently from the C17 house plus elaborate C19 furnishings in Jacobethan style. Two-storey entrance hall with beamed ceiling on lion mask brackets; balustraded gallery to inner side over twin (C17?) timber arcades; C19 panelling, doors etc. plus Georgian overmantel. Partly late C17 inner hall with low beamed ceiling leading to large C19 ballroom incorporating C17 features. Plasterwork ceiling with ribs, pendants and Gothic panels in the manner of Treowen; chimney surround, half columns and dado panelling to walls; panellled splays to bay windows with grisaille glass by T W Camm, depicting the legend of King Arthur. Possibly later C17 details include fretwork foliage over doors with carved panels, cherub and fruit festoons. Below the stairs, a stone surround and original studded oak door opening into small panellled room with c1800 marble chimney piece, carved goddess to tablet. Long, panellled stairhall incorporating late C17 chimneypiece with bolection mouldings and pedimented overmantel; unusually fine foliage and fruit festoons carved in the manner of Grinling Gibbons. Jacobethan dog-leg timber stair with pyramid finials to newels;

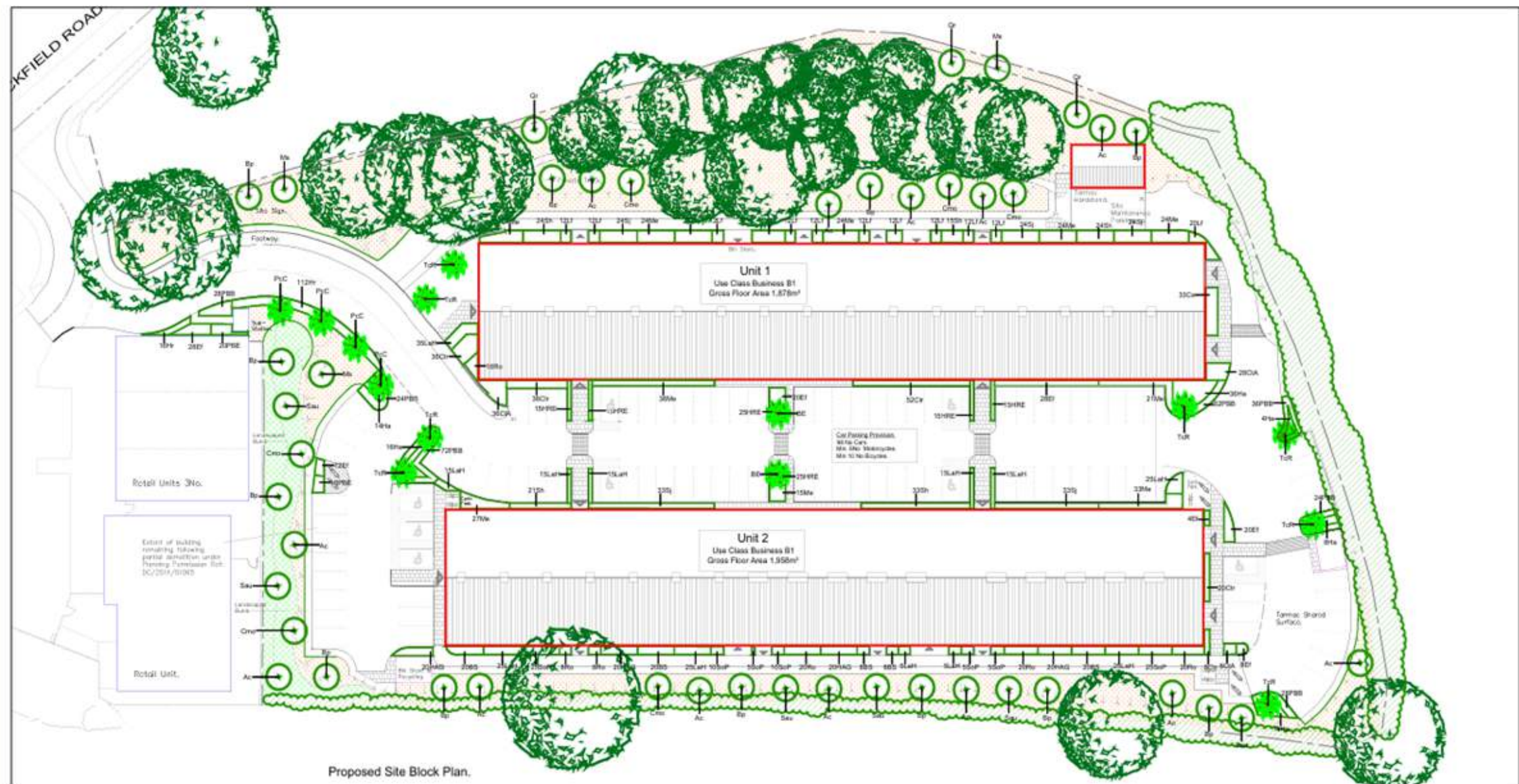
boarded and beamed ceilings. First floor said to retain some good panelling to doors with raised fields; small marble chimneypieces etc.
Reason for designation Included in a higher grade for its exceptional interest as an unusual example of a substantial Restoration period house, built by a prominent official in the royal works at Windsor Castle. The house is also important because, though enlarged and altered, it retains a good number of its C17 fittings as well as others introduced in the later C19.

7.5 Monmouth Conservation Area



Nathan Goss
Conservation





SOFT LANDSCAPE KEY:

 EXISTING TREES TO BE RETAINED
(Trees protected in accordance with BS5837:2012)

 EXISTING HEDGEROWS & VEGETATION TO BE RETAINED
(This space & gaps to be filled with new native planting)

 PROPOSED NATIVE TREE PLANTING
(Refer to plant schedule for species / densities)

 PROPOSED ORNAMENTAL TREE PLANTING
(Refer to plant schedule for species / densities)

 PROPOSED NATIVE UNDERSTOREY PLANTING
(Refer to plant schedule for species / densities)

 PROPOSED ORNAMENTAL SHRUB PLANTING
(Refer to plant schedule for species / densities)

 PROPOSED GRASS SEEDING
(Grassseed SGT 1 - Flowering 3 and 5kg)

 PROPOSED MULCHFLOWER 1
(Grassseed SGT 1 - Flowering 3 and 5kg)

 PROPOSED MULCHFLOWER 2
(Grassseed SGT 1 - Flowering 3 and 5kg)

PLANT SCHEDULES

NATIVE TREE PLANTING

NAME	SYMBOL	DENSITY	HEIGHT (m)	DBP (cm)	PLANT CODE	PLANT TOTAL
Acacia dealbata		10	10-15	10	10	10
Alnus glutinosa		10	10-15	10	10	10
Betula pendula		10	10-15	10	10	10
Corylus avellana		10	10-15	10	10	10
Fagus sylvatica		10	10-15	10	10	10
Malus domestica		10	10-15	10	10	10
Prunella domestica		10	10-15	10	10	10
Salix caprea		10	10-15	10	10	10
Taxus baccata		10	10-15	10	10	10
Ulmus glabra		10	10-15	10	10	10

ORNAMENTAL TREE PLANTING

NAME	SYMBOL	DENSITY	HEIGHT (m)	DBP (cm)	PLANT CODE	PLANT TOTAL
Acacia dealbata		10	10-15	10	10	10
Alnus glutinosa		10	10-15	10	10	10
Betula pendula		10	10-15	10	10	10
Corylus avellana		10	10-15	10	10	10
Fagus sylvatica		10	10-15	10	10	10
Malus domestica		10	10-15	10	10	10
Prunella domestica		10	10-15	10	10	10
Salix caprea		10	10-15	10	10	10
Taxus baccata		10	10-15	10	10	10
Ulmus glabra		10	10-15	10	10	10

NATIVE INFILL HEDGEROW PLANTING

NAME	SYMBOL	DENSITY	HEIGHT (m)	DBP (cm)	PLANT CODE	PLANT TOTAL
Acacia dealbata		10	10-15	10	10	10
Alnus glutinosa		10	10-15	10	10	10
Betula pendula		10	10-15	10	10	10
Corylus avellana		10	10-15	10	10	10
Fagus sylvatica		10	10-15	10	10	10
Malus domestica		10	10-15	10	10	10
Prunella domestica		10	10-15	10	10	10
Salix caprea		10	10-15	10	10	10
Taxus baccata		10	10-15	10	10	10
Ulmus glabra		10	10-15	10	10	10

SHRUB PLANTING

NAME	SYMBOL	DENSITY	HEIGHT (m)	DBP (cm)	PLANT CODE	PLANT TOTAL
Acacia dealbata		10	10-15	10	10	10
Alnus glutinosa		10	10-15	10	10	10
Betula pendula		10	10-15	10	10	10
Corylus avellana		10	10-15	10	10	10
Fagus sylvatica		10	10-15	10	10	10
Malus domestica		10	10-15	10	10	10
Prunella domestica		10	10-15	10	10	10
Salix caprea		10	10-15	10	10	10
Taxus baccata		10	10-15	10	10	10
Ulmus glabra		10	10-15	10	10	10

NATIVE UNDERSTOREY PLANTING

NAME	SYMBOL	DENSITY	HEIGHT (m)	DBP (cm)	PLANT CODE	PLANT TOTAL
Acacia dealbata		10	10-15	10	10	10
Alnus glutinosa		10	10-15	10	10	10
Betula pendula		10	10-15	10	10	10
Corylus avellana		10	10-15	10	10	10
Fagus sylvatica		10	10-15	10	10	10
Malus domestica		10	10-15	10	10	10
Prunella domestica		10	10-15	10	10	10
Salix caprea		10	10-15	10	10	10
Taxus baccata		10	10-15	10	10	10
Ulmus glabra		10	10-15	10	10	10

NOTES:

Proposed landscaping to be erected prior to any construction operations on site.
Proposed landscaping to be set out within 10m of the back of the road where possible. Where this is not possible, trees to be planted with GreenBlue Urban Planters.
Proposed native trees within open ground to be planted with native grasses.

This is a colour drawing of a scale of 1:500 @ A0 - do not rely on reduced or printed scale copies.

Drawn: [Name]
Checked: [Name]
Date: 10/01/2024

TDA
TDA
TDA

MORSFAN PENSION SCHEME

10/01/2024
10/01/2024
10/01/2024



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Photographs illustrate a variety of projects I have recently worked on